



From: Colleen Bawn
To: byatabe@townofstratford.ca
CC: ndoyle@gov.pe.ca
Date: 12/4/2020 4:02 PM
Subject: Ministerial Approval - Zoning Text Amendment 45C (ST2020A)
Attachments: MinistersLtrAPPROVED_3Dec2020_SIGNED_ST2020A.pdf;
ZBLA_45CTextAmdt_APPROVED3Dec2020_SIGNED_ST2020A.pdf

*(2 copies) Originals to Blaine
Scanned cover to Blaine,
Kevin, and Incoming.*

Good afternoon Blaine

Please find attached the text amendment to the Zoning Bylaw, as approved by the Minister effective Dec 3, 2020.

We will return the signed originals to you via Canada Post regular mail.

Please call/email if you have any questions.

Cheers,
Colleen

Colleen Bawn RPP MCIP
Senior Municipal Officer
pronouns: she/her/hers

Municipal Affairs Division
Department of
Fisheries and Communities
Government of Prince Edward Island
P.O. Box 2000, Charlottetown, PE
C1A 7N8
Phone Direct 902.368.5582

Email crbawn@gov.pe.ca

Municipal Affairs Website (<https://www.princeedwardisland.ca/en/topic/municipal-governments>)



Agriculture
and Land

Agriculture
et Terres



Office of the Minister
PO Box 2000, Charlottetown
Prince Edward Island
Canada C1A 7N8

Bureau du ministre
C.P. 2000, Charlottetown
Île-du-Prince-Édouard
Canada C1A 7N8

December 3, 2020

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

Dear Mr. Yatabe:

RE: Amendment to Town of Stratford Zoning and Development Bylaw
(MA: ST2020A; Municipality: Bylaw #45-C)

I am pleased to advise that I have approved the following amendment:

Zoning and Development Bylaw Amendment: Bylaw #45-C

(Summarized as: minor text amendments to the Town of Stratford Zoning and Development Bylaw to correct an error within Section 11.5.5.(b) of the PURD Zone, minor amendments to the R2 and C2 sections, an insertion of a new section on fence heights in Section 8, and minor amendments in the swimming pool section 8.14.1(a))

Please note that the effective date of this amendment is the date of my signature.

I trust that this amendment provide for the Stratford's continued commitment to orderly development and public well-being. Thank you for Council's continued effort to ensure that present and future land use management goals of Stratford are protected through effective land use planning.

Yours truly,

Bloyce Thompson
Minister of Agriculture and Land

Encl.

TOWN OF STRATFORD

ZONING AND DEVELOPMENT BYLAW AMENDMENT

BYLAW NUMBER 45C

A Bylaw to amend the Zoning and Development Bylaw, Bylaw # 45C, General 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:

1. Insertion of a new section after 8.1.6

8.1.7 Fence Heights

- a. The maximum height for a fence in a residential zone shall be no higher than 1.8m (6ft);*
 - b. The maximum height for a fence in a commercial zone shall be no higher than 2.4m (8ft).*
2. Subsection 8.4.1(a) of the Bylaw is amended by removing “minimum” between “a” and “1.8”
 3. Subsection 11.5.5.(b) of the Bylaw is amended by removing “and (iii)” between “(ii)” and “above”;
 4. Section 11.5.5.(b) i and ii of the Bylaw is amended by deleting the words
 - i. Prior to the development of a preliminary site plan to receive their input prior to the development of a preliminary Development Scheme;*
 - ii. Council shall require the Applicant to submit a detailed Development Plan review;*

and replacing Section 11.5.5. (b) i and ii of the Bylaw by adding the words

- i. Council shall require the Applicant to submit a detailed Development Scheme for review;*
- ii. Council shall hold a public meeting to inform residents and property owners of the details of such a Development Scheme and to receive their comments;*

5. Section 11.3.6(b) Lot requirement table for duplex and Semi Detached dwellings, of the Bylaw, Row 2, column 2, to be amended by inserting the words after (9800sq. ft) “or 455 sq. m (4,900 sq ft) per unit”.
6. Subsection 13.2.3 of the Bylaw is amended by deleting the words “i. Automobile Service Stations; and”
7. Subsection 11.3.6 (b) of the Bylaw, Lot Requirement Table for Duplex and Semi Detached Dwellings table is amended by changing the second row, last column from:

Requirement	Standard w / Municipal Sewer
Minimum lot area	910 sq. m (9800 sq. ft.)

To:

Requirement	Standard w / Municipal Sewer
Minimum lot area	910 sq. m (9800 sq. ft.) Or 455sq. m (4,900 sq. ft) per unit

8. Subsection 13.2.3 of the Bylaw is amended by deleting the words “i. Automobile Service Stations; and”
9. Subsection 13.2.3 of the Bylaw is amended by removing the words “*ii. Commercial Dwelling Units*” and replacing it with “*i. Commercial Dwelling Units*”

This Bylaw received first reading and formal approval at the Town Council meeting of Aug 12, 2020.

This Bylaw received second reading and final approval at the Town Council meeting of Sept 9, 2020.

This bylaw was formally adopted by Council at a meeting held on Sept 9, 2020.

This bylaw is hereby declared to be passed and proclaimed as a bylaw of the Town of Stratford on this 14th day of September, 2020.

Witness the corporate seal of the Town.



Mayor



Chief Administrative Officer

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

on this 3rd day of December, 2020.



Hon. Bloyce Thompson

Ministry of Agriculture and Land