



**The Corporation of the City of Stratford  
Planning and Heritage Committee  
Open Session  
AGENDA**

**Date:** Monday, December 9, 2019  
**Time:** 7:20 P.M.  
**Location:** Council Chamber, City Hall  
**Committee Present:** Councillor Ritsma - Vice Chair Presiding, Mayor Mathieson, Councillor Beatty, Councillor Bunting, Councillor Burbach, Councillor Clifford, Councillor Gaffney, Councillor Henderson, Councillor Sebben, Councillor Vassilakos  
  
**Staff Present:** Tatiana Dafoe - Acting Clerk, Ed Dujlovic - Director of Infrastructure and Development Services, Michael Humble - Director of Corporate Services, Jacqueline Mockler - Director of Human Resources, Jeff Leunissen - Manager of Development Services, John Paradis - Fire Chief, Kim McElroy - Director of Social Services, Jodi Akins - Council Clerk Secretary

Pages

**1. Call to Order**

The Vice-Chair to call the Meeting to Order.

The Chair provided regrets for this meeting.

**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

### 3. Sub-committee Minutes

9 - 17

Sub-committee minutes are attached for background regarding the discussion held at the November 28, 2019 Sub-committee meeting.

### 4. Delegations

None scheduled.

### 5. Report of the Manager of Development Services

#### 5.1 Plan of Condominium Application 31CDM-18001 (PLA19-043)

18 - 34

Motion by \_\_\_\_\_

**Staff Recommendation:** THAT the City of Stratford pursuant to Section 51(31) of the Planning Act grant draft approval to Plan of Condominium 31CDM-18001 subject to the following conditions:

1. This approval applies to the Draft Plan of Condominium 31CDM-18001 for JL Bradshaw Ltd., prepared by GSP Group, dated February 2, 2018 and revised September 25, 2019, 2 Drawings, certified by Gavin P.T. Seaman, Ontario Land Surveyor, as redline amended. The plan contains a total of 64 units, 56 residential units and 8 commercial units, and is located at 245 Downie Street.
2. This draft approval is for a Standard Plan of Condominium under Part X of The Condominium Act, 1998.
3. The development is to be registered as one Condominium Corporation.
4. This approval of the Draft Plan of Condominium applies for 5 years, and if final approval is not given by that date, the draft approval shall lapse, except in the case where an extension has been granted by the Approval Authority.
5. Prior to final approval, an amended plan containing the following redline amendments, is to be submitted to the satisfaction of the Manager of Development Services:
  - Inclusion of the lands located in the southeast corner of the site;
  - Removal of the lands dedicated to the City for road widening purposes; and
  - Combining Level UG-1 Unit 4 and Level UG-1 Unit 6.
6. Prior to final approval, the Owner is to obtain approval from the

City to amend Site Plan SP09-17, all to the satisfaction of the Manager of Development Services.

7. Prior to final approval for the registration of any Condominium Corporation within the development by the City of Stratford, the Manager of Development Services, is to be advised in writing by the individual listed that:

- i) all buildings are substantially complete, safe and functional and ready for occupancy - Municipal Building Official;
- ii) the Owner's engineer has submitted a final lot grading certificate which has been accepted by the City – Development Coordinator;
- iii) certification has been provided from the Owner's engineer that has been accepted by the City confirming that all site works (services and facilities) required for the registration are completed – Development Coordinator;
- iv) the proposed Plan of Condominium showing "as-constructed" buildings and structures has been submitted and accepted by the City and is in compliance with all applicable Zoning By-law regulations - Planner; and
- v) all obligations of the Owner, pursuant to the Site Plan Agreement with the City are substantially complete Development Coordinator.

1. Prior to final approval for the registration of the Condominium Corporation, the Manager of Development Services is to be satisfied that the Condominium Declaration shall contain the appropriate provisions to ensure the registration of easements for the benefit of the units, common elements, and servient tenements to provide for rights of access to, the use of and cost of maintenance of the joint facilities.
2. Prior to final approval for the registration of the Condominium Corporation, the Manager of Development Services is to be satisfied that the Condominium Declaration shall contain a provision that outlines that telecommunications, mail delivery equipment, water lines and appurtenances, hydro, gas, parking, perimeter fencing, sanitary sewer lines and appurtenances are to be described as a common element and may include items that are external to the buildings and items that service more than one unit and all common elements and are to be operated, repaired, replaced and maintained by the Condominium.
3. Prior to final approval for the registration of the Condominium Corporation, the Manager of Development Services is to be satisfied that the Condominium Declaration shall contain a provision outlining that no parking spaces are for sale on site and that the City is not responsible to provide parking associated

with this development.

4. Prior to final approval for the registration of the Condominium Corporation, the Manager of Development Services is to be satisfied that the Condominium Declaration shall contain a provision acknowledging that an encroachment agreement has been entered into with the City of Stratford, that the Condominium Corporation shall comply with the requirements of the encroachment agreement and that the encroachment agreement shall not be removed without the consent of the City of Stratford, all to the satisfaction of the Manager of Development Services.
5. Prior to final approval for the registration of the Condominium Corporation, a final plan is to be submitted to the City of Stratford that identifies the exclusive use areas, if any are proposed. If exclusive use areas are proposed, the Condominium Declaration shall contain provisions outlining the privileges of the exclusive use areas, all to the satisfaction of the Manager of Development Services.
6. Prior to final approval for the registration of the Condominium Corporation, a list of residential and commercial unit numbers and the corresponding legal descriptions that will be in place upon registration of the Plan of Condominium shall be submitted to the City of Stratford and accepted to the satisfaction of the Manager of Development Services.
7. Prior to final approval for the registration of the Condominium Corporation, the municipal address shall be posted at the main entrance of the building in accordance with By-Law 47-2008, to the satisfaction of the Manager of Development Services.
8. Prior to final approval for the registration of the Condominium Corporation, the Manager of Development Services is to be advised in writing by the City of Stratford Corporate Services Department, Tax Division that all financial obligations/encumbrances on the said lands have been paid in full, including property taxes and local improvement charges.
9. Prior to final approval for the registration of the Condominium Corporation, the Manager of Development Services is to be satisfied that the Condominium Declaration shall contain the appropriate provision to ensure that access shall be granted for Union Gas or that the owner enter into any required agreements for the provision of gas services to the site, satisfactory to Union Gas.
10. Prior to final approval for the registration of the Condominium Corporation, the Manager of Development Services is to be advised in writing by Canada Post that the Owner has confirmed mail delivery equipment has been supplied and installed to the satisfaction of Canada Post.

11. Prior to final approval for the registration of the Condominium Corporation, the Owner shall file with the City of Stratford a complete submission consisting of all required clearances, fees, and final plans, and to advise the City of Stratford in writing how each of the conditions of draft approval has been, or will be, satisfied. The Owner acknowledges that, in the event that the final approval package does not include the complete information required by the Approval Authority, such submission will be returned to the Owner without detailed review by the City.

**Notes:**

1. Pursuant to Section 51(59) of the Planning Act, if a plan approved under Section 51(58) of the Planning Act is not registered within 30 days of approval, the City of Stratford may withdraw its approval.
2. All plans are to be prepared using total station survey and compatible with the latest version of AutoCAD. The final plan submitted for registration, engineered design drawings and construction record drawings are to be provided in print and digital format referenced to a control network compiled to the satisfaction of the City of Stratford Infrastructure & Development Services, Engineering Division in accordance with Ontario Basic Mapping (U.T.M. Grid 1:2000), for future use within the City's geographical information system.
3. If final approval is not given to this Plan, within seven 5 years of the draft approval date, and no extensions have been granted, draft approval shall lapse under subsection 51(32) of the Planning Act, R.S.O., 1990. If the Owner wishes to request an extension to draft approval, a written explanation, together with a resolution from the local municipality, must be received by the Approval Authority 60 days prior to the lapsing date. Please note that an updated review of the plan, and revisions to the conditions of approval, may be necessary if an extension is to be granted.
4. The Owner is advised that clearances from the following agencies is required:
5. City of Stratford Infrastructure and Development Services Department, Manager of Development Services
6. City of Stratford Infrastructure and Development Services Department, Municipal Building Official
7. City of Stratford Infrastructure and Development Services Department, Development Coordinator
8. Canada Post
9. Union Gas

AND THAT draft approval of plan 31CD18-001, is recommended for the following reasons:

- It is consistent with the Provincial Policy Statement;
- It conforms to the City of Stratford Official Plan; and,
- It is considered an appropriate use of the subject lands;

## 6. Report of the Municipal By-law Enforcement Officer

### 6.1 Proposed exemption to Sign By-law 159-2004 - 16.0 (c) (PLA19-041) 35 - 37

**Staff Recommendation:** THAT the request to permit a fascia sign above the first storey at 61 Lorne Avenue East be approved as it does satisfy the criteria of Section 23.0 e) of the Sign By-law.

Motion by \_\_\_\_\_

**Sub-committee Recommendation:** THAT the request to permit a fascia sign above the first storey at 61 Lorne Avenue East be approved as it does satisfy the criteria of Section 23.0 e) of the Sign By-law.

## 7. Report of Heritage Stratford

### 7.1 Amending the Terms of Reference for the Heritage Stratford Committee (PLA19-040) 38 - 39

**Staff Recommendation:** THAT the Heritage Stratford Advisory Committee Terms of Reference be amended to include an alternate Stratford and Area Builders Association Position.

Motion by \_\_\_\_\_

**Sub-committee Recommendation:** THAT the Heritage Stratford Advisory Committee Terms of Reference be amended to include an alternate Stratford and Area Builders Association Position.

## 8. For the Information of Committee

### 8.1 Report recommending adoption of a new Comprehensive Zoning By-law and repealing the existing Zoning By-laws No. 201-2000 (Stratford), 30-1999 (Perth East) and 4-1999 (Perth South) (PLA19-042) 40 - 78

The draft Comprehensive Zoning By-law is available on the Shaping Stratford website at <https://shapingstratford.ca/>

**Staff Recommendation:** THAT Council adopt the new Comprehensive Zoning By-law dated May 29, 2019, as modified by Table 2 in Report PLA19-042;

THAT Council repeal City of Stratford Comprehensive Zoning By-law No. 201-2000 in its entirety;

THAT Council repeal the Township of Perth East Zoning By-law No. 30-1999 as it applies to those lands located within City limits in its entirety;

THAT Council repeal the Township of Perth South Zoning By-law No. 4-1999 as it applies to those lands located within City limits in its entirety;

AND THAT Council, in accordance with Section 34 (10.0.0.2) of the *Planning Act*, declare that all zoning by-law amendment applications may be submitted before the second anniversary of the day this By-law is adopted and the previous By-laws are replaced;

Council takes the actions above for the following reasons:

- The actions above implements and conforms to the Planning Act and the Provincial Policy Statement;
- The actions above implements the City of Stratford Official Plan;
- The actions above are the result of a comprehensive public consultation process that included
  - over 150 individuals attending one of 4 open houses or the statutory public meeting,
  - approximately 150 individuals who provided feedback and/or requested to be kept informed of the process (on the mailing list);
  - discussions with stakeholder groups; and
  - offered feedback through the City's Shaping Stratford web-page;
- The new Comprehensive By-law will be more user friendly and AODA compliant; and
- The new Comprehensive By-law is considered appropriate and will result in sound land use planning.

**Sub-committee Decision: THAT staff look at the City of Toronto LPAT decision and bring back options related to that model to the Planning and Heritage Sub-committee;  
AND THAT the effective area be expanded beyond the Heritage Area.**

**Sub-committee Decision: THAT staff bring back statistics on the workload of the by-law enforcement officers and a breakdown on the types of occurrences and the resolutions.**

The Manager of Development Services provided a verbal update on ongoing projects in the City. The minutes for this item are included in the November 28, 2019 Planning and Heritage Sub-committee minutes attached to this agenda.

**9. Adjournment**

Meeting Start Time:

Meeting End Time:

Motion by \_\_\_\_\_

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





## The Corporation of the City of Stratford Planning and Heritage Sub-committee MINUTES

Date: November 28, 2019  
 Time: 4:30 P.M.  
 Location: Council Chamber, City Hall

Sub-committee Present: Councillor Ingram - Chair Presiding, Councillor Ritsma - Vice Chair, Councillor Bunting, Councillor Clifford

Regrets: Councillor Vassilakos

Staff Present: Ed Dujlovic - Director of Infrastructure and Development Services, Jeff Leunissen - Manager of Development Services, Jodi Akins - Council Clerk Secretary

Also present: Media

### 1. Call to Order

The 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

No disclosures of pecuniary interest were made at the November 28, 2019 Planning and Heritage Sub-committee meeting.

**3. Delegations**

None scheduled.

**4. Report of the Municipal By-law Enforcement Officer**

**4.1 Proposed exemption to Sign By-law 159-2004 - 16.0 (c) (PLA19-041)**

**Staff Recommendation:** THAT the request to permit a fascia sign above the first storey at 61 Lorne Avenue East be approved as it does satisfy the criteria of Section 23.0 e) of the Sign By-law.

**Sub-committee Discussion:** The Manager of Development Services summarized the staff report, describing the location of the building and the reason for the exemption request.

The staff recommendation was reviewed and the Manager stated that as the building is set back from the surrounding streets, the character of the area will not be impacted.

Motion by Councillor Ritsma

**Sub-committee Recommendation:** THAT the request to permit a fascia sign above the first storey at 61 Lorne Avenue East be approved as it does satisfy the criteria of Section 23.0 e) of the Sign By-law.

Carried

**5. Report of Heritage Stratford**

**5.1 Amending the Terms of Reference for the Heritage Stratford Committee (PLA19-040)**

**Staff Recommendation:** THAT the Heritage Stratford Advisory Committee Terms of Reference be amended to include an alternate Stratford and Area Builders Association Position.

Motion by Councillor Clifford

**Sub-committee Recommendation: THAT the Heritage Stratford Advisory Committee Terms of Reference be amended to include an alternate Stratford and Area Builders Association Position.**

**Carried**

## 6. Report of the Manager of Development Services

### 6.1 Report recommending adoption of a new Comprehensive Zoning By-law and repealing the existing Zoning By-laws No. 201-2000 (Stratford), 30-1999 (Perth East) and 4-1999 (Perth South) (PLA19-042)

**Staff Recommendation:** THAT Council adopt the new Comprehensive Zoning By-law dated May 29, 2019, as modified by Table 2 in Report PLA19-042;

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THAT Council repeal the Township of Perth South Zoning By-law No. 4-1999 as it applies to those lands located within City limits in its entirety;

AND THAT Council, in accordance with Section 34 (10.0.0.2) of the *Planning Act*, declare that all zoning by-law amendment applications may be submitted before the second anniversary of the day this By-law is adopted and the previous By-laws are replaced;

Council takes the actions above for the following reasons:

- The actions above implements and conforms to the Planning Act and the Provincial Policy Statement;
- The actions above implements the City of Stratford Official Plan;
- The actions above are the result of a comprehensive public consultation process that included
  - over 150 individuals attending one of 4 open houses or the statutory public meeting,

- approximately 150 individuals who provided feedback and/or requested to be kept informed of the process (on the mailing list);
- discussions with stakeholder groups; and
- offered feedback through the City's Shaping Stratford web-page;
- The new Comprehensive By-law will be more user friendly and AODA compliant; and
- The new Comprehensive By-law is considered appropriate and will result in sound land use planning.

**Sub-committee Discussion:** The Manager of Development Services advised that staff have been working with a consulting firm since 2015 following adoption of the comprehensive review of the City's Official Plan. The public consultation process was summarized. Not many people attended the statutory public meeting on June 19, 2019; however, comments received were noted on the agenda. The Manager reviewed some of the comments and staff's response to them. It was noted that a lot of the comments received at the public meeting were for things not related to the zoning by-law such as utilization of parking lots at the Festival and Cooper sites.

With regard to changes to short term rental accommodation provisions, the Manager referred to a handout that was distributed outlining the differences between what was in the May 29, 2019 version of the zoning by-law and what is contained in the recommended by-law. He advised staff were trying to balance rental and affordable housing with income opportunities for residents and providing a service to tourists.

The most significant change is confining short term rentals to a defined heritage area and only allowing 1 unit to be used for short term rentals in converted dwellings. Short term rental accommodations are not allowed in apartment dwellings, but would be allowed in a new UR zone. Staff is also recommending revisions around clarification of tandem parking provisions and deletion of a provision related to exterior alterations were also changed from the previous version.

Staff are recommending that when the by-law is adopted that a provision also be adopted to allow submission of zone change applications within the 2 year period. Most changes are from public consultation, internal

review and cleaning up things from the past. Staff are also hoping to put forward some format changes such as larger maps.

In response to a question about the timeline for a by-law dealing with short term rentals, the Manager advised that once Council adopts the zoning by-law, staff will bring forward a licencing by-law at the subsequent meeting for bed and breakfasts, short term rentals and inns.

If no changes are made, staff would like to schedule a presentation at a Committee meeting by staff and the consultants. Notice will be given to those on the notification list.

