



Agriculture
and Land

Agriculture
et Terres



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23 July 2021

Blaine Yatabe
Town of Stratford
234 Shakespeare Drive
Stratford, PE C1B 2V8

Dear Mr. Yatabe:

**Re: Town of Stratford Official Plan and Bylaw and Zoning and Development
Bylaw Amendment – Community Campus (Municipal Affairs file#: ST2021B;
Town of Stratford: Bylaw #45H)**

I am pleased to advise that I have approved the following amendments concerning the Town of Stratford Zoning and Development Bylaw as follows:

Official Plan Amendment (OPA-001-21) and Zoning and Development Bylaw Amendment #45H - to “allow for the development of the proposed Community Campus, future residential development, as well as additional industrial development adjacent to the Business Park.”

- *The land use designation of PID 814095 on the Bunbury Road shall be Residential and the zoning shall be Low-Density Residential (R1).*
- *The land use designation of the portion of PID 608141 indicated as Parcel I shall be Institutional, hereby excluding it from its former designation of Agricultural and the zoning shall be Public Service and Institutional (PSI), hereby excluding it from its former zoning of Agricultural Reserve (A1).*
- *The land use designation of the portion of PID 608141 indicated as Parcel II shall be Institutional and the zoning shall be Public Service and Institutional (PSI).*
- *The land use designation of the portion of PID 608141 indicated as Parcel III shall be Industrial and the zoning shall be Industrial (M1).*
- *The land use designation of the portion of PID 1086107 indicated as Parcel IV shall be Institutional, hereby excluding it from its former designation of Agricultural and the zoning shall be Public Service and Institutional (PSI), hereby excluding it from its zoning of Agricultural Reserve (A1).*

- *Subsection 7.2(9) of the Official Plan to be amended to include a new clause b) "Permit restaurants and lounges and other ancillary uses associated with recreation and institutional uses."*
- *Section 17.3 of the Development Bylaw to be amended to include "xii. Restaurants and Lounges Accessory to the Main Use" in the list of permitted uses in subsection 17.3.2. Also in this section, subsection x "x. and" is removed along with subsection xi, removing "." and replacing with "; and."*

Please note that the effective date of these amendments is the date of my signature. I trust that these amendments provide for the Charlottetown's continued commitment to orderly development.


I would like to remind you that Stratford's decisions in this matter may be appealed to the Island Regulatory and Appeals Commission at any time prior to August 15, 2021.

Thank you for Council's continued effort to ensure that present and future land use management goals of Charlottetown are protected through effective land use planning.

Yours truly,



(Deputy Minister of Agriculture + Land)

 Bloyce Thompson
Minister of Agriculture and Land

Encl.



TOWN OF STRATFORD RESOLUTION

No. PH015-21 - Town of Stratford, 101523 PEI Inc. and Farquharson - Official Plan Text and Landuse Map Amendments

Motion Carried ✓
Motion Lost
Motion Deferred

Council Chambers
Town Council

July 14, 2021

Committee
Moved by Councillor
Seconded by Councillor

Planning & Heritage
Jill Burrige
Gail MacDonald

WHEREAS applications have been received from SJ Murphy Planning and Consulting on behalf of the Town of Stratford, Ian Dalton, 101523 PEI Inc, Paul and Robert Farquharson, and Jane Farquharson and Doug Crossman for amendments to the Town of Stratford Official Plan and the Zoning and Development Bylaw #45; and

WHEREAS the proposed amendments will allow for the development of the proposed Community Campus, future residential development, as well as additional industrial development adjacent to the Business Park; and

WHEREAS some of the subject area was previously located within Town boundaries, resulting in a request for changes in designation and zoning for those portions, while other portions have recently been annexed into the Town, requiring a process to assign new designations and new zoning and new provisions within the Official Plan regarding the Special Planning Area; and

WHEREAS the requested changes relating to the Community Campus properties also necessitate a minor textual amendment to both the Official Plan and Bylaw to accommodate the potential range of proposed uses, including restaurants and lounges as secondary uses in the Public Service Institutional zone.

