

TOWN OF STRATFORD

ZONING AND DEVELOPMENT BYLAW AMENDMENT

BYLAW NUMBER 45B

A Bylaw to amend the Zoning and Development Bylaw, Bylaw # 45B, 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. Section 2 of the Bylaw is amended by adding the word “/ APARTMENT” after “MULTIPLE DWELLING.”
2. Subsection 7.6.2. of the Bylaw is amended by deleting the words “twenty four” and replacing it with the word “twelve”.
3. Subsection 8.5.1. of the Bylaw encroachment table is amended by changing the second and third rows, last column from:

| Structure or Feature | Distance |
|---|--------------------|
| sills, cornices, eaves, gutters, chimneys, pilasters, and canopies | 1 0.6 m (3.32 ft.) |
| window bays, awnings, oil tanks, and propane tanks | 1 0.9 m (3.3 ft.) |

To:

| Structure or Feature | Distance |
|---|---------------|
| sills, cornices, eaves, gutters, chimneys, pilasters, and canopies | 1 m (3.3 ft.) |
| window bays, awnings, oil tanks, and propane tanks | 1 m (3.3 ft.) |

4. Section 8.23.3. of the Bylaw is amended by deleting the word “or” and replacing it with the word “and”.

5. Section 8.27.1 of the Bylaw is amended by deleting the numbers “.03” and replacing it with the numbers “0.3”
6. Section 11.3.3(ii) of the Bylaw is amended by adding the words “up to 100% of the block” after the word “Dwellings” and before the word “having”.
7. Section 11.5.5.(a)i of the Bylaw is amended by adding the words “and Townhouse Dwellings” after the word “Dwellings,”, and before the word “the.”
8. Section 11.5.5(a)ii of the Bylaw is amended by deleting the words “For Multiple Attached and Townhouse dwellings , the Lot requirements shall be the same as the Multi Unit Residential”, and replacing it with the words “For Multiple Attached Dwellings, the Lot Requirements shall be the same as section 11.4.5(a)ii in the Multiple Unit Residential Zone.”
9. Section 11.5.5(a) of the Bylaw is amended by removing the entire section iii, deleting the number and words “iii. For townhouse and multi unit dwellings.”
10. Section 12.2.6(a)iii of the Bylaw is amended by adding the word “For” before the word “Town” and adding the words “the lot requirements shall be the same as section 11.7.6(a)iii” after the word “Dwellings”, and deleting the table under section iii in its entirety.
11. Section 12.2.6(a)iv of the Bylaw is amended by adding the words “For Cluster housing the lot requirements shall be the same as 11.7.6(a)iv” and deleting the table under section iv in its entirety.
12. Section 12.2.6(a)iv of the Bylaw, table vi, the bottom row is amended by replacing

| Requirement | Standard |
|-------------------------|------------------------|
| Minimum Building Height | 1 Storey, 12m (40 ft.) |

With:

| Requirement | Standard |
|-------------------------|-------------------------|
| Maximum Building Height | 3 Storeys, 12m (40 ft.) |

13. Section 12.3.5(a)i of the Bylaw is amended by adding the word “For” before the word “Town” and adding the words “the lot requirements shall be the same as section 11.7.6(a)iii” after the word “Dwellings.”
14. Section 12.3.5(a)ii of the Bylaw is amended by adding the word “For” before the word “Apartments” and adding the words “the lot requirements shall be the same as section 11.7.6(a)v” after the word “Apartments.”

15. Section 12.3.5(a)iii of the Bylaw is amended by adding the word “For” before the word “all” and adding the words “the lot requirements shall be the same as section 12.2.6(a)vi” after the word “uses.”

16. Section 13.2.4(a)v is amended by deleting this subsection by removing the letters “(a) v” and the words “Temporary Commercial”.

The 1st reading of this bylaw was approved by Council at a meeting held on August 14, 2019.

The 2nd reading of this bylaw was approved by Council at a meeting held on September 11, 2019.

This bylaw was formally adopted by Council at a meeting held on September 11, 2019.

This bylaw is hereby declared to be passed and proclaimed as a bylaw of the Town of Stratford on this ___ day of September 2019.

Steve Ogden
Mayor

Robert G. Hughes
Chief Administrative Officer

This Bylaw was filed with the Minister of Agriculture and Lands on this ___ day of September 2019.