With regard to provisions related to owner/occupier of a principal residence, the Manager clarified that when the May version of the by-law was prepared, staff were under the interpretation that principal residences could not be used. Staff are aware of the decision of the City of Toronto but this report was prepared prior to receiving it. In the current draft, for short term rentals, the principal resident does not have to be on site and they would only be allowed in a defined geographic area.

In response to questions, the Manager confirmed that short term rentals would not be allowed in dwelling units of 5 or more and that they would be restricted to a defined area. Staff are concerned that permitting short term rentals throughout the City will reduce the availability of affordable housing stock.

Discussion took place regarding the differences between the definitions for short term and long term rentals.

As to whether individuals who may be impacted by the recommended changes would get a letter, the Manager stated that he does not have a comprehensive list of all those who have short term rentals but the 170 individuals who have requested to be on the notification list for this matter will be contacted.

Concern was noted that someone could purchase 2-3 properties and turn them into short term rentals. The Manager advised that they cannot restrict the number of properties owned in the zoning by-law. With regard to a contact person for emergency situations or complaints and whether they have to be in Stratford, the Manager stated that they could require contact information as part of the licence application but would need to look into whether they have to be in the City.

Discussion took place regarding enforcement of the zoning and licencing by-laws if they are outside of the defined area and the potential impact on current staff. The Manager advised it was impossible to know how many licences would be applied for.

The Chair stated another member of Council, following the City of Toronto decision, would like to look at the principal residence model again. The Manager advised that request was anticipated, however, staff would require time to bring something back for consideration.

Discussion took place regarding Type A and B parking and what is required for multi-residential buildings.

With regard to building permit complete issuance and whether applicants have been advised that the City is close to having a new comprehensive by-law, the Manager advised they have not; however, there are very few provisions that are more restrictive than this by-law and several examples were provided.

In response to whether an evaluation of the number of legal, non-conforming properties that will be created has been done, the Manager advised that they have not. The Chair suggested a general regulation in the zoning by-law that says that properties existing as of the date of the by-law are legal non-conforming. The Manager advised that there may already be something in the general provisions to that effect. He will look into this and report back.

Motion by Councillor Ritsma

**Sub-committee Decision: THAT staff look at the City of Toronto LPAT decision and bring back options related to that model to the Planning and Heritage Sub-committee;**

**AND THAT the effective area be expanded beyond the Heritage Area.**

It was noted that the Toronto decision was based on Toronto circumstances and other municipalities are not bound by it. It was also suggested that they were an anomaly with regard to requiring principal residences to be used for short term rentals. It was noted that the requirement is a deterrent to people coming in and buying multiple homes for short term rentals.

In response to what would stop current short term rentals outside of the zone converting to bed and breakfasts, the Manager clarified that short term rentals are rented in their entirety but bed and breakfast owners are required to live in a bedroom in the building.

With regard to cash-in-lieu and bonusing provisions to be combined into a Community Benefits Charge and whether that will change how the dollars for cash-in-lieu of parkland are used, the Manager advised that the province has given notice that it is looking at it, as well as taking some things out of the current development charges by-law. The draft zoning by-law is based on current regulations. If the province makes changes, the zoning by-law would need to be amended as well.

As to whether the City does bonusing, the Manager advised that the by-law provides for it but no one has used those provisions.

A question was asked regarding enforcement of by-law infractions related to short term rentals, the number of charges laid and what the conviction rate is. The Manager advised that no charges have been laid as a result of a zoning by-law infraction but he can look at the number of orders issued. It was clarified that a breakdown was requested on the number of orders and infractions related to complaints around noise, signage and parking.

Concern was raised that if things are restricted too much, people may go behind closed doors to operate and they should know how much time may be spent on enforcement.

It was suggested that if they restrict to owner occupied short term rentals, it makes sense that it be permitted for the whole city.

The Chair called the question on the motion on the floor.

**Carried**

Motion by Councillor Bunting

**Sub-committee Decision: THAT staff bring back statistics on the workload of the by-law enforcement officers and a breakdown on the types of occurrences and the resolutions.**

**Carried**

## 7. Project Update

**Sub-committee Discussion:** The Manager of Development Services referred to the November Project Update and provided highlights as follows:

No complete Plan of Subdivision, Condo or Zone Change applications have been received.

A Site Plan application for 615 Huron Street was received.

Few consent and minor variance applications received since the last update.

An appeal on Consent Application B07-17 (265 St. David Street) has been rescheduled for January 21, 2020 although the parties are trying to settle.

With regard to dwelling unit permits, the Manager noted that when the background studies for the Official Plan were completed, they suggested an average of 110 permits a year. The last few years have been exceptional. Next year is anticipated to be high, as new building lots become available.

The Manager advised that there is no update on Daly/Worsley or the Baptist Church on Ontario Street.

With regard to the corner of Quinlan Avenue and O'Loane, the Manager advised that fill is being brought in, staff met with them and additional information is required regarding the drain and floodplain. The conservation authority also requires additional information as they are proposing to adjust the floodplain and tributary. Discussion took place regarding where the road connection would be and next steps now that the pumping station is complete.

For other lands in the area, the Manager confirmed that draft approval has been given to a large portion on one of the properties in the area. He believes a subdivision agreement will be received for the remainder of the land. Earth Park Homes is hoping to get building permits and start construction in April 2020.

In response to questions regarding the park in that subdivision, the Manager advised it was intended to serve the whole area and gave a description of where it would be located. Discussion took place regarding the need for additional parking in the area.

With regard to the storm water ponds, the Director of Infrastructure and Development Services confirmed that a requirement of the purchase of the former fairground lands was the building of a storm water pond on the lands that



would service the Rotary Complex. When the pond is completed is dependent on when the rest of the development proceeds.

In response to what is happening with the corner at Lorne Avenue and Erie Street, the Manager advised that no formal application has come forward but staff have met with them.

The access point for 615 Huron Street has been redesigned following discussion with engineering.

#### **8. Advisory Committee/Outside Board Minutes**

There were no Advisory Committee/Outside Board minutes to be provided to Sub-committee.

#### **9. Next Sub-committee Meeting**

The next Planning and Heritage Sub-committee meeting is Thursday, December 19, 2019 at 4:30 p.m. in the Council Chamber, City Hall.

#### **10. Adjournment**

Motion by Councillor Ritsma

**Sub-committee Decision: THAT the Planning and Heritage Sub-committee meeting adjourn.**

**Carried**

Meeting Start Time: 4:30 p.m.

Meeting End Time: 5:40 p.m.



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## MANAGEMENT REPORT

**Date:** December 9, 2019  
**To:** Planning and Heritage Committee  
**From:** Jeff Leunissen, Manager of Development Services  
**Report#:** PLA19-043  
**Attachments:** None

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**Title:** Plan of Condominium Application 31CDM-18001

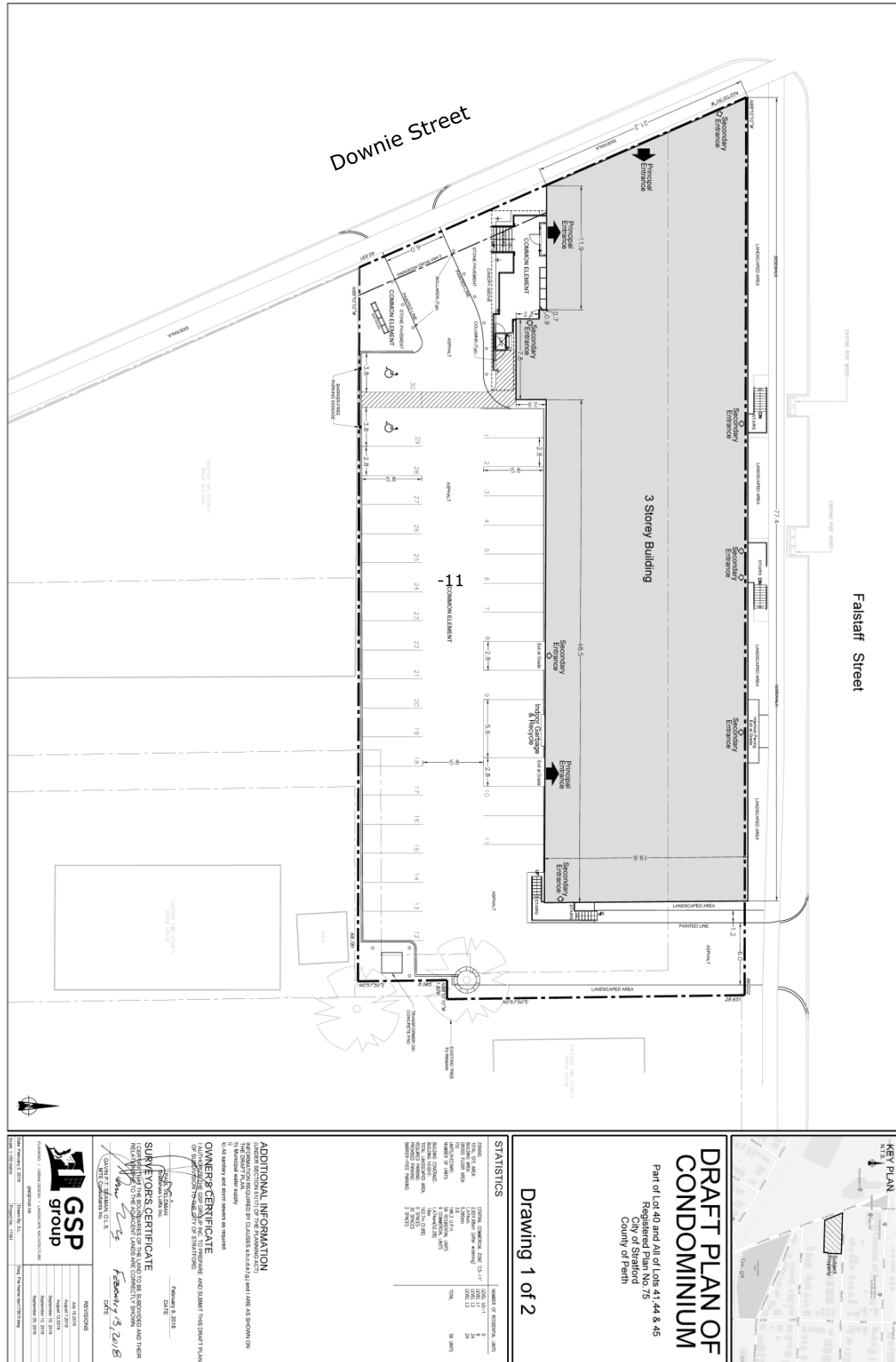
**Objective:** The purpose of this report is to consider draft approval of a Standard Plan of Condominium at 245 Downie Street.

**Background:** A complete application for Standard Plan of Condominium was received February 21, 2018, for the subject lands known municipally as 245 Downie Street, legally described as Lot 40, 41, 44, & 45 Plan 75 RP 44R-5215 Pts 1, 2 & 4 in the City of Stratford. The subject lands are located on the southeast corner of Downie Street and Falstaff Street.

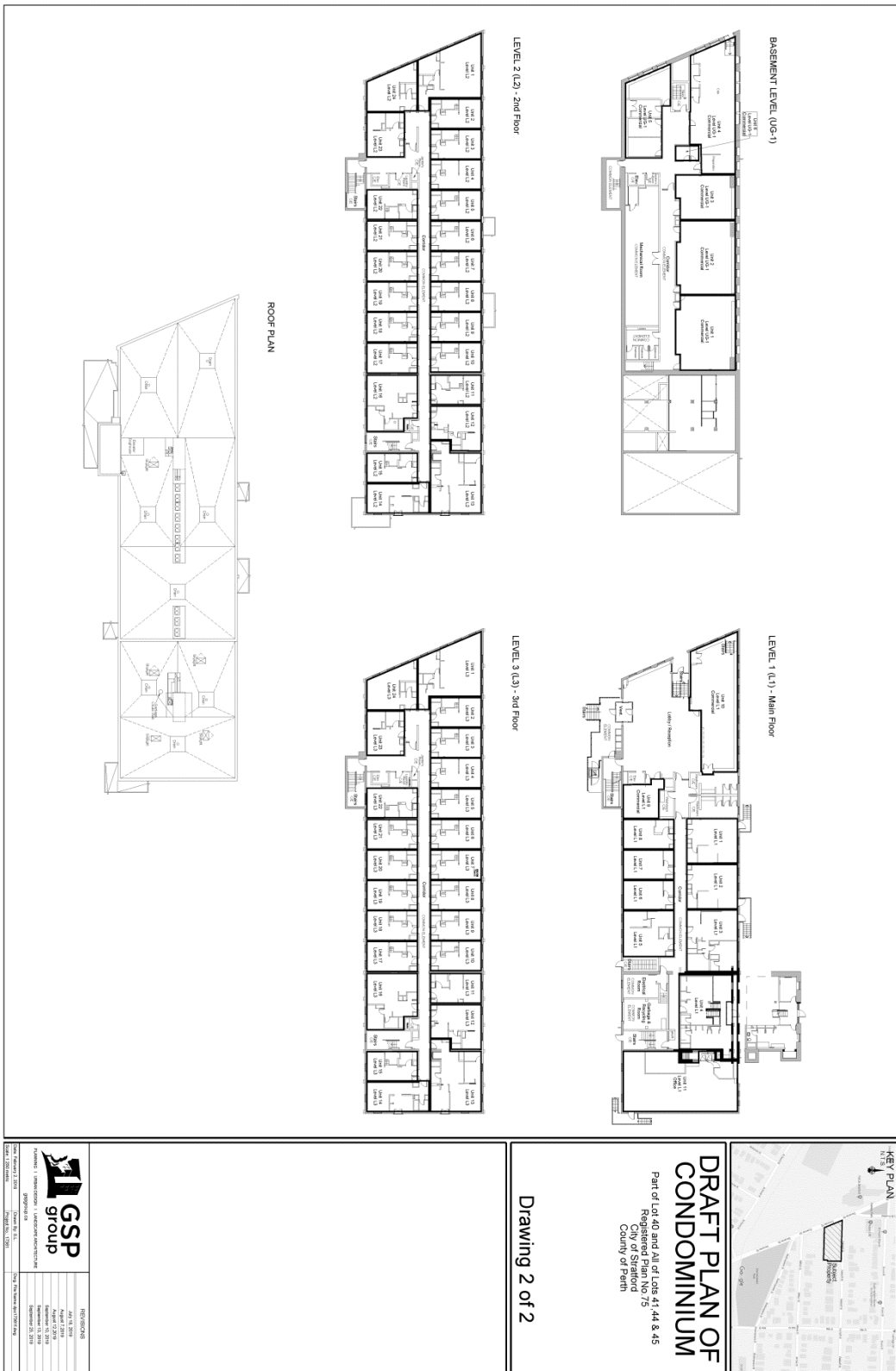
The original plan of condominium contained a total of 67 Units: 60 residential Units and 7 commercial units.

On September 13, 2018, the applicant requested that the application be put on hold.

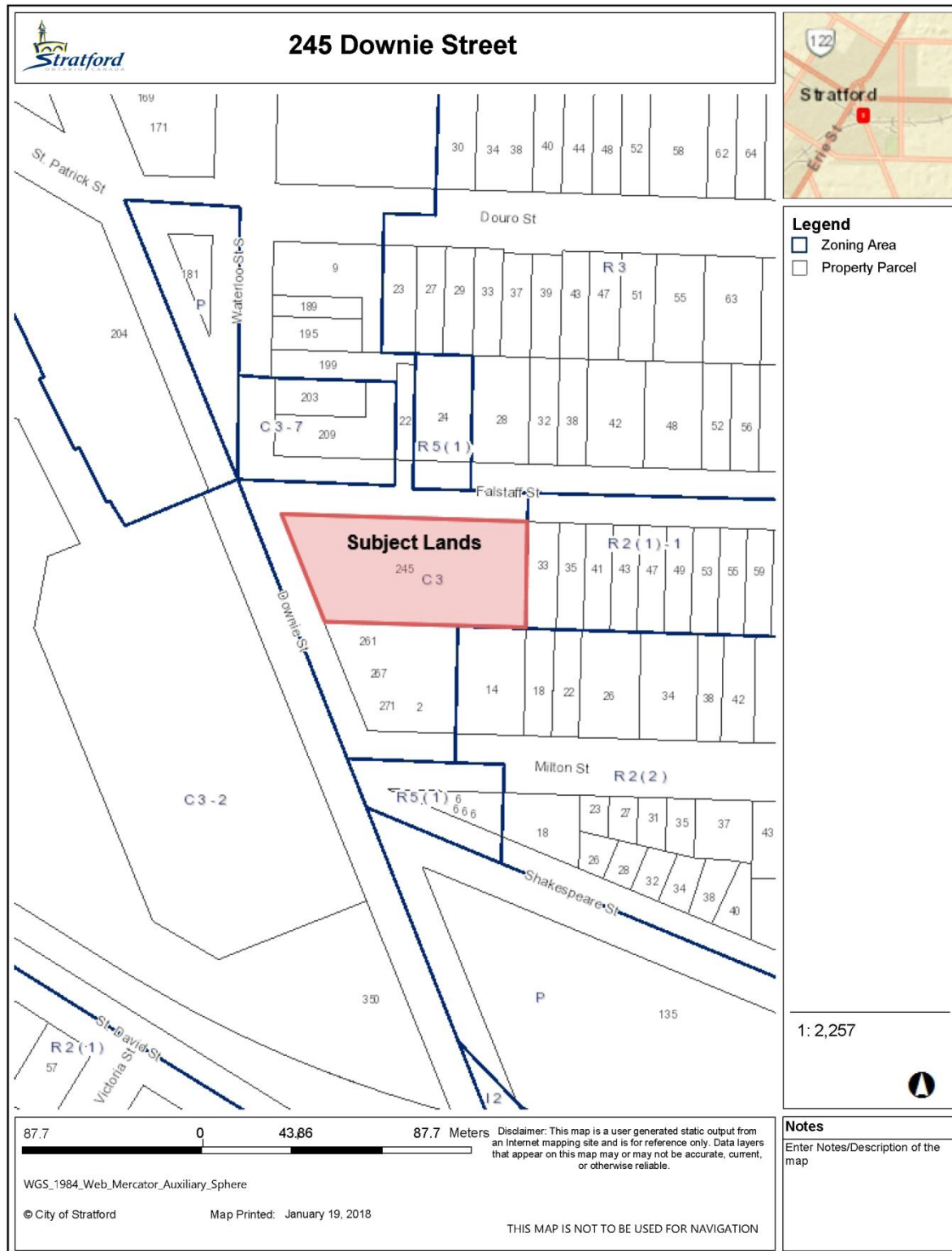
On November 1, 2019, the applicant amended their request and submitted an updated plan containing a total of 65 units: 56 residential units and 9 commercial units. The changes to the plan included changes to the configuration and number of commercial units, removal of residential units in the basement and an increase to the extent of the interior common element areas. The units are proposed to be in private ownership. The remainder of the property is proposed to be common element.