BE IT RESOLVED the details of the proposed amendments are as follows: (the attached map is for clarity):

The Town of Stratford Official Plan is amended by:

The addition of the following immediately after Clause 7.2(9)(a):

“b. Permit restaurants and lounges and other ancillary uses associated with recreation and institutional uses.”

The addition of the following immediately after subsection 11.1.9 in the Official Plan:

“11.1.10 Special Planning Area

In going through the restructuring process to extend the Town's boundaries by annexation, two new properties were brought under the planning and governance jurisdiction of the Town of Stratford. These two properties – a portion of PID 608141 and PID 814095 – were previously in an unincorporated area under provincial planning jurisdiction and have been subject to the Stratford Region Special Planning Area (SPA) rules under the *Planning Act* Subdivision and Development Regulations, section 63. The SPA regulations address subdivision and land use development in the rural areas directly adjacent to the major urban regions in the province. They were established to protect the rural agricultural areas from inappropriate urban scaled developments and as well as to prevent unsustainable unserviced suburban sprawl. The objectives of the SPA regulations are:

- to minimize the extent to which unserviced residential, commercial and industrial development may occur;
- to sustain the rural community by limiting future urban or suburban residential development and non-resource commercial and industrial development in order to minimize the loss of primary industry lands to non-resource land uses; and
- to minimize the potential for conflicts between resource uses and urban residential, commercial and industrial uses.

In annexing the above-mentioned properties, the amendments to this *Official Plan* and zoning amendments to the Development Bylaw have been prepared in conformance with these objectives.

Under subsection 63(10) of the *Planning Act* Subdivision and Development Regulations, municipalities with official plans may elect to take a different approach to meeting the three SPA objectives rather than implementing the standards set out in the remainder of section 63. This alternate approach is subject to the municipality following all required processes and meeting all standards under section 7 of the *Planning Act*, permitting no more than 5 unserviced residential lots from any parcel existing on July 9, 1994, and meeting reporting requirements.

Notwithstanding that the subsection (10) exemption provides the Town with some flexibility to address the principles and objectives behind the SPA, which in many cases align with the community values relating to rural character and vibrant agricultural sector, the proposed use of the properties involve becoming fully serviced as they are developed, or in the case of PID 814095, further developed, meeting the SPA objective of minimizing the extent to which unserviced residential, commercial or industrial development may occur. Likewise, the development of serviced development within the Town boundaries will continue to protect the rural community beyond the Town limits, serving to release some of the pressure for housing lots and commercial/industrial lands. The regulation of the use of these properties through a professional municipal planning system meets the third objective of addressing land use conflicts.”

The addition of the following immediately after subsection Objective 3h in section 11.2 in the Official Plan:

“i. Ensure the development of any parcels subject to the Stratford Region Special Planning Area (SPA) rules under the *Planning Act* Subdivision and Development Regulations, is considered in the context of the three objectives in subsection 63(3) of

