



TOWN OF STRATFORD RESOLUTION

No. PH019-2011 – Development Bylaw #29 E- Amendment to Bylaw #29 **Adoption**

Motion Carried √

Motion Lost

Motion Withdrawn

Council Chambers

Town Council

May 11, 2011

Committee

Moved by Councilor

Seconded by Councilor

Planning & Heritage

Gary Clow

Emile Gallant

WHEREAS Bylaw #29-E, a Bylaw to amend the Town of Stratford Zoning and Subdivision Control (Development) Bylaw, Bylaw #29 was read and approved by Council a first time on April 13, 2011; and

WHEREAS Bylaw #29- E, a Bylaw to amend the Town of Stratford Zoning and Subdivision Control (Development) Bylaw, Bylaw #29 was read and approved by Council a second time on May 11, 2011.

BE IT RESOLVED that Bylaw #29-E, a Bylaw to amend the Town of Stratford Zoning and Subdivision Control (Development) Bylaw, Bylaw #29, be formally adopted and that the Mayor and Chief Administrative Officer be authorized to affix their signatures and the corporate seal of the Town thereto and to formally declare the said bylaw to be passed.

TOWN OF STRATFORD

Bylaw Number 29-E

A Bylaw to amend the Town of Stratford Zoning and Subdivision Control (Development) Bylaw, Bylaw #29

BE IT ENACTED by the Council of the Town of Stratford as follows:

1. Amendment to Section 1 Definitions:

Add the following definitions to Section 1:

"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.

"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.

Development Scheme - is amended by deleting redundant text -“together with any accompanying text and schedules”

2. Amendment to Section 2.4 – Scope:

Section 2.4-Scope is deleted and replaced with the following:

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.

3. Amendment to Section 4.2 No Development Permit is required:

Section 4.2 – No Development Permit is required is amended by replacing clause 4.2(1) (viii) with the following:

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;

4. Amendment to Section 4.3 – Development Permit Application:

Section 4.3 – Development Permit Application is amended by adding the following subsection:

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

5. Amendment to Section 4.5 – Development Permit:

Section 4.5 – Development is amended by replacing subsection (1) with the following:

- (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.

6. Amendment to Section 4.7 – Occupancy Permit

Section 4.7 – Occupancy Permit is amended by deleting Section 4.7 - Occupancy Permit.

7. Amendment to Section 4.18 – Authority to deny permits

Section 4.18 – Authority to deny permits is amended by replacing clause 4.18(3) (i) with the following:

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

8. Amendment to Section 4.21 – National Building Code:

Section 4.21 – National Building Code is deleted and replaced with the following:

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.

9. Amendment to Section 4.22 Provincial Fire Marshall approval:

Section 4.22 Provincial Fire Marshall is amended by deleting Section 4.22 - Provincial Fire Marshal Approval.

10. Amendment to Section 5.1 Accessory uses, Buildings and Structures:

Section 5.1 Accessory uses, Buildings and Structures is amended by replacing clause 5.1.(5)(ii) with the following:

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.

11. Amendment to Section 5.30 Special Requirement for Semi-Detached, Town House or Row Dwellings:

Section 5.30 Special Requirement for Semi Detached, Town House or Row Dwellings is amended by replacing clause 5.30(2)(ii) with the following:

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.

12. Amendment to Section 8.4 Sumer Cottages:

Section 8.4 Summer Cottages is amended by deleting 8.4. (1)(ii)(d) and renumbering (e) and (f) as follows:

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

13. Amendment to Section 10.5 Lot Requirement:

Section 10.5 Lot Requirements is amended by deleting the Town House or Row House Dwelling Table and replace with the following Table:

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.)

14. Amendment to Section 25.6 Special Requirements – Coastal Subdivision:

25.6 Special Requirements – Coastal Subdivision is amended by replacing clause 25.6.(1)(i) with the following:

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.

15. Amendment to 25.9 Subdivision Agreement:

25.9 Subdivision Agreement is amended by replacing 25.9(1) (i) with the following:

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.

Effective Date

The effective date of this bylaw is _____

This bylaw was read and approved a 1st time by Council at a meeting held on April 13, 2011

This bylaw was read and approved a 2nd time by Council at a meeting held on May 11, 2011

This bylaw was adopted by Council at a meeting held on May 11, 2011

David Dunphy,
Mayor

Robert G. Hughes,
Chief Administrative Officer

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

on this _____ day of _____, 2011.

Hon. Wes Sheridan, Minister of Finance and Municipal Affairs