# Proposed Plan of Condominium, submitted November 1, 2019 Drawing 2 of 2



## Location and Zoning Map





245 Downie Street- view from Downie Street



245 Downie Street- view from Falstaff Street



Site Characteristics:

Existing Use:	Unoccupied Mixed Use Commercial and Residential
Frontage:	40.691m (133.50ft)
Depth:	approximately 77.5m (254.26ft)
Area:	2875.4m <sup>2</sup> (30,950.5ft <sup>2</sup> )
Shape:	Irregular

Surrounding Land Uses:

North:	Vacant Lands (zoned Commercial), Semi-detached dwelling (Residential)
East:	Semi-detached Dwelling (Residential)
South:	Commercial
West:	Bus Terminal (City Owned Lands)

Agency Comments

Circulation of the draft plan to agencies resulted in the following comments:

Heritage Stratford

- No concerns.

Huron-Perth Catholic District School Board

- No concerns.

Upper Thames River Conservation Authority

- No objection.

Union Gas

- It is Union Gas Limited's ("Union") request that as a condition of final approval that the owner/developer provide to Union the necessary easements and/or agreements required by Union for the provision of gas services for this project, in a form satisfactory to Union.

Hydro One

- No comments or concerns at this time. Preliminary review considers issues affecting Hydro One's High Voltage Facilities and Corridor Lands' only. For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier.

Canada Post

- Canada Post will provide mail delivery service to the condominium through centralized Lock Box Assembly.
- The development includes plans for (a) multi-unit building(s) with a common indoor entrance(s). The developer must supply, install and maintain the mail delivery equipment within the buildings to Canada Post's specifications.

- Please update our office if the project description changes so that we may determine the impact (if any).
- Should this condominium application be approved, please provide notification of the new civic addresses as soon as possible.
- Please provide Canada Post with an excavation date for the first foundation/ first phase as well as the date development work is scheduled to begin.

#### Infrastructure and Development Services Department- Engineering Division

- No comments or concerns.

#### City of Stratford Clerks Department

- Parking concerns for those units that will not have parking. While tenants/ unit owners will have the ability to purchase an overnight parking permit for the York Lot, if permits are available, there are only 10 which may pose a problem if all units attempt to obtain a permit. While we are aware that the current requirements do not require this type of development to provide parking for the tenants/ unit owners we do receive complaints from individuals living downtown that there is not dedicated parking for them (even though they know this when they buy or rent their unit). We would suggest that the applicant provide information on their parking plan and that this matter be reviewed in the future.

#### City of Stratford Fire Department

- No concerns or issues.

#### Infrastructure and Development Services Department- Building Division

- Any washrooms required under the Ontario Building Code for a use must be located within the same unit or within a common element area.

#### Official Plan

The property is designated 'Downtown Core' and is located within a 'Heritage Area' and 'Heritage Corridor' in the City of Stratford's Official Plan.

Downie Street is classified as an arterial road and Falstaff Street is classified as a local street.

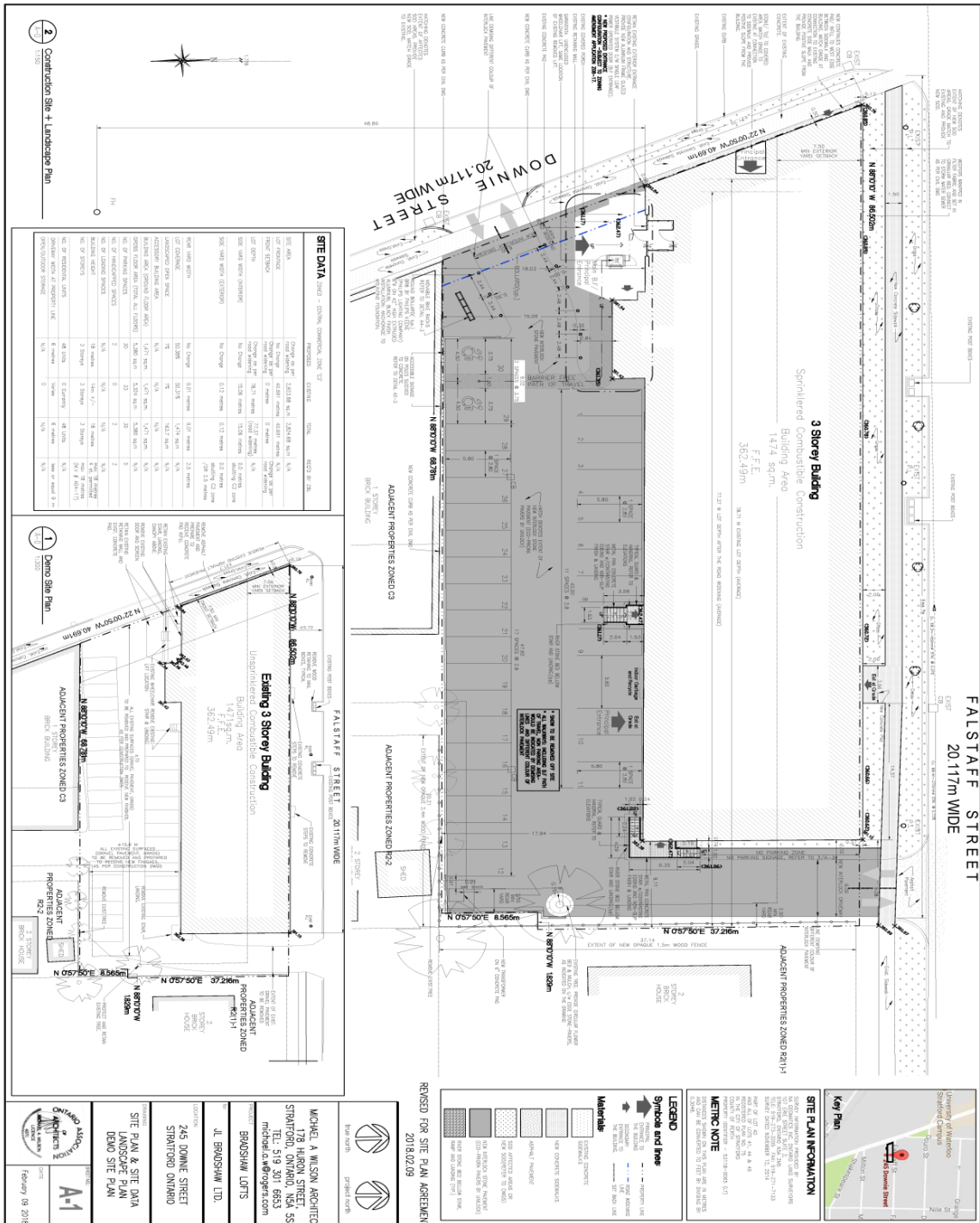
#### Zoning By-law

The property is currently zoned Central Commercial-Special Provisions C3-11 in the Zoning By-law, a mixed use building with offices, commercial uses and residential dwelling units is a permitted use.

The Planning Act does not require a public meeting to be held prior to a municipality considering draft plan approval of a standard plan of condominium.



## Site Plan SP09-17



**History:** In 2017, the owners submitted a site plan application (SP09-17) to allow 48 dwelling units on the second and third storey of the building with commercial uses on the main floor and basement level. Site plan approval was granted on May 8, 2018.

On December 14, 2017 a rezoning application was submitted to change the zoning on the subject lands from a Central Commercial (C3) Zone to a Central Commercial-Special Provisions (C3-11) Zone to allow residential dwelling units on the main floor and the basement and to allow a 0m front yard setback for a stoop, porch and stairs. The Zoning By-law Amendment was adopted April 23, 2018. There were no appeals to this decision.

A building permit was issued on May 27, 2018 for residential dwelling units on the second and third floor and commercial units on the main and basement levels. Subsequently, in December 2018, the permit was amended to allow residential units on a portion of the first floor.

### **Analysis:**

#### 2014 Provincial Policy Statement

Every planning decision in the Province of Ontario shall be consistent with the Provincial Policy Statement which came into effect on April 30, 2014. There are no Building Strong Healthy Communities or Protecting Public Health and Safety issues with this application.

The Wise Use and Management of Resource policies outline that significant built heritage resources shall be conserved and that development and site alteration on adjacent lands to protected heritage properties shall not be permitted except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected property will be conserved. The subject lands are designated under Part IV of the Ontario Heritage Act and abut properties within the Heritage Conservation District designated under Part V of the Ontario Heritage Act.

The applicant submitted a Heritage Impact Assessment in conjunction with the Site Plan application and the Zoning By-law Amendment application that was reviewed by the Heritage Stratford Permit Review Committee. The Heritage Stratford Permit Review Committee accepted the recommendation of the Heritage Impact Assessment. No conditions are required for the draft plan of condominium to address heritage as the recommendations of the Heritage Impact Assessment were implemented with the approved site plan and site plan agreement.

The application is consistent with the Provincial Policy Statement.

#### Official Plan

The property is designated 'Downtown Core', and is located within the 'Heritage Area' and 'Heritage Corridor'. The 'Downtown Core' permits a wide range of retail, commercial, residential and institutional uses. Residential uses are permitted in upper stories of commercial buildings, as a component of mixed use developments, or in former industrial

or commercial buildings that are no longer suited for their original purpose, or in free standing structures.

The property is designated under Part IV of the Ontario Heritage Act and abuts the Heritage Conservation District. The Council adopted Zoning By-law Amendment was deemed to conform to the 'Downtown Core' and heritage policies. These policies together with the Heritage Impact Assessment were implemented through the approved site plan.

In accordance with section 9.4 of the Official Plan, Plans of Condominium are to conform to the general policies and designations of the Official Plan and must create a minimum number of units appropriate to allow for the reasonable, independent operation of a condominium corporation. The proposed Plan of Condominium conforms to the general policies and designations of the Official Plan and 64 Units will allow for the reasonable, independent operation of a Condominium Corporation.

The proposed Draft Plan of Condominium, as red-line amended, is considered to conform to the City of Stratford Official Plan.

#### Zoning By-Law

The property is currently zoned Central Commercial-Special Provisions (C3-11). Within the Central Commercial C3-11 zone, dwelling units are permitted on all storeys of the building. The condominium application is proposing 56 residential dwelling units, and 9 commercial units (to be used as offices and other commercial uses), the uses are in conformity with the Zoning By-law provisions.

#### Plan of Condominium

The current approved site plan (SP09-17) contains 48 dwelling units and commercial uses on the main floor and basement. As the project evolved, the owner, in consultation with staff, made some changes to the proposal. These changes include an increase in the number of dwelling units (to 56 dwelling units), a new entrance, a change to the parking lot surface from interlocking brick to asphalt, changes to the location of the Siamese connection, updates to the size of the sanitary and storm sewer pipes, and new stairs off of Falstaff Street. It is recommended that final approval of the Plan of Condominium not be granted until a site plan amendment is approved which reflect these changes.

The property currently has an encroachment agreement registered on title to allow facilities off of Falstaff Street and Downie Street over the property line. Although these facilities form part of the development, they will not be a defined part of the plan of condominium. It is recommended that a condition be included requiring the Condominium Declaration to acknowledge the encroachment agreement on title and that the Condominium Corporation be required to comply with the encroachment agreement and that the encroachment agreement shall not be removed without the consent of the City.

The applicant is requesting 9 commercial units. The proposed commercial units include a washroom in the basement level (Level UG-1 Unit 6). The applicant has indicated that this

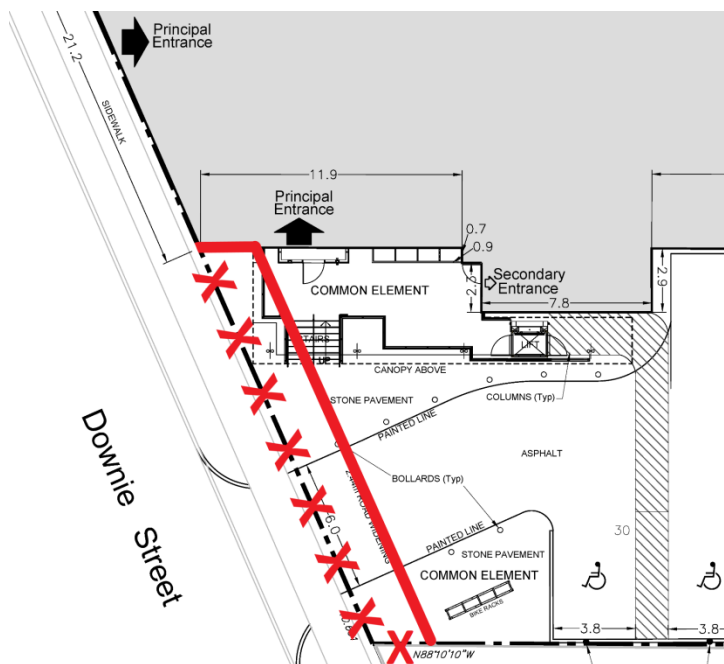
washroom is intended to serve proposed commercial unit (Level UG-1 Unit 4) that will likely be developed as a café/restaurant. Building Division has commented that any washrooms required under the Ontario Building Code for a use must be located within the same unit or within a common element area. To address this it is recommended that the boundary of the commercial unit (café/restaurant) in the basement is redline amended to include the required washroom.

Off-street parking for the proposed use is within the proposed Common Element Area. While the proposed development does satisfy the City's Zoning By-law with respect to parking (See section 3.13.2 f), 30 off-street parking spaces are available for 56 residential and commercial uses. For this reason, staff recommend the Conditions of Draft Approval require the inclusion of a provision in the Condominium Declaration which informs future owners that parking spaces are not for sale and that the City is not responsible to provide parking associated with this development.

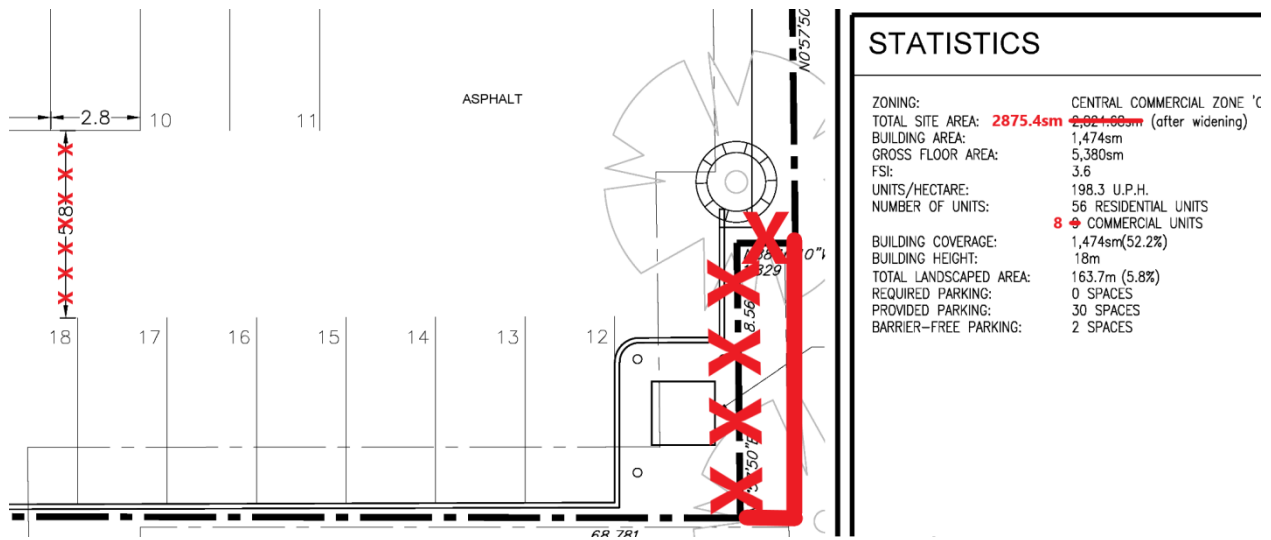
### Redline Amendments

The proposed Plan of Condominium has been redline amended to remove the road widening lands dedicated to the City of Stratford through the site plan approval process, to update the southeast boundary of the lands to include all lands owned by the owner, to remove measurements that do not pertain to the Plan of Condominium from the plan, and to expand the commercial Unit (Level UG-1 Unit 4) to include the commercial washroom Unit (Level UG-1 Unit 6).