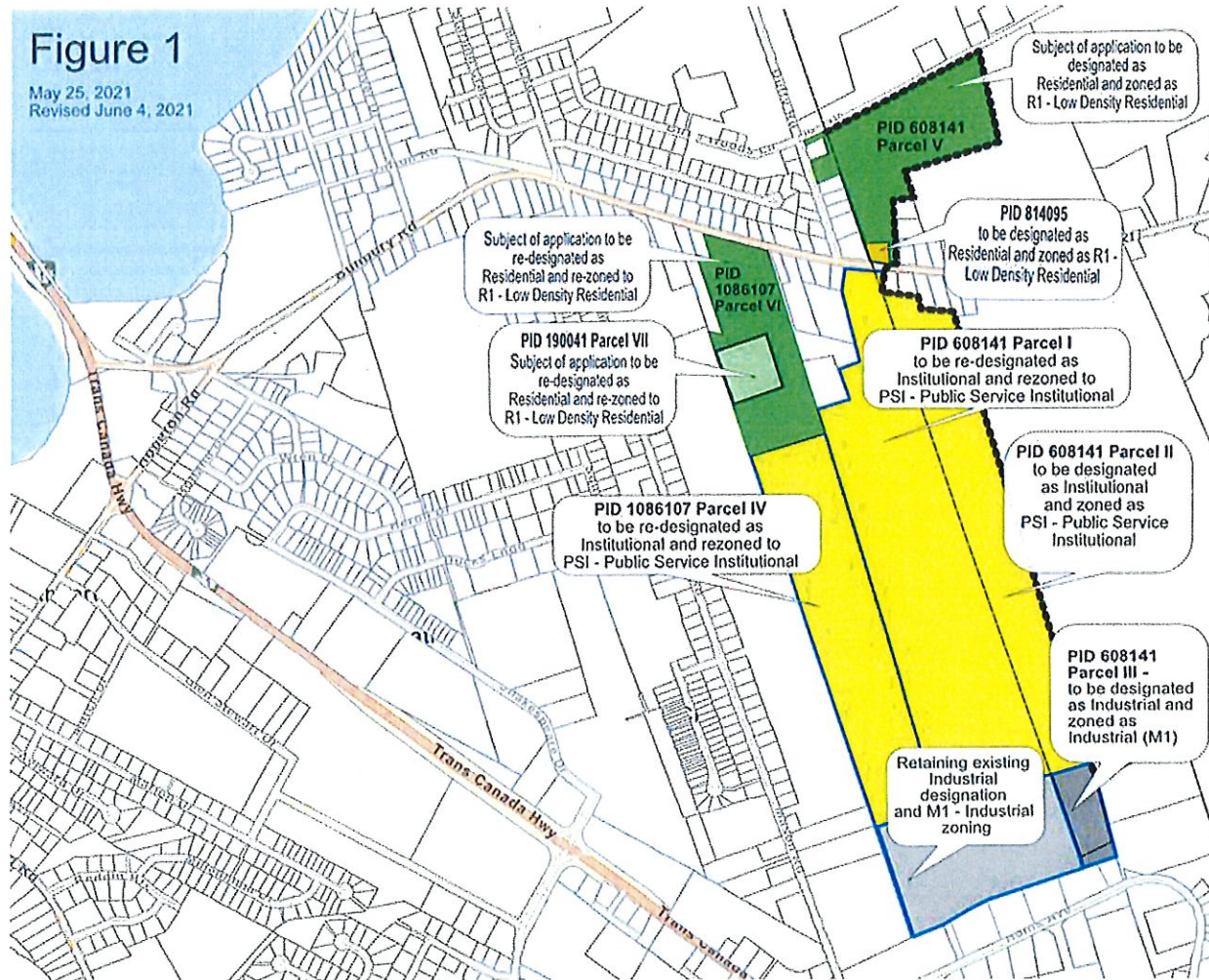
those regulations, minimizing unserviced development, protecting rural communities by minimizing the loss of primary industry lands to non-resource land uses, and minimizing land use conflicts.”

The Town of Stratford Official Plan (2014) Schedule B, General Land Use Map, is amended by the following:

1. The land use designation of PID 814095 on the Bunbury Road shall be Residential.
2. The land use designation of the portion of PID 608141 indicated as Parcel I on Figure 1 shall be Institutional, hereby excluding it from its former designation of Agricultural.
3. The land use designation of the portion of PID 608141 indicated as Parcel II on Figure 1 shall be Institutional.
4. The land use designation of the portion of PID 608141 indicated as Parcel III on Figure 1 shall be Industrial.
5. The land use designation of the portion of PID 1086107 indicated as Parcel IV on Figure 1 shall be Institutional, hereby excluding it from its former designation of Agricultural.
6. The land use designation of the portion of PID 608141 indicated as Parcel V on Figure 1 shall be Residential.
7. The land use designation of the portion of PID 1086107 indicated as Parcel VI on Figure 1 shall be Residential, hereby excluding it from its former designation of Agricultural.
8. The land use designation of PID 190041 indicated as Parcel VII on Figure 1 shall be Residential, hereby excluding it from its former designation of Agricultural.

