

Allison MacEwen

From: Jeff Doucette <jdoucette@kenmacenergy.com>
Sent: Friday, June 11, 2021 9:52 AM
To: Allison MacEwen
Subject: Re: Stratford Application

Allison, see email from Kevin Reynolds from the Town of Stratford.
Regards,
Jeff

The property you are proposing for a Service Station is located within the Town Centre Commercial Zone (TCC).

In accordance with section 13.4.3. SPECIAL PERMITTED USES within the Town Centre Commercial Zone:

(a) Notwithstanding Subsection 13.4.2, Council may issue a Development Permit for the following uses subject to such terms and conditions as Council deems necessary:

i. Service Stations;

(b) Prior to the issuance of a Development Permit for a Special Permit Use Council shall ensure that it conforms to Section 11.1.4(b) of this Bylaw.

In accordance with 11.1.4. SPECIAL PERMIT USES:

(b) Prior to the issuance of a Development Permit for a Special Permit Use Council shall ensure that it conforms to the following:

i. the Development is deemed appropriate and complements the scale of the existing residential development;

ii. the Development has sufficient landscape Buffer around the periphery of the Property;

iii. in the opinion of Council, the Development does not cause any hardship to surrounding Property Owners due to excessive noise, traffic, hours of operation, or any other potential nuisance;

iv. Property Owners within 61 m (200 ft.) of the subject Property are notified in writing of details of the proposed Development and asked to provide their comments;

v. a public meeting to allow the Applicant to present the Development proposal to residents to provide obtain their input prior to the development of a preliminary site plan; and

vi. all other relevant provisions of this Bylaw are met.

Service Stations are a Special Permitted Use within the Town Bylaw to ensure that they do not create a conflict with neighboring properties which therefore require them to go through a public meeting prior to receiving approval from Council.

The location you are proposing is immediately adjacent to the a signalized intersection on the corner of the Trans-Canada Highway and Jubilee Road. This property is also further surrounded by commercial property, so although it is required to go through the public meeting process before receiving approval, the Town's Planning Department staff are supportive of a Service Station within this area.

If you require anything additional, please do not hesitate in contacting us.

Regards,

Kevin P. Reynolds, C.E.T.

Director of Planning, Development & Heritage

Town of Stratford

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