### Proposed Plan of Condominium, as Redline Amended Drawing 1 of 2

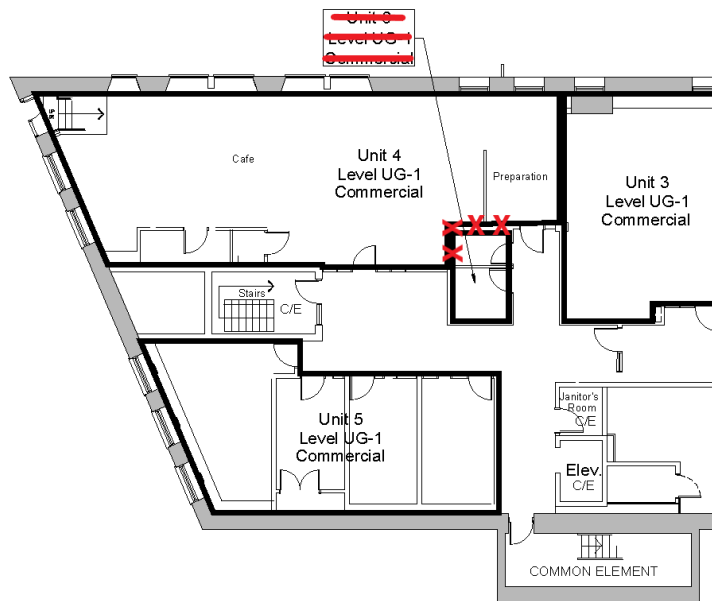


### Proposed Plan of Condominium, as Redline Amended Drawing 1 of 2 continued



### Proposed Plan of Condominium, as Redline Amended Drawing 2 of 2

#### BASEMENT LEVEL (UG-1)



Draft Plan of Condominium conditions and red-line revisions were sent to the applicant on November 27, 2019. Staff is not aware of any concerns with the proposed conditions.

**Financial Impact:** No additional claims or expenses are expected as a result of this application. The City of Stratford is currently holding onto securities through the Site Plan Agreement for the proposed site works.

**Staff Recommendation:** THAT the City of Stratford pursuant to Section 51(31) of the Planning Act grant draft approval to Plan of Condominium 31CDM-18001 subject to the following conditions:

1. This approval applies to the Draft Plan of Condominium 31CDM-18001 for JL Bradshaw Ltd., prepared by GSP Group, dated February 2, 2018 and revised September 25, 2019, 2 Drawings, certified by Gavin P.T. Seaman, Ontario Land Surveyor, as redline amended. The plan contains a total of 64 units, 56 residential units and 8 commercial units, and is located at 245 Downie Street.
2. This draft approval is for a Standard Plan of Condominium under Part X of The Condominium Act, 1998.
3. The development is to be registered as one Condominium Corporation.
4. This approval of the Draft Plan of Condominium applies for 5 years, and if final approval is not given by that date, the draft approval shall lapse, except in the case where an extension has been granted by the Approval Authority.
5. Prior to final approval, an amended plan containing the following redline amendments, is to be submitted to the satisfaction of the Manager of Development Services:
  - Inclusion of the lands located in the southeast corner of the site;
  - Removal of the lands dedicated to the City for road widening purposes; and
  - Combining Level UG-1 Unit 4 and Level UG-1 Unit 6.
6. Prior to final approval, the Owner is to obtain approval from the City to amend Site Plan SP09-17, all to the satisfaction of the Manager of Development Services.
7. Prior to final approval for the registration of any Condominium Corporation within the development by the City of Stratford, the Manager of Development Services, is to be advised in writing by the individual listed that:
  - i) all buildings are substantially complete, safe and functional and ready for occupancy - Municipal Building Official;
  - ii) the Owner's engineer has submitted a final lot grading certificate which has been accepted by the City – Development Coordinator;

- iii) **certification has been provided from the Owner's engineer that has been accepted by the City confirming that all site works (services and facilities) required for the registration are completed – Development Coordinator;**
  - iv) **the proposed Plan of Condominium showing "as-constructed" buildings and structures has been submitted and accepted by the City and is in compliance with all applicable Zoning By-law regulations - Planner; and**
  - v) **all obligations of the Owner, pursuant to the Site Plan Agreement with the City are substantially complete Development Coordinator.**
- 8. **Prior to final approval for the registration of the Condominium Corporation, the Manager of Development Services is to be satisfied that the Condominium Declaration shall contain the appropriate provisions to ensure the registration of easements for the benefit of the units, common elements, and servient tenements to provide for rights of access to, the use of and cost of maintenance of the joint facilities.**
- 9. **Prior to final approval for the registration of the Condominium Corporation, the Manager of Development Services is to be satisfied that the Condominium Declaration shall contain a provision that outlines that telecommunications, mail delivery equipment, water lines and appurtenances, hydro, gas, parking, perimeter fencing, sanitary sewer lines and appurtenances are to be described as a common element and may include items that are external to the buildings and items that service more than one unit and all common elements and are to be operated, repaired, replaced and maintained by the Condominium.**
- 10. **Prior to final approval for the registration of the Condominium Corporation, the Manager of Development Services is to be satisfied that the Condominium Declaration shall contain a provision outlining that no parking spaces are for sale on site and that the City is not responsible to provide parking associated with this development.**
- 11. **Prior to final approval for the registration of the Condominium Corporation, the Manager of Development Services is to be satisfied that the Condominium Declaration shall contain a provision acknowledging that an encroachment agreement has been entered into with the City of Stratford, that the Condominium Corporation shall comply with the requirements of the encroachment agreement and that the encroachment agreement shall not be removed without the**

**consent of the City of Stratford, all to the satisfaction of the Manager of Development Services.**

- 12. Prior to final approval for the registration of the Condominium Corporation, a final plan is to be submitted to the City of Stratford that identifies the exclusive use areas, if any are proposed. Of exclusive use areas are proposed, the Condominium Declaration shall contain provisions outlining the privileges of the exclusive use areas, all to the satisfaction of the Manager of Development Services.**
- 13. Prior to final approval for the registration of the Condominium Corporation, a list of residential and commercial unit numbers and the corresponding legal descriptions that will be in place upon registration of the Plan of Condominium shall be submitted to the City of Stratford and accepted to the satisfaction of the Manager of Development Services.**
- 14. Prior to final approval for the registration of the Condominium Corporation, the municipal address shall be posted at the main entrance of the building in accordance with By-Law 47-2008, to the satisfaction of the Manager of Development Services.**
- 15. Prior to final approval for the registration of the Condominium Corporation, the Manager of Development Services is to be advised in writing by the City of Stratford Corporate Services Department, Tax Division that all financial obligations/encumbrances on the said lands have been paid in full, including property taxes and local improvement charges.**
- 16. Prior to final approval for the registration of the Condominium Corporation, the Manager of Development Services is to be satisfied that the Condominium Declaration shall contain the appropriate provision to ensure that access shall be granted for Union Gas or that the owner enter into any required agreements for the provision of gas services to the site, satisfactory to Union Gas.**
- 17. Prior to final approval for the registration of the Condominium Corporation, the Manager of Development Services is to be advised in writing by Canada Post that the Owner has confirmed mail delivery equipment has been supplied and installed to the satisfaction of Canada Post.**
- 18. Prior to final approval for the registration of the Condominium Corporation, the Owner shall file with the City of Stratford a complete submission consisting of all required clearances, fees, and final plans,**



and to advise the City of Stratford in writing how each of the conditions of draft approval has been, or will be, satisfied. The Owner acknowledges that, in the event that the final approval package does not include the complete information required by the Approval Authority, such submission will be returned to the Owner without detailed review by the City.

**Notes:**

1. Pursuant to Section 51(59) of the Planning Act, if a plan approved under Section 51(58) of the Planning Act is not registered within 30 days of approval, the City of Stratford may withdraw its approval.
2. All plans are to be prepared using total station survey and compatible with the latest version of AutoCAD. The final plan submitted for registration, engineered design drawings and construction record drawings are to be provided in print and digital format referenced to a control network compiled to the satisfaction of the City of Stratford Infrastructure & Development Services, Engineering Division in accordance with Ontario Basic Mapping (U.T.M. Grid 1:2000), for future use within the City's geographical information system.
3. If final approval is not given to this Plan, within seven 5 years of the draft approval date, and no extensions have been granted, draft approval shall lapse under subsection 51(32) of the Planning Act, R.S.O., 1990. If the Owner wishes to request an extension to draft approval, a written explanation, together with a resolution from the local municipality, must be received by the Approval Authority 60 days prior to the lapsing date.

Please note that an updated review of the plan, and revisions to the conditions of approval, may be necessary if an extension is to be granted.

4. The Owner is advised that clearances from the following agencies is required:
  - City of Stratford Corporate Services Department, Tax Division.
  - City of Stratford Infrastructure and Development Services Department, Manager of Development Services
  - City of Stratford Infrastructure and Development Services Department, Municipal Building Official
  - City of Stratford Infrastructure and Development Services Department, Development Coordinator
  - Canada Post

- **Union Gas**

**AND THAT draft approval of plan 31CD18-001, is recommended for the following reasons:**

- **It is consistent with the Provincial Policy Statement;**
- **It conforms to the City of Stratford Official Plan; and,**
- **It is considered an appropriate use of the subject lands;**

Prepared by:



Prepared by: Rachel Bossie, Planner



Recommended by: Jeff Leunissen, MCIP, RPP – Manager of Development Services



Joan Thomson— Acting Chief Administrative Officer

**Date:** November 28, 2019  
**To:** Planning and Heritage Sub-committee  
**From:** Matthew Smith, Municipal By-law Enforcement Officer  
**Report:** PLA19-041  
**Attachments:** None

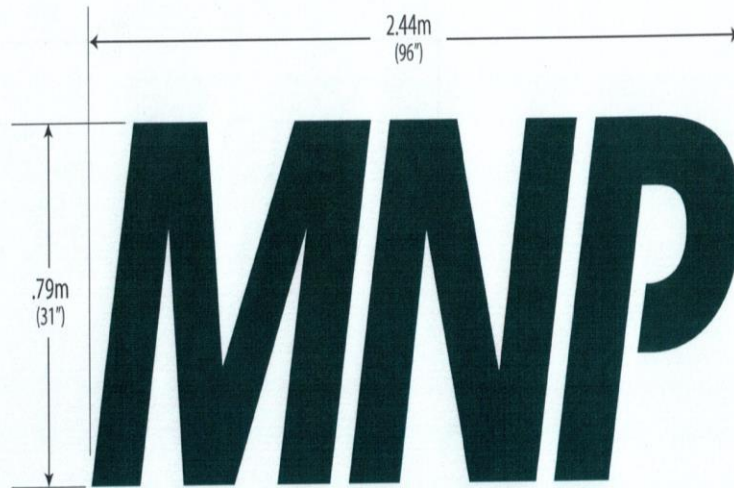
**Title:** Proposed exemption to Sign By-law 159-2004 - 16.0 (c)

**Objective:** To consider an exemption to the City of Stratford Sign By-law to permit "MNP", located at 61 Lorne Avenue East, to erect a second storey fascia sign measuring 31" x 96".

**Background:** On November 15, 2019, a Sign Variance request was submitted to allow a fascia sign to be erected on the second storey of the professional office building located at 61 Lorne Avenue East. The sign variance applicant's reason for requesting the exemption is to have the sign visible from Highway 7/Erie Street, electrical requirements and the architectural details of the building prevent the sign being lowered to the first storey.

Proposed Sign





The Sign By-law contains provisions to allow a variance to the standard regulations and they are contained in Section 23.0 e). When considering a variance, regard shall be had for the following:

- (i) Special circumstances or conditions applying to the land, building or use referred to in the application;
- (ii) Whether strict application of the provisions of this By-law in the context of the special circumstances applying to the land, building, or use, would result in practical difficulties or unnecessary and unusual hardship for the applicant, inconsistent with the general intent and purpose of this By-law;
- (iii) Whether the special circumstances or conditions are preexisting and not created by the owner or the applicant; and
- (iv) Whether the sign that is the subject of the variance will alter the essential character of the area.

**ANALYSIS:** The building municipally addressed 61 Lorne Avenue East, situated on a multi-buildings commercial site, is located approximately 210 m from Lorne Ave East and 120 m from Erie Street. The façade where the proposed sign is to be located has no visibility to Lorne Avenue and limited visibility to Erie Street.

In 2008, a sign permit was received to erect a fascia sign at 61 Lorne Ave East for Credit Risk Management (now TD Agricultural Services). A permit was subsequently issued. No information is available why the sign permit was issued for a fascia sign above the first storey.)

Staff has reviewed the requested variance against the criteria listed in Section 23.0 e) of the Sign By-law and believes it satisfies the criteria of the By-law:

- There are no special circumstances which apply to the land, building or use.
- There are no practical difficulties or unusual hardship.

- There are no pre-existing conditions, not created by the owner or the applicant.
- The proposed sign will not alter the essential character of the area. The building is set back from both Lorne Ave East and Erie Street and has limited visibility to either public street. Neither public streetscape will be impacted by the proposed sign. The proposed sign is similar to one currently existing on the building for which a permit was issued. Given the architectural features of the building, there are few locations to locate a sign locating on this façade.

Based on the above, staff believes the requested sign variance satisfies the criteria in Section 23.0 e) to allow a sign variance.

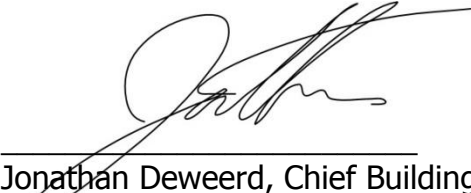
**Financial Impact:** None

**Staff Recommendation:** **THAT the request to permit a fascia sign above the first storey at 61 Lorne Avenue East be approved as it does satisfy the criteria of Section 23.0 e) of the Sign By-law.**




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Matthew Smith, Municipal By-Law Enforcement Officer




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Jonathan Deweerd, Chief Building Official




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Joan Thomson, Acting Chief Administrative Officer



## MANAGEMENT REPORT

**Date:** November 28, 2019  
**To:** Planning and Heritage Sub-Committee  
**From:** Heritage Stratford  
**Report#:** PLA19-040  
**Attachments:** N/A

**Title:** Amending the Terms of Reference for the Heritage Stratford Committee

**Objective:** To consider amending the Terms of Reference for the Heritage Stratford Committee to include an alternate Stratford Area Builders Association (SABA) position to ensure a representative is able to attend all meetings.

**Background:**

The Heritage Stratford Committee is composed of 9 members or as otherwise established by City council as follows:

Representative/Organization	Member(s)
Citizens	7
Council member	1
Stratford & Area Builders' Association representative	1

At their October 8 meeting, the Committee discussed adding an alternate SABA position to the committee. Due to busy schedules that fluctuate seasonally, this would ensure that a SABA representative would be available to attend the monthly meetings. The current SABA representative has indicated that SABA is interested in adding an alternate position.

SABA would have one vote, with either member present having voting rights. If both are present, the original SABA representative would vote. At the meeting the following motion was made:

**THAT the Heritage Stratford Advisory Committee requests Council approve an alternate Stratford and Area Builders Association position on Heritage Stratford. This position would have voting rights should the other SABA representative not be present at the meeting. Carried.**

**Analysis:** The composition of Heritage Stratford would remain the same, however an alternate representative for SABA would be added.

**Financial Impact:** N/A

**Staff Recommendation:** **THAT the Heritage Stratford Advisory Committee Terms of Reference be amended to include an alternate Stratford and Area Builders Association Position.**



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Tatiana Dafoe, Acting Clerk



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Michael Humble, Director of Corporate Services



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Joan Thomson, Acting Chief Administrative Officer



## MANAGEMENT REPORT

**Date:** November 28, 2019  
**To:** Planning and Heritage Sub-committee  
**From:** Jeff Leunissen, Manager of Development Services  
**Report#:** PLA19-042  
**Attachments:** None

**Title:** Report recommending adoption of a new Comprehensive Zoning By-law and repealing the existing Zoning By-laws No. 201-2000 (Stratford), 30-1999 (Perth East) and 4-1999 (Perth South)

**Objective:** To adopt a new Comprehensive Zoning By-law for the City of Stratford that satisfies the requirements of the *Planning Act*, incorporates the policies of Comprehensive Official Plan Amendment No. 21, addresses emerging issues and trends, and includes the annexed lands.