Effective Date

The effective date of Official Plan Amendment OPA-001-21 is the date as signed below by the Minister of Agriculture and Land.



Council Approval:

Official Plan Amendment OPA-001-21 was approved by a majority of council members present at the Council meeting held on the 15th day of July, 2021.

Signatures

[Signature]

Mayor (signature sealed)

[Signature]
(Acting)

Chief Administrative Officer (signature sealed)

Ministerial Approval

Official Plan Amendment OPA-001-21 is hereby approved.

Dated on this 28 day of July, 2021

[Signature]
(Deputy Minister Agriculture and Land)
Minister of Agriculture and Land

This resolution bears the recommendation of the Planning, Development & Heritage Committee as discussed at a meeting held on July 5th, 2021.

TOWN OF STRATFORD

ZONING AND DEVELOPMENT BYLAW AMENDMENT

BYLAW NUMBER 45H

A Bylaw to amend the Zoning and Development Bylaw, Bylaw # 45H, Text and Zoning Map Amendments.

This bylaw is made under the authority of the *Planning Act* R.S.P.E.I. 1988, Cap. C-P-8.

BE IT ENACTED by the Council of the Town of Stratford that the Zoning and Development Bylaw, Bylaw #45, be amended as follows:

The Town of Stratford Zoning Development Bylaw #45 is amended by the following:

The deletion of the word 'and' immediately following the words 'x. Supportive Facilities;' in subsection 17.3.2.

The addition of the word 'and' immediately following the words 'xi. Accessory Buildings' in subsection 17.3.2.

The addition of the following immediately following clause 17.3.2 xi.:

xii. Restaurants and Lounges Accessory to the Main Use.

Appendix "A", Town of Stratford Zoning Map, of the Town of Stratford Zoning and Development Bylaw#45 is amended by the following:

The zoning of PID 814095 on the Bunbury Road shall be Low-Density Residential (R1).

The zoning of the portion of PID 608141 indicated as Parcel I on Figure 1 shall be Public Service and Institutional (PSI), hereby excluding it from its former zoning of Agricultural Reserve (A1).

The zoning of the portion of PID 608141 indicated as Parcel II on Figure 1 shall be Public Service and Institutional (PSI).

