



The Corporation of the City of Stratford Planning and Heritage Committee MINUTES

Date: Monday, August 10, 2020

Time: 3:59 P.M.

Location: Electronically

Committee Present in Council Chambers: Councillor Ritsma - Vice Chair Presiding, Mayor Mathieson

Committee Present Electronically: Councillor Ingram, Councillor Beatty, Councillor Bunting, Councillor Burbach, Councillor Clifford, Councillor Gaffney, Councillor Henderson, Councillor Sebben, Councillor Vassilakos

Staff Present in Council Chambers: Joan Thomson - Chief Administrative Officer, Tatiana Dafoe - City Clerk

Staff Present Electronically: Ed Dujlovic - Director of Infrastructure and Development Services, David St. Louis - Director of Community Services, John Paradis - Fire Chief, Kim McElroy - Director of Social Services, Rachel Bossie - Planner, Jodi Akins - Council-Clerk Secretary, Naeem Khan - Manager of IT & Information Systems

1. Call to Order

The Vice-Chair called the Meeting to Order.

2. Disclosure of Pecuniary Interest and the General Nature Thereof

The *Municipal Conflict of Interest Act* requires any member of Council declaring a pecuniary interest and the general nature thereof, where the interest of a

member of Council has not been disclosed by reason of the member's absence from the meeting, to disclose the interest at the first open meeting attended by the member of Council and otherwise comply with the *Act*.

Name, Item and General Nature of Pecuniary Interest

There were no disclosures of pecuniary interest made at the August 10, 2020 Planning and Heritage Committee meeting.

3. Delegations

None scheduled.

4. Report of the Director of Infrastructure and Development Services

**4.1 Resolution - Planning Report August 10, 2020 Council Meeting-
Zone Change Application Z01-20, 677 Erie Street (PLA20-007)**

Staff Recommendation: THAT the application Z01-20 to amend the zoning on the west portion of 677 Erie Street located on the southeast corner of Erie Street and Lorne Avenue East from a General Industrial-Special Provision I2-32 to a General Industrial- Special Provision Holding I2-34 H Zone to permit in addition to the existing uses:

- An eat-in restaurant with a maximum gross floor area of 223m²;
- To state that the required parking spaces for an eat-in restaurant is 1 per 4 persons seating capacity;
- To apply a parking rate of 1 space for the automatic drive through car wash;
- To require a minimum of 12 stacking spaces and a stacking lane for a drive through; and
- To apply a holding provision to prohibit a restaurant drive through until a Traffic Impact Study has been submitted and approved to the satisfaction of the City.

BE APPROVED for the following reasons:

- I. Public interest was considered;
- II. The request is consistent with the Provincial Policy Statement and Official Plan;

III. The request will facilitate development that is appropriate for the lands, is compatible with surrounding lands and is considered to be sound land use planning; and

IV. The request will encourage efficient use of land and infrastructure.

Committee Discussion: The Planner, referring to a PowerPoint presentation, provided an overview of the application. The purpose of the application is to amend the General Industrial – Special- I2-32 zoning on the west portion of the subject lands by:

- permitting in addition to the existing permitted uses an eat-in-restaurant with a maximum gross floor area of 223m²;
- to apply a minimum parking rate of 1 parking space per an automated drive-through car wash; and
- to state that the required parking rate for an eat-in-restaurant is 1 per 4 persons seating capacity.

Staff recommended approving the application for the following reasons:

1. Public interest was considered;
2. The request is consistent with the Provincial Policy Statement and Official Plan;
3. The request will facilitate development that is appropriate for the lands, is compatible with surrounding lands and is considered to be sound land use planning; and
4. The request will encourage efficient use of land and infrastructure.

It was questioned and confirmed that accessible parking spaces will be installed.

Motion by Councillor Gaffney

Seconded By Councillor Beatty

Committee Recommendation: THAT the application Z01-20 to amend the zoning on the west portion of 677 Erie Street located on the southeast corner of Erie Street and Lorne Avenue East from a General Industrial- Special Provision I2-32 to a General Industrial- Special Provision Holding I2-34 H Zone to permit in addition to the existing uses:

- An eat-in restaurant with a maximum gross floor area of 223m²;

- To state that the required parking spaces for an eat-in restaurant is 1 per 4 persons seating capacity;
- To apply a parking rate of 1 space for the automatic drive through car wash;
- To require a minimum of 12 stacking spaces and a stacking lane for a drive through; and
- To apply a holding provision to prohibit a restaurant drive through until a Traffic Impact Study has been submitted and approved to the satisfaction of the City.

BE APPROVED for the following reasons:

V. Public interest was considered;

VI. The request is consistent with the Provincial Policy Statement and Official Plan;

VII. The request will facilitate development that is appropriate for the lands, is compatible with surrounding lands and is considered to be sound land use planning; and

VIII. The request will encourage efficient use of land and infrastructure.

Carried

5. Adjournment

Motion by Councillor Vassilakos

Seconded By Councillor Clifford

Committee Decision: THAT the Planning and Heritage Committee meeting adjourn.

Carried

Meeting Start Time: 3:59 P.M.

Meeting End Time: 4:07 P.M.