To repeal the existing Comprehensive Zoning By-law No. 201-2000 and remove annexed lands from inherited Township of Perth East Zoning By-law No. 30-1999 and inherited Township of Perth South Zoning By-law No. 4-1999.

**Background:** Following the adoption of Official Plan Amendment No. 19, being the City's five year review of its Official Plan on December 14, 2014, the City retained MMM Group, a WSP Company, at a total price of \$79,690 (excluding HST), to undertake a comprehensive review of the City's Comprehensive Zoning By-law (February 9, 2015).

Council ultimately repealed Official Plan Amendment No. 19 and adopted Official Plan Amendment No. 21 (OPA No. 21). OPA No. 21 contains updated mapping from the Upper Thames River Conservation Authority, and Agricultural policies and lands annexed into the City of Stratford as of January 1, 2015.

On July 21, 2016, the Ministry of Municipal Affairs and Housing approved OPA No. 21 without any amendments. One site specific appeal to OPA No. 21 was received that was subject of a Local Planning Appeal Tribunal (LPAT) decision dated March 25, 2019. Official Plan Amendment No 21 is now in effect for all lands in the City of Stratford, with the exception of the lands annexed on January 1, 2019.



This comprehensive zoning review was undertaken in accordance with Section 26(9) of the *Planning Act* that states that “no later than three years after a revision under subsection (1) or (8) comes into effect, the Council of the municipality shall amend all zoning by-laws that are in effect in the municipality to ensure that they conform with the official plan.” The reason the *Planning Act* requires zoning by-laws to be amended following adoption of a comprehensive Official Plan amendment is because a zoning by-law is the principal tool relied upon to implement the policies of the official plan. Zoning by-laws control the use of land through regulations and restrictions on the placement of buildings and structures on a lot.

#### Public Consultation Process

In preparation of this By-law for adoption, staff and the City’s consultant conducted a comprehensive public consultation process that consisted of the following:

- October 21, 2015 – Public Information Centre (PIC) #1. Approximately 20 members of the public attended;
- November 2015, Discussion Paper released and posted on the shapingstratford website. The Discussion Paper contained a number of zoning issues that would be addressed through the review including the following:
  - Revisions to implement new policies in the Official Plan, including secondary suites, source water protection, bonusing and open space uses;
  - Bringing annexed lands into the City of Stratford zoning by-law;
  - New parking provisions including shared parking (complementary parking requirements for mixed use buildings), bicycle parking, and parking requirements for single detached dwellings;
  - Standardized holding provisions;
  - The need to review the Home Occupation provisions; and
  - Revisions to bed and breakfast establishment regulations.
- November 2016 - The initial draft of the new Comprehensive Zoning By-law was released on shapingstratford website;
- March 9, 2017 – PIC #2. 24 individuals signed in. Similar to PIC #1, most of the questions were focused on bed and breakfast establishments and a new use listed in the draft Comprehensive Zoning By-law - “short term rental accommodations”;
- May 15, 2017 – Public open house focused solely on bed and breakfast establishments and short term rental accommodations. 62 individuals signed in;
- June 2017 – Update report to Council;

- August 15, 2018 – Second draft of the Comprehensive Zoning By-law released on shapingstratford website;
- November 14, 2018 – PIC #3. Approximately 50 individuals attended (41 signed in);
- February 28, 2019 – Update and Directions Report submitted to Planning and Heritage Sub-committee;
- April 8, 2019 – Council resolution confirming directions set out in Update and Directions report;
- May 30, 2019 – Notice of Statutory Public Meeting advertised in Beacon Herald. The Notice was sent to required departments and agencies, and emailed to individuals on the City's mailing list; and
- June 19, 2019 – Statutory Public Meeting.

Notice of the PIC's and open house were advertised in the Beacon Herald and sent by email to individuals who have requested to be kept informed of the review. Currently, there are 170 individuals on the City's mailing list. Individuals were also emailed and notified when the draft by-law was posted on shapingstratford for review and comment. Staff recommend a Notice of Consideration be circulated to the individuals on the City's mailing list when this matter is scheduled to be heard by Planning and Heritage Committee.

In addition to consulting with individuals, staff met with stakeholder groups such as Heritage Stratford, Accessibility Advisory Committee (AAC), Stratford and Area Builders' Association (SABA) and the Town and Gown Committee on three occasions.

#### Public Feedback

In response to the May 30, 2019, Notice of Public Meeting, staff received 14 written responses, with one being signed by 14 individuals. Three individuals spoke at the statutory public meeting. The table below contains a summary of the oral and written comments received. Staff's response to those comments is in *italics*.

**Table 1**

<b>Section</b>	<b>Comment</b>
Section 16(3) (b) of the <i>Planning Act</i>	Provisions to permit use of residential unit in a building ancillary to a single detached, semi-detached or rowhouse containing a single residential unit. <i>Section 16(3)(a) of the Planning Act requires an Official Plan to contain policies allowing two residential units in a detached house, semi-detached house or townhouse if no building or structure ancillary to the dwelling contain a residential unit and (b) requires the Official Plan to contain policies allowing a residential unit in</i>

Section	Comment
	<i>building ancillary to a detached house, semi-detached house or a townhouse if that dwelling contain a single unit. These provisions have been incorporated into the updated Official Plan in Table 1, Land Uses Permitted In All Designations, and Section 4.24 of the Zoning By-law which allow second suites in a single detached, semi-detached or townhouse dwelling subject to certain criteria including being above the UTRCA Regulatory Limit, serviced by public water and sanitary sewers, and providing 1 additional parking space. No change.</i>
Table of Contents, Section 2, Section 4.14, Table 9.2	Replace "Marihuana" with "Cannabis" <i>To be consistent with federal and provincial legislation, "marihuana" should be deleted and replaced by "cannabis".</i>
Section 1.9 Measurements and Rounding Provisions	Clarification of the rounding provisions. <i>No change</i>
1.10 Transition Protocol	Should we require a complete building permit application or building permit issued? <i>Staff is concerned that if Section 1.10 was amended from building permit issued to building permit submitted, building permit applications may be submitted prior to adoption of the By-law to avoid the new regulations. The existing zoning by-law contains a similar provision requiring the building permit to be issued. No change.</i>
2.3.2 – Lots More Than One Zone	Is this just split zoning? Wording makes it seem like two lots. <i>Section 2.3.2, Lots with More Than One Zone, is a carry forward of Section 4.4.2, More Than One Zone, of the existing By-law. No change.</i>
2.3.3 a) Lots with Compounding Zone	a) not required <i>There are no subsects within Section 2.3.3. Delete "a)".</i>
3.0 Definition of Commercial Greenhouse	Would this include cannabis? <i>A commercial greenhouse would be permitted to grow cannabis as cannabis is a plant.</i>
3.0 Definition of Marihuana	Change to cannabis <i>Reference to the term "Marihuana" should be deleted from the by-law and replaced with the term "Cannabis", add definition of Cannabis contained in the Cannabis Control Act.</i>
3.0 Definition of Outdoor Amenity Space	What about an open air roof? <i>An open air roof falls within the definition of Landscaped Open Space as a "recreation area". No change.</i>
3.0 Definition of Parking Aisle	Depending on the design, could a parking aisle be driveway? It is difficult to distinguish between the two. <i>It can be difficult to distinguish between a parking aisle and a driveway. To assist in the interpretation, the By-law contains an</i>

Section	Comment
	<i>illustration of parking area and parking aisle. No change.</i>
3.0 Definition of Pet Care Establishment	<p>The term is confusing. Would it be better to call the use "pet grooming".</p> <p><i>The term "Pet Grooming Establishment" is used only once in the existing By-law. The term "Pet Care Establishment" was selected to match the naming convention of "Personal Care Establishment". While defined, the term Pet Care Establishment may lead one to believe a broader range of services are available than just washing and grooming. It may be confused with that for a veterinary clinic. Pet Care Establishment should be replaced with Pet Grooming Establishment.</i></p>
3.0 - Definition of Private Home Day Care	<p>Reference the Early Years and Child Care Act. It allows licensed home day care up to 6 children and unlicensed home day care up to 5 children.</p> <p><i>The existing definition of Private Home Day Care does not reflect recent amendment to the Child Care and Early Years Act. Licensed operators are permitted to care for 6 children and unlicensed operators are permitted to care for 5 children. The definition in the By-law should be revised to reflect provincial regulations.</i></p>
3.0 - Definition of Quadruplex Dwelling	<p>Would inclusion of a common vestibule not create an apartment building?</p> <p><i>The By-law defines an apartment building as a building containing 5 or more units. No change.</i></p>
4.1 2 Accessory Structure Location	<p>This section is confusing. Can it be simplified.</p> <p><i>Placing the regulations in a table form would make it less confusing to a reader and easier to understand.</i></p>
4.2.1 c) Lot Frontage Requirements	<p>Condominium common element roadway - also known as a private road. Is there a way to incorporate either terminology?</p> <p><i>Staff have no concerns allowing development as-of-right on lots tied to a condominium common element roadway because a mechanism is in place to maintain the road. Staff is concerned with allowing development as-of-right on other private streets as there may not be a mechanism for the long-term maintenance of the road. No change.</i></p>
4.3 Short Term Rental Accommodations	<p>Do not support current approach.</p> <p><i>A detailed review of the Short Term Rental Accommodations regulations can be found elsewhere in this report.</i></p>
4.3 Short Term Rental Accommodations	<p>Opposed to proposed Short Term Rental Accommodations provisions.</p> <p><i>A detailed review of the Short Term Rental Accommodations regulations can be found elsewhere in this report.</i></p>

Section	Comment
4.3 Short Term Rental Accommodations	<p>Supports no principal resident requirement for Short Term Rental Accommodations</p> <p><i>A detailed review of the Short Term Rental Accommodations regulations can be found elsewhere in this report.</i></p>
4.3.1 Short Term Rental Accommodations	<p>Are density provisions required to assist with noise/parking, perhaps 3 bedrooms maximum?</p> <p><i>Intensity of Short Term Rental Accommodations is proposed to be regulated through a combination of regulations including, minimum parking requirements, maximum tandem parking depth of two vehicles, restrictions on the location of parking areas and minimum outdoor amenity space and the prohibition of other uses (i.e. no home occupations or garden suites). Inclusion of an additional regulation to limit the number of bedrooms is not considered warranted at this time. No change.</i></p>
4.3.2 a) ii) Short Term Accommodations	<p>The parking rate seems insufficient. Should it be 1 space per bedroom? If it is too large, it can be rolled back later.</p> <p><i>The recommended rate of 0.66 spaces per bedroom would require the following number of parking spaces:</i></p> <p><i>1 bedroom – 1 parking space</i></p> <p><i>2 bedroom – 2 parking spaces</i></p> <p><i>3 bedroom – 2 parking spaces</i></p> <p><i>4 bedroom – 3 parking spaces</i></p> <p><i>5 bedroom – 4 –parking spaces</i></p> <p><i>In addition to the parking rate provision, the by-law permits tandem parking to a depth of 2 vehicles only.</i></p> <p><i>It is expected most Short Term Rental Accommodations will contain 2 or 3 bedrooms that would require 2 parking spaces regardless of whether the rate is 0.66 spaces per bedroom or 1 parking space per bedroom. Requiring Short Term Rental Accommodations to provide 1 parking space per bedroom would limit the number of properties that could accommodate the use and only those properties that could accommodate the use would have large driveway and parking areas that may be out of character for the area. The By-law requires single detached dwellings to provide 2 parking spaces. No change.</i></p>
4.3.4 c) Short Term Accommodations	<p>A 1.5 m high planting strip is too large for a corner lot.</p> <p><i>The by-law defines a planting strip as 1.5 m in height by 1.5 m in depth if a fence. Section 4.6, Daylight and Visibility Triangles contains provision to protect sightlines at intersections and where driveways access a street.</i></p> <p><i>Section 4.3.4 f) of the by-law states that "all other applicable City by-laws shall remain applicable to bed and breakfast establishments and short term rental accommodations." One of</i></p>

Section	Comment
	<p><i>these "other applicable by-laws" would be By-law No. 128-2003, the Fence and Hedge By-law. The Fence and Hedge By-law contains provisions to maintain a visibility along streets and at the edge of each driveway. To reinforce, visibility at intersections and driveways, it is recommended that the Fence and Hedge By-law be referenced in 4.3.4.f).</i></p>
4.4 Consents Subject to an Agreement	<p>This does not take into account parcels that do not abut each other. The wording is difficult.</p> <p><i>Conformity with the Zoning By-law is a requirement of site plan approval. After site plan approval is granted, it is not uncommon for a property owner to want to subdivide their property. Examples of where this may arise include property owner wanting to sell a separate building in a commercial development or apply for a plan of condominium. In such instances, lot and Unit boundaries may match a number of physical features including curbs, walkways, or buildings. Matching lot or Unit boundaries to such features can result in the lots and/or Units that do not comply with all the provisions of the zoning by-law. The purpose of this provision is to allow lots or Units to be created even if such lots or Units do not meet all the provisions of the By-law. To ensure the development functions properly, this provision will only apply where site plan agreement, plan of subdivision or plan of condominium is registered on title.</i></p> <p><i>This provision is expected to reduce the number of minor variance applications submitted to the Committee of Adjustment.</i></p> <p><i>The future parcels of land do not have to be contiguous for this provision to apply. The provision is wordy but it must include all instances where this provision may apply. No change</i></p>
4.6.3 c) Prohibition of Obstructions within Visibility Triangles	<p>How finished grade determined for the average owner</p> <p><i>Section 4.6.3 c), Prohibition of Obstructions within the Visibility Triangle, is a carry forward of Section 3.18.1 c) Sight Triangles of the existing by-law. Interpretation of average finished grade of the highest point of the adjacent street has not been an issue. No change.</i></p>
4.7 iii) – Drive Throughs, Stacking Lanes and Stacking Spaces	<p>10 stacking spaces seem excessive as we are trying to reduce the amount of asphalt.</p> <p><i>The current by-law requires 10 stacking spaces for all drive-through lanes. The proposed by-law varies the number of drive-through stacking spaces by use. Restaurant drive-throughs require 10 spaces, other uses such as financial institutions require only 4 stacking spaces. The City of London Zoning By-law requires 15 stacking spaces for restaurants and the City of Kitchener has proposed to require 13 stacking spaces for restaurants. No</i></p>

Section	Comment
	<i>change.</i>
4.9 – Garden Suites	Is a Garden Suite the same a coach house? <i>A Garden Suite is a small, independent building that may be used as a dwelling unit and may be in a coach house if it satisfies the other provisions of the by-law. No change.</i>
4.12 – Home Occupations	Concerns about impacts of Home Occupations – <i>Home Occupations can have impacts but so can Bed and Breakfast Establishments and Short Term Rental Accommodations. The regulations attempt to balance a reasonable use of a dwelling unit and impacts on surrounding properties. No change</i>
4.12 c) – Home Occupations	Including any signage? <i>The proposed by-law limits signs to what is permitted in the Sign By-law and the Sign By-law would only permit an 0.2m<sup>2</sup> sign that may include the name of the place, business, and person. No change</i>
4.12 e) – Home Occupations	Reword to “permit the retail sale of products produced on the premise or those products directly associated with the home occupation but ...”. <i>Home occupations are not required to include the retail sale of products. The revised wording is preferred.</i>
4.12 h) – Home Occupations	Does this include tandem parking <i>4.12.g) requires one parking space for a home occupation and it does allow it tandem. No change</i>
4.21 Planting Strips	Fence heights not listed. Will this review include looking at fence heights. <i>Section 4.21 does state the minimum height of a fence or wall shall be 1.5 m. It is not the intent of this review to alter existing City of Stratford Fence and Hedge By-law requirements.</i>
4.22 Public Uses - allowed in every zone	Table 1 of Official Plan indicates public uses are subject to a zoning by-law amendment where proposed in a residential area. <i>The Official Plan permits a broad range of public uses in all designations. It separates some public uses, such as water intake and filtration plants and sewage treatment plants, from other public uses because they may impact adjacent lands. Where new, separated public uses are located in a Residential designation, they are subject to a zoning by-law amendment.</i> <i>Section 4.22, Public Uses, of the By-law does not distinguish between parks and pumping stations, which have no negative impacts, from water intake and filtration plants and sewage treatment plants which may impact adjacent uses. Section 4.22 of the By-law should be revised to require a Zoning By-law Amendment prior to allowing a new public agency and public</i>

