



TOWN OF STRATFORD RESOLUTION

No. PH012-2011 – Development Bylaw #29 - Proposed Amendments – 1st Reading

Motion Carried √

Motion Lost

Motion Withdrawn

Council Chambers

Town Council

April 13, 2011

Committee

Moved by Councilor

Seconded by Councilor

Planning & Heritage

Gary Clow

Steve Ogden

WHEREAS in order to make integration between the Town's existing Development Bylaw # 29 and the new "Building Bylaw #32" as well as, remove any inconsistencies; and

WHEREAS the Development Bylaw has been reviewed and amended by the Town's lawyer; and

WHEREAS in order to make the current Development Bylaw #29 more efficient the planning staff suggested some correction and minor alterations to the Development Bylaw #29; and

WHEREAS the list of these proposed amendments were presented to the residents and stakeholders at a public meeting on April 6, 2011; and

WHEREAS no negative feedback or issues were addressed during or after the public meeting;

BE IT RESOLVED that the proposed amendments to Development Bylaw #29 be hereby read and approved a first time.

This Resolution bears the recommendation of the Planning & Heritage Committee as discussed at a meeting held on April 11, 2011.

SECTION 1- DEFINITIONS

"Building Bylaw" - means the Town of Stratford Building Bylaw.

"Building Code" - means that edition of the National Building Code of Canada adopted and/or amended by Council under the Building Bylaw.

SECTION 1- DEFINITIONS

"Building Inspector" - means any person designated by the Town's chief administrative officer to have the administration and/or enforcement of the Building Bylaw or any aspect thereof.

SECTION 1 - DEFINITIONS

DEVELOPMENT SCHEME - means a detailed plan showing the location, land use and form of all Development of any land in a defined area together with any accompanying text and schedules

SECTION 2.4 - SCOPE

No Dwelling, business, trade or industry shall be located nor shall any Building or Structure be erected, altered, used or have its Use changed, nor shall any land be developed, subdivided, consolidated or used in the Town of Stratford, except in conformity with this Bylaw and, if applicable, the Building Bylaw.

SECTION 4.2 - NO DEVELOPMENT PERMIT IS REQUIRED

4.2(1)(viii) a Development that involves the interior or exterior renovation of a Building that is in keeping with the integrity of the existing, approved Development, will not change the shape of the Building or increase its volume, will not add more Dwelling Units, will not involve a change of Use of the Building and does not require a permit under the Town's Building Bylaw;

SECTION 4.3 - DEVELOPMENT PERMIT APPLICATION

(3) Every Development Permit application shall also be accompanied by any information required pursuant to the Building Bylaw.

SECTION 4.5 - DEVELOPMENT PERMIT

(1) A Development Permit is written authorization granted by the Town to a Person(s) to carry out a specific Development in compliance with this Bylaw and, if applicable, the Building Bylaw, and any conditions listed on the Development Permit and any attached schedules.

SECTION 4.7 - OCCUPANCY PERMIT (Deleted)

SECTION 4.18 - AUTHORITY TO DENY

4.18(3)(i) the proposed Development does not conform to this Bylaw or the Building Bylaw;

SECTION 4.21 - NATIONAL BUILDING CODE

4.21 BUILDING CODE

All Buildings that are subject to the Building Code shall adhere to the requirements set forth in the Building Bylaw and, if the Building Code applies to the Development, no Development Permit shall be issued by the Development Officer under this Bylaw until the Building Inspector has issued a building permit under the Building Bylaw.

SECTION 4.22 PROVINCIAL FIRE MARSHAL APPROVAL (Deleted)

SECTION 5.1 ACCESSORY USES, BUILDINGS AND STRUCTURES

5.1.(5)(ii) exceed a height in excess of 4.5 m (15 ft.) above Grade, unless a special permit has been issued allowing a greater height in order to achieve architectural harmony with the main building.

SECTION 5.30 SPECIAL REQUIREMENT FOR SEMI DETACHED, TOWN HOUSE OR ROW DWELLINGS

5.30(2)(ii) the units are separated from the Basement floor to the apex of the roof by a vertical fire wall to meet the requirements of the National Building Code of Canada.

SECTION 8.4 SUMMER COTTAGES

- 8.4(1)(ii) (d) the maximum Lot coverage shall not be greater than ten percent (10%) of the Lot;
- (e) the Property Owner shall be responsible for the cost of registering the above noted Development Agreement in the Province's Land Registry.

SECTION 10.5 LOT REQUIREMENTS

Town House or Row House Dwellings

Requirement	Standard with Central Sewer and Water Services
Minimum Lot Area	1,260 sq. m. (14,000 sq. ft) for the first three units; and 278 sq m.(3,000 sq. ft.) for each additional unit
Minimum Lot Frontage	30 m (100 ft.) and 7 m (22 ft). for each unit
Minimum Front Yard	5 m (17 ft.)
Minimum Rear Yard	4.5 m (15 ft.)
Minimum Side Yard	4 m (12 ft.)
Minimum Flankage Yard	5 m (17 ft.)
Maximum Building Height	10.5 m (35 ft.)

25.6 SPECIAL REQUIREMENTS - COASTAL SUBDIVISION

25.6.(1)(i) Public access to the beach or Watercourse if the Property being subdivided included Frontage on a beach or Watercourse, with at least one access to be located approximately every 200 meters (656) ft.

25.9 SUBDIVISION AGREEMENT

- 25.9(1) (i) design and construction costs of sidewalks, water supply, sanitary and storm sewers, roads, street lighting, underground electrical, super mail box and public transit stops.