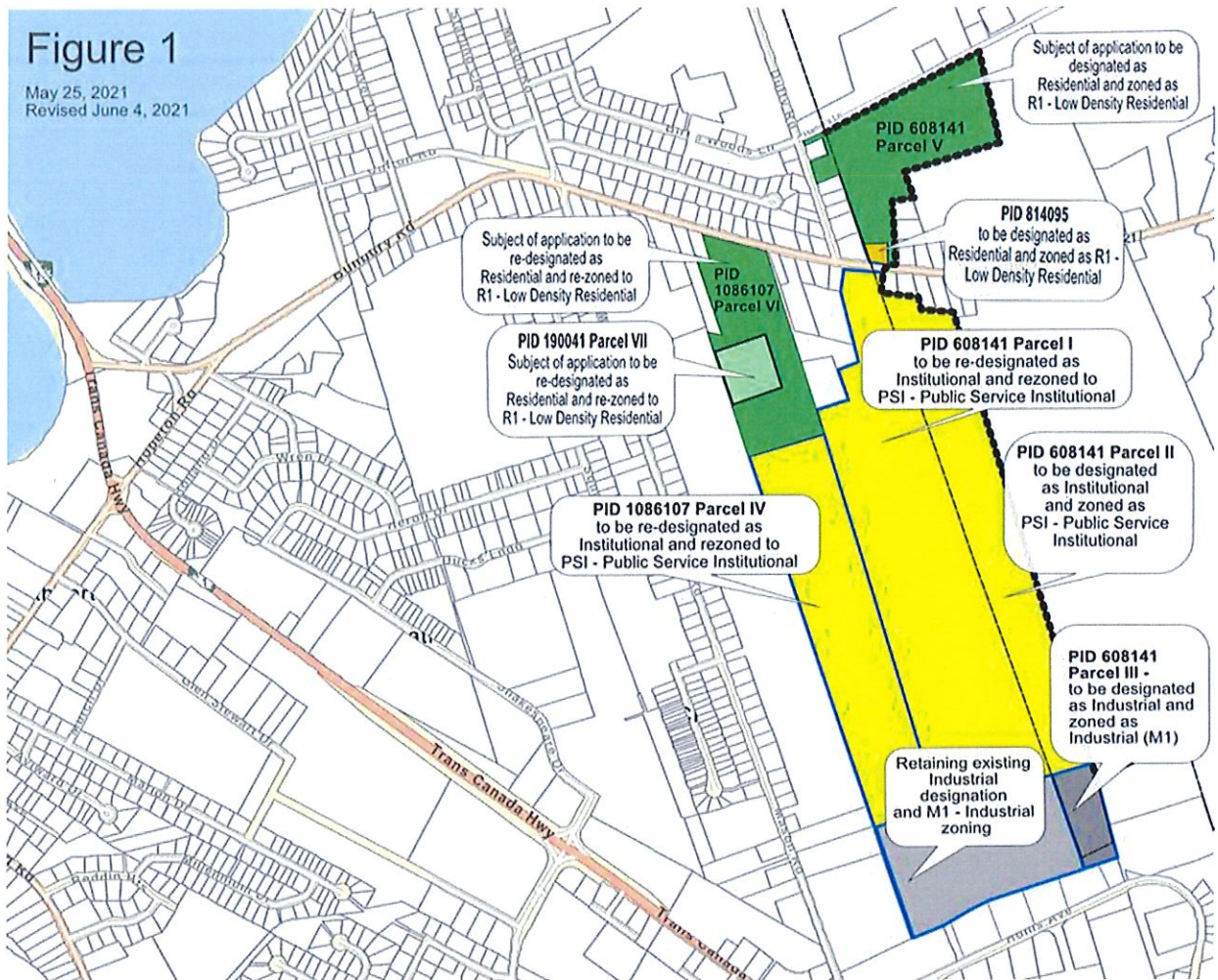
The zoning of the portion of PID 608141 indicated as Parcel III on Figure 1 shall be Industrial (M1).

The zoning of the portion of PID 1086107 indicated as Parcel IV on Figure 1 shall be Public Service and Institutional (PSI), hereby excluding it from its zoning of Agricultural Reserve (A1).

The zoning of the portion of PID 608141 indicated as Parcel V on Figure 1 shall be Low-Density Residential (R1).

The zoning of the portion of PID 1086107 indicated as Parcel VI on Figure 1 shall be Low-Density Residential (R1), hereby excluding it from its former zoning of Agricultural Reserve (A1).

The zoning of PID 190041 indicated as Parcel VII on Figure 1 shall be Low-Density Residential (R1), hereby excluding it from its former zoning of Agricultural Reserve (A1).



This Bylaw received first reading and formal approval at the Town Council meeting of July 14, 2021.

This Bylaw received second reading and final approval at the Town Council meeting of July 15, 2021.

This bylaw was formally adopted by Council at a meeting held on July 15, 2021, 2021.

This bylaw is hereby declared to be passed and proclaimed as a bylaw of the Town of Stratford on this 15th day of July, 2021

Witness the corporate seal of the Town.

S. Ogden
Mayor

(Acting) [Signature]
Chief Administrative Officer

This bylaw is hereby declared to be passed and proclaimed as a bylaw of the Town of Stratford

on this 28 day of July, 2021.

[Signature] (Deputy Minister - Agriculture and Land)

Hon. Bloyce Thompson

Ministry of Agriculture and Land