Section	Comment
	<i>utility uses which may have noise, odour, vibration and/or dust impacts in a Residential zone.</i>
5.1 Minimum Parking Requirements – Duplex Dwelling	Why does a duplex require 1.5 spaces per unit and a triplex requires 1 per unit. The current standard for a duplex dwelling is 1 per unit <i>Duplex dwellings are purpose designed 2 unit buildings. Requiring 1.5 spaces per duplex dwelling unit is in keeping with current parking demands. No change.</i>
5.1 Minimum Parking Requirements – Apartment Dwellings	Should the parking rate for apartment dwellings be 2.0 not 1.25? <i>Parking rates for apartment buildings have been reduced from the current requirement of 1.5 spaces per dwelling unit to 1.25 spaces per dwelling unit to encourage multi-unit form of intensification. At the same time, minimum visitor parking requirements have been added to the By-law to ensure residential developments do provide visitor parking. No change</i>
Section 5.2 – Parking Space Dimensions and Requirements	Reduce parking stall length to 5.5 m <i>The By-law requires a parking space to be 5.6 m. This is a reduction from the current requirement of 6.0 m. No further reduction is recommended given the mix of vehicles common to Stratford. No change.</i>
5.4.3 a) and b) – Barrier Free Parking Space Requirements (5 like responses have been received to this same regulation)	Type B accessible parking space should be 2.8 m wide not 2.4 m, <i>The By-law requires Type B accessible parking spaces to be a minimum of 2.4 m wide which satisfies Provincial requirements. No change</i>
Section 6 - R3 Zone	R3 Zones should permit semi-detached dwellings <i>This requested change has the potential to alter existing streetscapes. No change</i>
Section 15 - various special provisions	Regulations should be flexible to reflect all existing uses (and special regulations) over time <i>Site specific zones including permitted existing uses are reflected in Section 15 the proposed By-law. No change</i>
Map 1 203, 211, 233 Britannia St & 2 Churchill Cir ) Section 15.5	Change from R5(1) to R5(1) - 19 Special Provisions maximum density 100 uph, maximum height 15 m <i>These existing regulations have been incorporated into the final by-law.</i>
Map 2 - Countryside Subdivision	Proposed zoning should recognize current planning applications on the lands <i>The existing zoning is incorporated into the By-law. Applications in process cannot be included in the By-law in advance of a decision of Council.</i>



Section	Comment
Map 6 - 25 to 105 Oxford Street	R5(1)-18 should reflect minor variances <i>Incorporation of all minor variances would result in a cumbersome, lengthy By-law. Section 1.10.2 Minor Variances and Consent Applications recognizes and carries forward all minor variances issued since November 9, 2000. No change</i>
Schedule B	Existing width not listed in HCD. Design width says HCD. Should we change how this is displayed? <i>The purpose of including HCD in the table was to identify why no road widening is required. Including "Heritage Conservation District – HCD, no road widening required" would provide an explanation why no road widening is required on these streets.</i>
Schedule B	Some road segments are missing, Downie west side between Ontario and St Patrick's, Romeo St S between Ontario to Frederick and York St north side. <i>No change to Ontario Street and Romeo St. S. Replace 18 with HCD for York Street (North Side)</i>

At the Statutory Public Meeting on June 19, 2019, members of the public raised the following matters:

- Proposed regulations surrounding cement foundations and what constitutes as a sunroom;  
*The By-law contains a definition for Sunroom. A sunroom is treated similar to a porch. The By-law is silent on whether a sunroom requires a cement foundation or not but as it contains a roof, provisions in the Building Code would apply. Both sunrooms and porches are permitted to encroach into a front, exterior and rear yard. No change.*
- The lack of accessible parking and the size of the parking spots.  
*The By-law's provisions for accessible parking spaces are in compliance with the Accessibilities for Ontario with Disabilities Act.*  
  
*The size of a standard parking space has been reduced from the current requirement of 2.8m x 6m to 2.8m x 5.6m. This reduction in the size of a parking space is intended to match the trend to smaller, more fuel efficient vehicles. Most vehicles have dimensions less than the proposed minimum dimension of a parking space. It is recognized, some vehicles, particularly pickup trucks are longer than 5.6 m in length. No change.*
- A recommendation to use the Festival Theatre parking lot;  
*This comment appears to be regarding a specific development and not a proposed regulation in the By-law.*

- A suggestion to put parking on the west side of City Hall;  
*This comment appears to be regarding a specific development and not a proposed regulation in the By-law.*
- The by-law should restrict having a secondary suite and a Bed and Breakfast Establishments in the same building;  
*This concern is addressed in Section 4.3.4 d). No change.*
- The Grand Trunk site needs to have provision for real potential of the site. In addition, the development should be linked to allow for pedestrian traffic between buildings under cover.  
*On March 26, 2018 Council adopted the Grand Trunk Master Plan. The Master Plan will inform and guide future detailed design decisions for development and redevelopment of the site. A Key Direction in the Master Plan is to "promote safety and ease-of-movement within and from the site for buses, vehicles, bicycles and pedestrians". Another Key Direction is to "promote shared and phased parking solutions to address on-site needs and contribute to Downtown supply.*

*The By-law contains a site specific zone to facilitate the redevelopment of the Grand Trunk lands and this zone is designed to implement the recommendations and directions of the Master Plan. Pedestrian links between buildings and underground parking will be considered as part of any detailed development. It would be inappropriate to require such a provision through the comprehensive zoning by-law review. No change.*

- A recommendation to include additional affordable high-density housing and include underground parking.  
*The Grand Trunk Anchor District Zone, and the By-law in general, is enabling regarding with respect to affordable high density housing and underground parking. The proposed by-law permits such uses and also contains Bonusing Provisions that allow an increase in height and density if developments incorporate affordable and/or underground parking. No change.*
- The regulations for Short Term Rental Accommodations should not be restricted to having the owner on site.  
*The proposed By-law does not restrict Short Term Rental Accommodations to the principal resident. That provision was included in earlier drafts but has since been removed. No change.*
- Both a Bed and Breakfast Establishments and Short Term Rental Accommodations should be licensed. Licencing will allow the City to limit the number of Short Term Rental Accommodations in a certain area.  
*The proposed By-law requires both bed and breakfast establishments and short term rental accommodations be licensed. No change.*

- It is recommended the number of Short Term Rental Accommodations be limited in order to see how the new rules will work and then once the licencing program is firmly in place, open the program up to additional units. Licencing will allow the City to limit the number of STRA in a certain area.

*A detailed review of the Short Term Rental Accommodations regulations can be found elsewhere in this report.*

- Concerns were expressed with the proposed 28 consecutive day limit, as this will limit rental options during the theatre's off-season.

*A detailed review of the Short Term Rental Accommodations regulations can be found elsewhere in this report.*

### Proposed Changes From the Current Zoning By-law

The proposed By-law is a significant change from the current Comprehensive Zoning By-law No. 201-2000. The major changes listed below, will make it easier to use, implement the policies of the Updated Official Plan, and reflect new and emerging trends. The Updated Comprehensive Zoning By-law contains the following:

- New format
- New definitions
- Revisions to the Bed and Breakfast Establishment provisions
- New Short Term Rental Accommodations regulations
- Revised Home Occupations regulations
- Revised Non-Conforming Use regulations
- Revised Parking Regulations including – revisions to the minimum size of a parking space, revised barrier free parking requirements, new shared parking provisions, cash-in-lieu of parking and new bicycle parking requirements
- Revised Drive Through, Stacking Lanes and Stacking Space regulations
- New regulations allowing Second Suites
- New Source Protection regulations (Wellhead Protection Areas)
- New Overlay of Upper Thames River Conservation Authority Regulated Areas
- New Bonus Provisions
- New Holding Provisions
- New structure to allow for Temporary Zones
- New Theatre Zone
- New Grand Trunk Anchor District Zone
- New Open Space Zones
- Revisions to the Industrial Zone structure
- New Urban Reserve Zone
- New Agricultural Zone

In addition to the revisions noted above, the proposed Comprehensive Zoning By-law incorporates all the lands in the City limits. Upon the By-law coming into effect, Zoning By-laws from the Township of Perth East and Township of Perth South will no longer apply to the annexed lands.

### Pre-Zoning

As noted in previous reports to Council, the Comprehensive By-law does not contain significant pre-zoning underutilized lands for new or additional uses. Neither staff nor its consultants have the information necessary to undertake a detailed review of underutilized or underdeveloped lands to propose alternate zoning. The process to adopt the Comprehensive By-law did not allow the site specific community consultation necessary to pre-zone lands for a broader range of uses or different uses entirely. One exception to this approach is the recommended zoning for the Cooper Block. As part of the Grand Trunk District Master Plan, the City did conduct a detailed evaluation of the Cooper Block and undertook extensive public consultation. Based on the work conducted through the Master Plan process and the Council adopted Grand Trunk Community Hub Master Plan, staff are recommending site specific zoning provisions in conformity with the Grand Trunk Anchor District policies (Section 4.11) of the Official Plan.

**Analysis:** Section 26 of *The Planning Act* requires a municipality to amend its zoning by-law within three years of a new Official Plan or comprehensive Official Plan Amendment coming into effect to ensure it conforms to the Official Plan. The Ministry of Municipal Affairs approved Comprehensive Official Plan Amendment in July 2016 creating the City's new updated Official Plan. The existing comprehensive Zoning By-law was adopted in 2000, it does not contain provisions to permit secondary suites, contemporary definitions and parking rates, is not AODA compliant and was not created using current technology such as hyperlinks, GIS mapping and colour coding, it was decided a new By-law would be required.

### Bed and Breakfast Establishment and Short Term Rental Accommodation

Throughout the public consultation process, the issue of Short Term Rental Accommodations generated the most feedback. While comments ranged from "they are a commercial use and should be prohibited in residential areas" to "they should be allowed everywhere", the majority of respondents supported permitting these uses within the City limits. There was no support for maintaining the status quo, which from a zoning perspective is omitting Short Term Rental Accommodation regulations from the by-law entirely. In preparing regulations around Short Term Rental Accommodations, staff has considered the Guiding Principles in the Official Plan including Complete Communities, Economic Development and Public Participation. Staff believe the proposed regulations address the following: the needs of tourists, changes in the way people book accommodations, the needs of the local economy, the desire to promote stable residential neighbourhoods and the need to maintain a rental housing stock. Below are several dot matrix boards from a public open house dedicated to bed and breakfast establishments and short term rental accommodations).

Public Open House Board 2

Board 2

**GUIDING PRINCIPLE PRIORITIES**  
(IDENTIFY THE 4 BOXES MOST IMPORTANT TO YOU)

4 Blue Dots

NOISE	PARKING PROBLEMS (PARKING ON GRASS, ETC.)	GENERATE INCOME
SUPPLY LOCAL RESIDENTS WITH ACCOMMODATION	CONTRIBUTES TO CHARACTER OF AREA	INCREASED PROPERTY MAINTENANCE
SIGNAGE	TECHNOLOGICAL INNOVATION	DIVERSIFY ECONOMY
WASTE STORAGE AND DISPOSAL	INCREASE TAX BASE	COMMERCIAL VEHICLES
DESTABILIZE NEIGHBOURHOOD	CONTRIBUTE TO CITY'S POSITIVE REPUTATION	HOURS OF OPERATION
RECOMMEND STORAGE	UNKNOWN NEIGHBOURS	LOSS OF RENTAL HOUSING
ABSENTEE LANDLORDS	SHARING ECONOMY	PROMOTE CITY
INCREASE REVENUE TO C	LOSS OF ON-STREET PARKING	LOSS OF RENTAL ACCOMMODATION

*don't use blue dots as our*  
*measures*  
*me*

Public Open House Board 3

Board 3

**OPTIONS BEING CONSIDERED**  
(IDENTIFY THE OPTION YOU PREFER – 1 RED DOT)

<p><b>1</b></p> <p><b>STATUS QUO</b></p> <p>PERMIT ACCESSORY GUEST ROOMS &amp; BED AND BREAKFAST ESTABLISHMENT BUT NOT SHORT-TERM RENTAL ACCOMMODATIONS</p>	<p><b>2</b></p> <p><b>MINIMAL REGULATIONS</b></p> <p>PERMIT ACCESSORY GUEST ROOMS, BED AND BREAKFAST ESTABLISHMENTS &amp; SHORT-TERM RENTAL ACCOMMODATIONS SUBJECT TO HEALTH &amp; SAFETY MATTERS BEING ADDRESSED</p>
<p><b>3</b></p> <p><b>COMPREHENSIVE REGULATIONS</b></p> <p>PERMIT ACCESSORY GUEST ROOMS, BED AND BREAKFAST ESTABLISHMENTS &amp; SHORT-TERM RENTAL ACCOMMODATIONS SUBJECT TO HEALTH, SAFETY &amp; COMMUNITY COMPATIBILITY MATTERS BEING ADDRESSED</p>	<p><b>4</b></p> <p><b>NO REGULATIONS</b></p> <p>PERMIT ACCESSORY GUEST ROOMS, BED AND BREAKFAST ESTABLISHMENTS &amp; SHORT-TERM RENTAL ACCOMMODATIONS WITH NO REGULATIONS</p>

Public Open House Board 4

Board 4

**REFINEMENT OF OPTION 2**  
**MINIMAL REGULATIONS**  
FOR ACCESSORY GUEST ROOMS, B&B'S  
& SHORT-TERM RENTAL ACCOMMODATIONS  
(ASSUME LICENSING) (IDENTIFY THE 2 BOXES MOST  
IMPORTANT TO YOU – 2 RED DOTS)

GUEST REGISTER	INSURANCE
INSPECTION BY BUILDING, FIRE & HEALTH UNIT	EMERGENCY ESCAPE PLAN POSTED, EMERGENCY EXIT LIGHTING INSTALLED INTERCONNECTED SMOKE ALARMS
ALL OF THE ABOVE	OTHER HEALTH AND SAFETY MATTERS

Public Open House Board 5

Board 5

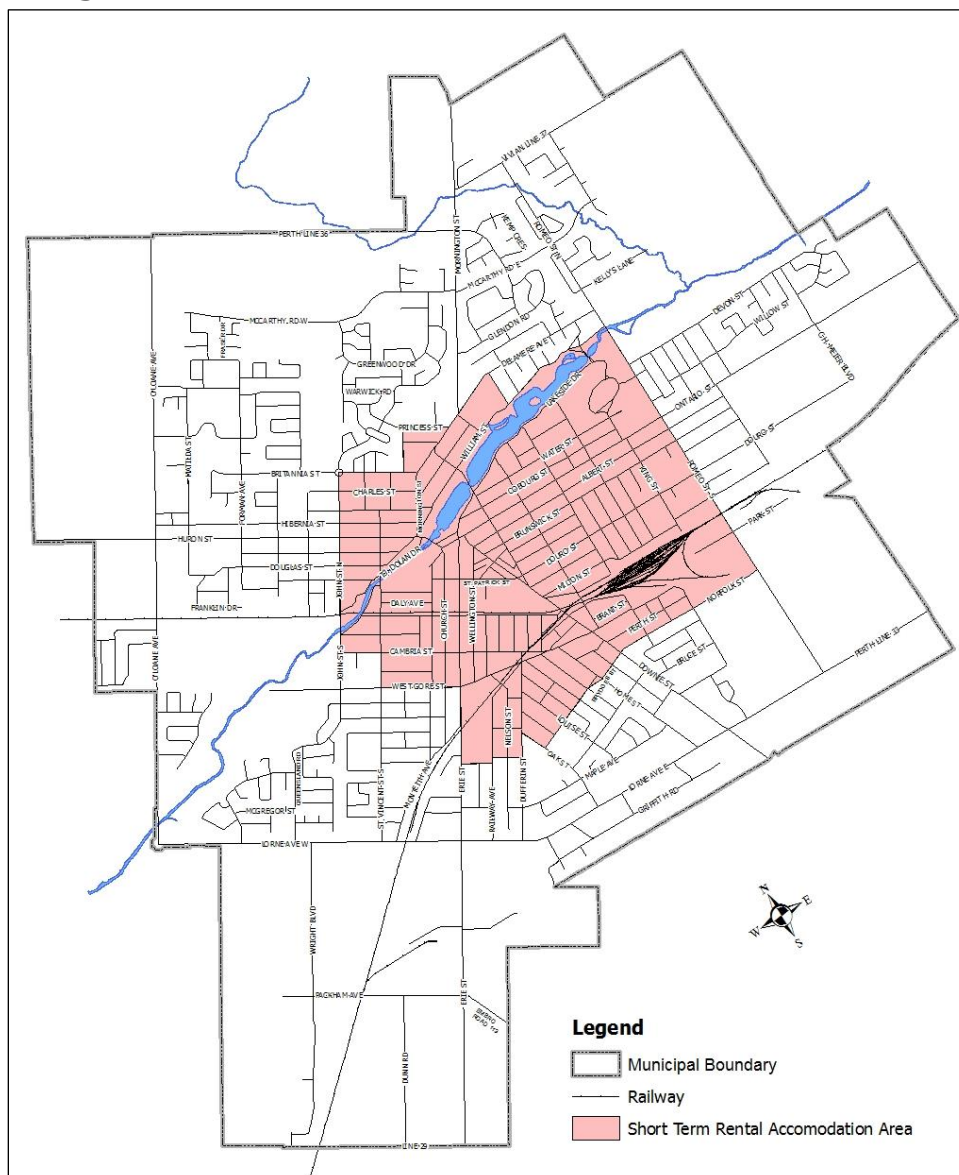
**REFINEMENT OF OPTION 3**  
**COMPREHENSIVE REGULATIONS**  
FOR ACCESSORY GUEST ROOMS, B&B'S & SHORT-  
TERM RENTAL ACCOMMODATIONS TO ADDRESS  
COMMUNITY ISSUES (ASSUME LICENSING)  
(IDENTIFY THE THREE BOXES MOST IMPORTANT TO YOU – 3 YELLOW DOTS)

LOCATIONAL CRITERIA: PROXIMITY TO FESTIVAL FACILITIES & DOWNTOWN	SITE CRITERIA: PARKING
LOCATIONAL CRITERIA: RESTRICTED TO ARTERIAL ROADS	SITE CRITERIA: ALLOWED IN SINGLE DETACHED DWELLING ONLY
LOCATIONAL CRITERIA: RESTRICTED TO ARTERIAL AND COLLECTOR ROADS	SITE CRITERIA: ALLOWED IN MULTI-UNIT BUILDINGS
LOCATIONAL CRITERIA: ONLY ALLOWED IN CERTAIN ZONES	LIMIT ON THE NUMBER OF LICENCES ISSUED
LOCATIONAL CRITERIA ONLY	ALLOWED PROVIDED THEY DO NOT IMPACT HOUSING MARKET
LOCATIONAL CRITERIA: SEPARATION DISTANCE	ALL OF THE ABOVE
ALLOWED WITH REGULATIONS TIED TO OWNERSHIP	

In preparation of the revised regulations (set out below), staff has considered not only public and stakeholder input and sound planning principles, but also input from the City solicitor as some proposed regulations are not available to a municipality. For example, the City is not able to restrict licenses to only individuals who live in, or near, Stratford.

The By-law recommended for adoption does not require Bed and Breakfast Establishments and Short Term Rental Accommodations to be operated by the principle resident. It does limit Short Term Rental Accommodations to a defined geographic area only (See Figure 4.3.1 below). The Comprehensive Zoning By-law allows Short Term Rental Accommodation in a dwelling unit beyond 30 days and limits the number of Short Term Rental Accommodations in a converted dwelling to one (1). The recommended By-law would not permit Short Term Rental Accommodations in apartment dwellings.

**Figure 4.3.1 Short Term Rental Accommodation Area**





Bed and Breakfast Establishments were originally allowed to provide an accommodation option for tourists. While the type of accommodation has expanded since Bed and Breakfast Establishments were originally allowed to now include Short Term Rental Accommodations, the reasons most tourists are coming to Stratford has not. Most tourists using Bed and Breakfast Establishments and Short Term Rental Accommodations are in the City to visit the downtown core and attend the Festival. In order to meet the needs of tourists while maintaining rental housing stock, staff believes it is necessary to restrict Short Term Rental Accommodations to a specified geographic area. The Heritage Area, Schedule "E" of the Official Plan was selected as the area where Short Term Rental Accommodations should be permitted for the following reasons:

- It is a geographic area already delineated in a City document;
- It includes all the major tourist attractions such as the downtown core and the Festival theatres;
- It contains a mix of dwelling types and lot sizes;
- Restricting Short Term Rental Accommodations to a geographic area allows the City to monitor their use, their impact on surrounding properties and the rental housing market to determine if changes are required; and
- Allows an area that can be licensed through the City.

To see all the changes to Section 4.3 Bed and Breakfast Establishments and Short Term Rental Accommodations see Table 2 below.

In addition to new zoning regulations, staff is recommending a revision to the existing Bed and Breakfast Establishment Licensing By-law and adoption of new Short Term Rental Accommodation and Inn Licensing By-laws. Those by-laws are attached.

#### Non-Conforming Uses

Staff indicated in the Update and Directions Report earlier this year, that it would review the Non-Conforming Uses provisions of section 4.17 with the intention of "resetting the clock" to a date other than when the first comprehensive zoning by-law was adopted (October 15, 1951). While the recommended revisions in Table 2 do include some minor changes to section 4.17, it does not contain provisions "resetting the clock". Staff has researched this matter further and has received advice from the City's solicitor. While such a provision may address difficulties obtaining information about long-standing uses, it may inhibit the City's ability to prosecute where deemed appropriate and may expose the City to liability should an "illegal" use be deemed legal by the by-law and an actionable claim arise. For these reasons, no provision to "reset the clock" is recommended.

#### Proposed Changes to Final Draft By-law (dated May 29, 2019)

Comments received in advance of, at, and following the Statutory Public Meeting have resulted in revisions to the May 29, 2019 Final Draft By-law. During this period staff has continued to review and refine the May 29 version of the By-law. A complete list of the revisions to the May 29, 2019 Final Draft Comprehensive By-law are listed below:

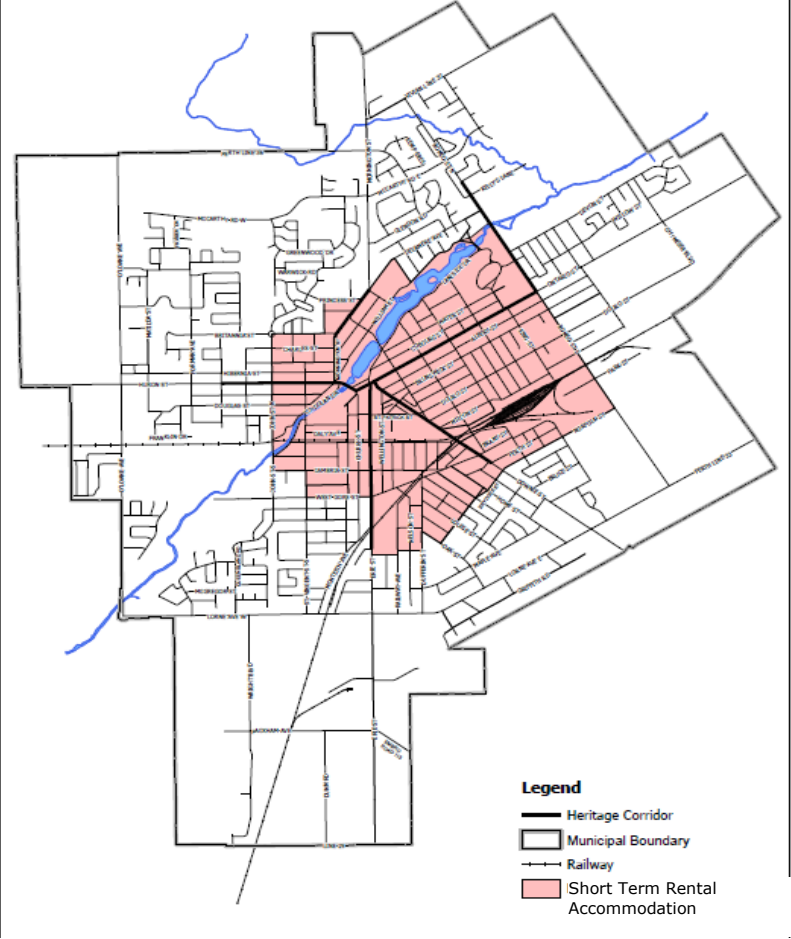
**Table 2**

<b>SECTION or MAP</b>	<b>CHANGE</b>
1.8 Clarification and Convenience	<p>Add the following:</p> <p>"1.8.h) Revisions may be made to this by-law without the need for a zoning by-law amendment in the following cases:</p> <p>i) correction of numbering, cross-referencing, grammar, punctuation or typographical errors or revisions to format in a manner that does not</p> <p>ii) adding or revising technical information on maps or schedules that does not affect the zoning of lands including, but not limited to, matters such as updating and correcting infrastructure information, keys, legends or title blocks; and</p> <p>iii) changes to appendices, footnotes, headings, indices, marginal notes, tables of contents, illustrations, historical or reference information, page numbering, footers and headers, which do not form a part of this by-law and are editorially inserted for convenience of reference only."</p>
2.3.3. a) Lots with Compounding Zoning	Delete "a)", and reformat.
Table 2.5.2 Holding Provisions, H15	Delete "asthe" in the first line and replace it with "as the".
Table 2.5.3 Bonus Provisions	In two locations, correct spelling of Heritage
3.0 – Definitions Agriculture use	Add "and may include a farm dwelling" after "structures".
3.0 – Definitions - Pet Care Establishment; Tables, 5.1, 6.2 and 7.2; Sections 6.3.6.1 and 15.2.28.1	Delete "Care" in "Pet Care Establishment" and replace it with "Grooming".



SECTION or MAP	CHANGE																				
3.0 – Definitions - Private Home Day Care	Delete existing definition and replace with the following "PRIVATE HOME DAY CARE" means the temporary care and custody for reward or compensation of not more than six persons in a provincially licensed home day care, or not more than five persons in an unlicensed home day care in a private residence other than the home of a parent or guardian of any such person for a continuous period not exceeding 24 hours. Care may be provided for children, seniors and/or persons with disabilities.																				
3.0 – Definitions Religious Institution	Delete "Religious Institution" and replace with "Place of Worship", definition will have to be relocated.																				
3.0 – Definitions Short Term Rental Accommodation	Delete ““for a period of up to 28 consecutive days” and add the end. “When occupied continuously as a principal residence, a “Short Term Rental Accommodation” can be used as a “dwelling unit”.”																				
4.1.2 Accessory Buildings – Location	Add “yard other than” after “any” in the first line.																				
4.1.2 a) Accessory Building – Location	<div>Delete “a)” in its entirety and replace it with the following: “an accessory building or structure in accordance with Table 4.1.2.</div> <table><tr><th colspan="5">Table 4.1.2 Accessory Building or Structure Locations</th></tr><tr><th></th><th>Interior Lot Zoned C1 or Residential R</th><th>Corner lot Zoned C1 or Residential R</th><th>Interior Lot not zoned C1 or Residential R</th><th>Corner Lot not zoned C1 or Residential R</th></tr><tr><th>Distance from a Front lot line</th><td>6.0 m or existing building setback whichever is the greater</td><td>6.0 m or existing building setback whichever is the greater</td><td>Setback as set out in the zone</td><td>Setback as set out in the zone</td></tr><tr><th>Distance from an</th><td>N/A</td><td>6 m or existing</td><td>Setback as set out in</td><td>Setback as set out in</td></tr></table>	Table 4.1.2 Accessory Building or Structure Locations						Interior Lot Zoned C1 or Residential R	Corner lot Zoned C1 or Residential R	Interior Lot not zoned C1 or Residential R	Corner Lot not zoned C1 or Residential R	Distance from a Front lot line	6.0 m or existing building setback whichever is the greater	6.0 m or existing building setback whichever is the greater	Setback as set out in the zone	Setback as set out in the zone	Distance from an	N/A	6 m or existing	Setback as set out in	Setback as set out in
Table 4.1.2 Accessory Building or Structure Locations																					
	Interior Lot Zoned C1 or Residential R	Corner lot Zoned C1 or Residential R	Interior Lot not zoned C1 or Residential R	Corner Lot not zoned C1 or Residential R																	
Distance from a Front lot line	6.0 m or existing building setback whichever is the greater	6.0 m or existing building setback whichever is the greater	Setback as set out in the zone	Setback as set out in the zone																	
Distance from an	N/A	6 m or existing	Setback as set out in	Setback as set out in																	

SECTION or MAP	CHANGE					
	exterior lot line		building setback whichever is the greater	the zone	the zone	
	Distance from an interior lot line	1.0 m	1.0 m where a 1.5 m continuous unobstructed path is provided, otherwise 1.5 m	Setback as set out in the zone	Setback as set out in the zone	
	Distance from a rear lot line	1.0 m	1.0 m where a 1.5 m continuous unobstructed path is provided, otherwise 1.5 m	Setback as set out in the zone	Setback as set out in the zone	
4.3. Bed and Breakfast Establishments and Short Term Rental Accommodation	Delete 4.3 in its entirety and replace with the following: "No person shall use a building or operate a <i>bed and breakfast establishment</i> or <i>short term rental accommodation</i> unless they hold a valid license issued by The Corporation of the City of Stratford in accordance with all of the applicable provisions of this by-law and the provisions set out in this section 4.3. Where there is a conflict between the general provisions and this section 4.3, the specific provisions relating to <i>bed and breakfast establishment</i> and <i>short term rental accommodation</i> shall apply."					
4.3.1 Bed and Breakfast Establishments and Short Term Rental Accommodation	Add the following as 4.3.1: "4.3.1 Bed and Breakfast Establishment The regulations below applicable to bed and breakfast establishments apply within the Residential R1, R2, R3, R4, and R5 Zones, the Mixed Use Residential MUR Zone, the Commercial C1, C2, and C3 Zones, the Urban Reserve UR Zone and the Agricultural A Zone."					

SECTION or MAP	CHANGE
<p>4.3.2 Bed and Breakfast Establishments and Short Term Rental Accommodation</p>	<p>Add the following as 4.3.2: "4.3.2 Short Term Rental Accommodation Area</p> <p>The regulations below applicable to short term rental accommodations apply within the Residential R1, R2, R3, R4, and R5 Zones, the Mixed Use Residential MUR Zone, the Commercial C1, C2, and C3 Zones, and the Urban Reserve UR Zone within the area identified in Figure 4.3.2 <i>Short Term Rental Accommodation Area</i>. <i>The Short Term Rental Accommodation Area matches the Heritage Area as shown on Schedule "E" of the City of Stratford Official Plan.</i></p> <p><b>Figure 4.3.2 Short Term Rental Accommodation Area</b></p> 

SECTION or MAP	CHANGE																																																												
Table 4.3.1 Bed and Breakfast Establishments and Short Term Rental Accommodation	<p>Delete Table 4.3.1 and replace it with the following:</p> <p><b>4.3.3 Permitted Dwelling Types, Permitted Zones, Maximum Number of Bedrooms, and Licensing</b></p> <table><tr><th colspan="6">Table 4.3.3: Bed and Breakfast Establishments and Short Term Rental Accommodation Requirements</th></tr><tr><th></th><th></th><th colspan="4">Type of Dwelling</th></tr><tr><th></th><th></th><th>Single Detached Dwelling</th><th>Semi-Detached Dwelling (each unit)</th><th>Converted Dwelling</th><th>Street Townhouse Dwelling (each unit)</th></tr><tr><td>Permitted Dwelling Type</td><td>bed and breakfast establishment</td><td>Permitted</td><td>Permitted</td><td>Permitted</td><td>Permitted</td></tr><tr><td></td><td>short term rental accommodation</td><td>Permitted</td><td>Permitted</td><td>Permitted</td><td>Permitted</td></tr><tr><td>Permitted Zones</td><td>bed and breakfast establishment</td><td colspan="4">R1, R2, R3, R4, R5, MUR, C1, C2, C3, UR, and A Zones</td></tr><tr><td></td><td>short term rental accommodation</td><td colspan="4">R1, R2, R3, R4, R5, MUR, C1, C2, C3 and UR Zones within Short Term Rental Accommodation Area on Figure 4.3.2</td></tr><tr><td>Maximum Number by Type of Dwelling</td><td>bed and breakfast establishment</td><td>1</td><td>1</td><td>1</td><td>1</td></tr><tr><td></td><td>short term rental accommodation</td><td>1</td><td>1</td><td>1</td><td>1</td></tr><tr><td>Maximum Number of Bedrooms</td><td>bed and breakfast establishment</td><td colspan="4">R1 Zone (Local Street): 2 bedrooms R1 Zone (Collector or Arterial Street): 4 bedrooms R1 Zone (Erie Street, Huron Street or Ontario Street): no maximum  R2 and R3 Zones (Local, Collector or Arterial Street): 4 bedrooms R2 and R3 Zones (Erie Street, Huron Street or Ontario Street): no maximum  R4 and R5 Zones: 2 bedrooms  MUR, C2, and C3 Zones: no maximum  UR Zone: 4 bedrooms. No expansion to an existing dwelling shall be permitted to accommodate a Bed and Breakfast Establishment</td></tr></table>	Table 4.3.3: Bed and Breakfast Establishments and Short Term Rental Accommodation Requirements								Type of Dwelling						Single Detached Dwelling	Semi-Detached Dwelling (each unit)	Converted Dwelling	Street Townhouse Dwelling (each unit)	Permitted Dwelling Type	bed and breakfast establishment	Permitted	Permitted	Permitted	Permitted		short term rental accommodation	Permitted	Permitted	Permitted	Permitted	Permitted Zones	bed and breakfast establishment	R1, R2, R3, R4, R5, MUR, C1, C2, C3, UR, and A Zones					short term rental accommodation	R1, R2, R3, R4, R5, MUR, C1, C2, C3 and UR Zones within Short Term Rental Accommodation Area on Figure 4.3.2				Maximum Number by Type of Dwelling	bed and breakfast establishment	1	1	1	1		short term rental accommodation	1	1	1	1	Maximum Number of Bedrooms	bed and breakfast establishment	R1 Zone (Local Street): 2 bedrooms R1 Zone (Collector or Arterial Street): 4 bedrooms R1 Zone (Erie Street, Huron Street or Ontario Street): no maximum  R2 and R3 Zones (Local, Collector or Arterial Street): 4 bedrooms R2 and R3 Zones (Erie Street, Huron Street or Ontario Street): no maximum  R4 and R5 Zones: 2 bedrooms  MUR, C2, and C3 Zones: no maximum  UR Zone: 4 bedrooms. No expansion to an existing dwelling shall be permitted to accommodate a Bed and Breakfast Establishment			
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SECTION or MAP	CHANGE					
			in an UR Zone. A Zone: 4 bedrooms			
		short term rental accommodation	Not Applicable			
	Business License	bed and breakfast establishment	Required	Required	Required	Required
		short term rental accommodation	Required	Required	Required	Required
4.3.2 b) Bed and Breakfast Establishments and Short Term Rental Accommodation – Parking Requirements	Add the following between “vehicles” and “.” “provided such parking does not in any way block, obstruct or otherwise hinder the sidewalk.”					
4.3.2 c) Bed and Breakfast Establishments and Short Term Rental Accommodation – Parking Requirements	Delete “, and provided all other requirements herein are satisfied” and replace it with “in accordance with the provisions of this zoning by-law”					
4.3.2 f) Bed and Breakfast Establishments and Short Term Rental Accommodation – Parking Requirements	Delete “be complied with” and replace it with “apply to bed and breakfast establishments and short term rental accommodations.”					
4.3.3 Bed and Breakfast Establishments and Short Term Rental Accommodation –Private Streets	Delete “which has” and replace it with “having a” and delete “4.3.5” and replace it with “4.3.7.”					

<b>SECTION or MAP</b>	<b>CHANGE</b>
4.3.4 a) Bed and Breakfast Establishments and Short Term Rental Accommodation – Other Requirements	Delete 4.3.4 a) in its entirety and renumber b) to f)
4.3.4 d) Bed and Breakfast Establishments and Short Term Rental Accommodation – Other Requirements	Delete "A" and replace it with "When a dwelling unit is used as a" and delete "shall comprise the sole use of the lot, and"
4.3.4 e) Bed and Breakfast Establishments and Short Term Rental Accommodation – Other Requirements	Delete the word "appropriately"
4.3.4 f) Bed and Breakfast Establishments and Short Term Rental Accommodation – Other Requirements	Delete "The" and replace it with "All City by-laws including but not limit to the", add "Fence and Hedge By-law," after "Noise By-law", delete "any municipal", and delete "and all other applicable City by-laws shall remain applicable to" and replace it with "apply to". .
4.3.2, 4.3.3, 4.3.4, 4.3.5, 4.3.6	Renumber to 4.3.4. 4.3.5, 4.3.6, 4.3.7 and 4.3.8
4.4 Consents Subject to An Agreement	delete "Subdivision Agreement" and "or any one of them"
Table of Contents 4.14, 3.0 Definition,	Delete "Marihuana" and replace with it "Cannabis", add the following definition of cannabis, "CANNABIS has the same meaning as in subsection 2(1) of the Cannabis Act (Canada), as may be amended

<b>SECTION or MAP</b>	<b>CHANGE</b>
4.14	and or replaced from time to time."
4.12 e) Home Occupations	Delete "include" in the first line and replace it with "permit" Delete "are permitted" in the second line
4.17.1 – Non-Conformity - Continuation	Delete "November 9, 2000" and replace it with "the day of the passing of this By-law".
4.17.4 – Legally Existing Lots	Delete "least" in the last sentence and replace it with "most".
4.18 b) – Outdoor Swimming Pools and Hot Tubs	add ", heaters" after pumps in the first line
4.22 Public Uses	add the following: "c) Notwithstanding a) and b) above, new public agency and public utility uses which have noise, odour, vibration and/or dust impacts are shall require a Zoning By-law Amendment to be permitted in a Residential Zone.
4.26.4 Established Building Line in Residential and MUR Zones	Delete in its entirety and replace with the following: "In any residential or mixed use residential zone where the lot has a frontage of not more than 20m, the required front yard depth may be reduced: a) where a vacant interior lot abuts lots on which dwellings have setbacks from the front lot line or exterior side lot line of a lesser depth than that required by this by-law, the minimum setback from the front lot line for any dwelling to be erected on the said vacant interior lot is equal to the average of the setbacks from the front lot line of the dwellings on the abutting lots but shall not be greater than the minimum front yard setback required for the zone; b) where a vacant interior lot abuts a lot on which a dwelling has a setback from the front lot line or exterior side lot line of a lesser depth than that required by this by-law and also abuts a vacant lot, the minimum setback from the front lot line for any dwelling to be erected on the vacant interior lot is equal to the average of the setback from the front lot line of the adjacent dwelling and the required setback of the adjacent vacant lot but shall not be greater than the minimum front yard setback required for the zone; c) where a vacant corner lot abuts a lot on which a dwelling has

<b>SECTION or MAP</b>	<b>CHANGE</b>
	<p>setbacks from the front lot line of a lesser depth than that required by this by-law, the minimum setback from the front lot line for any dwelling to be erected on the corner lot is equal to the setback from the front lot line of the dwelling on the abutting lot;</p> <p>Provided it does not conflict with Section 4.6.(Daylight Triangles and Visibility Triangles) of this By-law.</p>
Table 7.2 – Permitted Uses in Commercial Zones	add "Commercial School" as a permitted use in the C3 Zone
Table 7.2 – Permitted Uses in Commercial Zones	Add "Private School" as a permitted use in the C3 Zone
Table 7.4 – Regulations in the Commercial Zones	<p>Add "and Exterior side" after "Front" to the row "Minimum Front Yard Setback" and the Row "Maximum Front Yard Setback".</p> <p>Delete "side" and replace it with "rear" in the rows under "Rear Yard Depth".</p>
8.3.2 - Parking Rates and 8.3.3. - Shared Parking	Delete "Director, Transportation Services" and replace it with "Director of Infrastructure and Development Services".
Table 9.2 – Permitted Uses In Industrial Zones	add "Service Trade" as a permitted use in the I2 Zone
Table 11.2 Theatre District	Delete " ① " after " <i>Business and / or Professional Office</i> "
11.3 Special Use Regulations	Add "11.3.1 Theatre District Zone" in front of "Business and/or professional office"
13.3. – Agricultural Special Use Regulations	Add "13.3.1.3. In an Agricultural Zone, a dwelling unit shall not be established except on a lot with an area of 15 ha or larger and in accordance with the Minimum Separation Distance I Formulae (MDSI).
15.1.5 – R1 Zone Exception	210 Water Street R1(3)-5 to add clinic as a permitted use
15.1.22 e) – R1 Zone Exception	Delete "4.3.2 b)" and replace it with "4.3.2 d)".



<b>SECTION or MAP</b>	<b>CHANGE</b>
15.1.29 – R1 Zone Exception	Delete 15.1.29 in its entirety
15.1.33 – R1(2)-33 Zone	Delete “Kelly`s” and replace it with Kelly’s”.
15.1.34 – R1(2)-34 Zone	Delete “Kelly`s” and replace it with Kelly’s”.
15.1.35 & 15.1.34 – R1 Zone Exception	Delete “15.1.35” and add “The portion of the lot that abuts the private right-of-way (Kelly’s Lane) is deemed to be the front lot line” to 15.1.34 c).
15.1.42 – R1 Zone Exception	Add the following: “15.1.42 a) <u>Defined Area</u> (northeast corner of Mornington Street and Perth Line 36) R1(4)-42 and R1(4)- 42 H12 b) Minimum Rear Yard Depth: 6.0m c) Minimum Lot Frontage (Corner Lot): 12.6 m d) Minimum Lot Area (Corner Lot) 415 m <sup>2</sup> e) Minimum Interior Side Yard: 1.2 m f) Minimum Landscaped Open Space: 35% g) Minimum Lot Coverage: 45% h) General Use Regulation: If the exterior side yard is less than 4.5 m, no driveway shall be permitted along the exterior lot line or off the exterior lot line”
15.2.1 b) – R2 Zone Exception	Delete “home occupation” as a permitted use
15.2.4 b) – R2 Zone Exception	R2(1)-4 - to add “clinic” as a permitted use
15.2.5 c) – R2 Zone Exception	Delete “Section 9.2” and replace it “R5(3) of Table 6.4.5”
15.2.38 c) – R2 Zone Exception	Delete “Section 9.2” and replace it with “R5(3) of Table 6.4.5”
15.2.40 a) – R2 Zone Exception	Delete “R2(1)-40” and replace it with “R2(2)-40”
15.2.42 – R2 Zone Exception	add “15.2.42 a) defined area northeast corner of West Gore and Dufferin Street (Pt Lot 30 C Plan 93- By-law 74-2019) R2(2)-42 as shown on Schedule "A" Map 8"- b) permitted uses: Parking Area for lands known municipally as 45 Cambrian Street c) Minimum setback to a parking area or parking aisle – West Gore Street 2.7 m.
15.4.12 – R4 Zone Exception	Delete “seniors’ apartment dwelling” from “b) Permitted uses”
15.4.13 – R4 Zone Exception	Delete “seniors’ apartment dwelling” from “b) Permitted uses”

SECTION or MAP	CHANGE
15.4.18 – R4 Zone Exception	<p>Add the following:</p> <p>"15.4.18 a) <u>Defined Area</u> 355 Douro Street (south side of Douro Street between High Street and Romeo Street South R4(2)-18</p> <p>b) Permitted Uses:</p> <ul style="list-style-type: none"> <li>• Back to back townhouse dwellings</li> <li>• Townhouse dwellings</li> </ul> <p>c) Front Lot Line Douro Street</p> <p>d) Required parking spaces to be allowed in tandem and count toward the minimum required parking for each individual townhouse dwelling</p> <p>e) Maximum density 40uph</p> <p>f) Minimum common element landscaped open space 1225m<sup>2</sup></p> <p>g) Minimum setback - Douro Street 6.0m</p> <p>h) Minimum interior side yard width 6.0 m</p> <p>i) Minimum rear yard depth 7.5 m</p> <p>j) Minimum setback from a patio door to a patio door 12.0 m</p> <p>k) Minimum setback from a patio door to a side wall 6.0m</p> <p>l) Minimum setback from an end unit wall to end unit wall 2.5m</p> <p>m) Maximum building height 10.5m</p> <p>n) Minimum Front Yard Depth: 4.5 m</p> <p>o) General Use Regulation: Any attached or detached garage shall not exceed sixty (60) percent the width of the elevation facing the front lot line or an exterior side lot line, where the garage is oriented to said lot line of a dwelling erected on the lot (measured from inside face of outside wall to inside face of outside wall."</p>
15.4.19 – R4 Zone Exception	<p>Add the following:</p> <p>"15.4.19 a) <u>Defined Area</u> 355 Douro Street (south side of Douro Street between High Street and Romeo Street South R4(2)-1</p> <p>b) Permitted uses and regulations</p> <ul style="list-style-type: none"> <li>• All uses and regulations as described in the R4(2)-21 Zone</li> </ul> <p>c) Maximum building height 13m"</p>
15.4.20 – R4 Zone Exception	<p>Add the following:</p> <p>"15.4.20 a) <u>Defined Area</u> 355 Douro Street (south side of Douro Street between High Street and Romeo Street South R4(2)-20</p> <p>b) Permitted uses and regulations</p> <ul style="list-style-type: none"> <li>• All uses and regulations as described in the R4(2)-21 Zone</li> </ul> <p>c) Minimum setback</p> <ul style="list-style-type: none"> <li>- High Street 6.0m</li> <li>- King Street 6.0m</li> </ul> <p>d) Minimum interior side yard width 2.3 m"</p>

<b>SECTION or MAP</b>	<b>CHANGE</b>
15.4.21 – R4 Zone Exception	Add the following: "15.4.21 a) <u>Defined Area</u> 355 Douro Street (south side of Douro Street between High Street and Romeo Street South R4(2)-21 b) Permitted uses and regulations • All uses and regulations as described in the R4(2)-21 Zone c) Minimum setback - High Street 4.5m"
15.4.22 – R4 Zone Exception	Add the following: "15.4.19 a) <u>Defined Area</u> (northeast corner of Mornington Street and Perth Line 36) R4(2)-22 b) Permitted Use: Street townhouse dwellings c) Minimum Front Yard Depth: 4.5 m d) General Use Regulation: Any attached or detached garage shall not exceed sixty (60) per cent the width of the elevation facing the front lot line or an exterior side lot line, where the garage is oriented to said lot line of a dwelling erected on the lot (measured from inside face of outside wall to inside face of outside wall.)"
15.5.15 – R5 Zone Exception	Delete "(4117 Perth Line 36 Con 2 Pt Lot 4 Pt Lot 3 – By-law 64-2015)" and replace it with "125 Orr Street" and add the following: "15.5.15 a) <u>Defined Area</u> 125 Orr Street) R5(1)-15" and c) Maximum Height: 15 m
15.5.17 – R5 Zone Exception	Delete "swelling" in g) and replace it with "dwelling".
15.5.18 – R5 Exception Zone	Delete "1.5" following "Planting Strip" and replace it with "7.5".
Section 15.5.19 – R5 Zone Exception	Add "15.5.29 a) <u>Defined Area</u> : 379 Romeo Street North R5(1) – 19 b) Permitted Uses: shared living residence, townhouse dwelling, all uses permitted in the R5 Zone 5) Definition: • shared living residence means a building containing dwelling units or rooms used for the accommodation for people as their residence, and includes the living accommodations of the operator of the establishment and which contains a common dining area for the residents thereof, any may contain a common lounge, recreation room and other amenities. d) Minimum Rear Yard Setback: 7.5 m e) Minimum Density: 30 units per hectare f) Maximum Density: townhouse dwellings: 40 units per hectare, all other permitted uses: 60 units per hectare g) Density Equivalence: shared living residence: where dwelling units are not proposed, 2 beds shall equal 1 dwelling unit, retirement

<b>SECTION or MAP</b>	<b>CHANGE</b>
	<p>home/ lodge and nursing home: 3 beds shall equal 1 dwelling unit</p> <p>h) Parking: shared living residence: 1 parking space per dwelling unit or 1 parking space per 2 beds.</p> <p>i) General Use Regulations: With the exception of the provisions contained 15.5.19 d), e) and f), townhouse dwellings shall be developed in accordance with the Residential Fourth Density R4(2) zoning provisions in Table 8-1."</p>
Section 15.5.20 R5-Zone Exception	<p>Add "15.5.20</p> <p>a) Defined Area: 203, 211, 233 Britannia and 2 Churchill Circle R5(1) – 20</p> <p>b) Maximum Density: 100 uph</p> <p>c) Maximum Height: 15 m"</p>
Section 15.10.3 – C4 Zone Exception	<p>Delete definition of "Brew Pub" in c) Definition and renumber</p> <p>Delete subsection e) ii) and renumber</p>
Section 15.10.4 – C4 Zone Exception	<p>Delete "brewery" and "scientific and medical laboratory" from b) Permitted Uses,</p> <p>Delete section "c) Definition" in its entirety and renumber</p> <p>Delete subsection e) i) and renumber</p> <p>Delete "4.4.2 a)" e) ii) and replace it with "2.3"</p>
15.14.25 – I2 Exception Zone	<p>Add "animal shelter" to "b) Permitted Uses"</p>
15.14.30 – I2 – Zone Exceptions	<p>add "15.14.30- a) Defined Area (45 Cambria- By-law 74-2019) I2-30 as shown on Schedule "A", Map 8 –b) permitted uses- business office, contractor's yard or shop, dwelling unit as an accessory use, eat-in or take out restaurant, factory store, food processing establishment, industrial use, personal care establishment, personal service establishment, private club, professional office, veterinary clinic, warehouse,</p> <p>c) Maximum setback to a parking area or parking aisle – West Gore Street 2.7 m,</p> <p>d) Maximum size of a restaurant at 45 Cambria Street (excluding space dedicated to permitted industrial use or a food processing establishment – 350 m<sup>2</sup></p> <p>e) Maximum size of all restaurants at 45 Cambria Street (excluding space dedicated to permitted industrial use or a food processing establishment – 500 m<sup>2</sup></p> <p>f) The require parking space for any restaurant use shall not include square footage dedicated permitted industrial use or a food processing establishment."</p>

<b>SECTION or MAP</b>	<b>CHANGE</b>
15.14.31 – I2 Exception Zone	<p>Add "15.14.31</p> <p>a) Defined Area: 667 Erie Street (southeast corner of Lorne Avenue East and Erie Street –I2-31</p> <p>b) Permitted Uses:</p> <ul style="list-style-type: none"> <li>• business office of a consulting engineer or surveyor</li> <li>• car wash</li> <li>• commercial school</li> <li>• data centre</li> <li>• dry cleaning establishment</li> <li>• equipment service establishment</li> <li>• factory store</li> <li>• food processing establishment</li> <li>• gas bar</li> <li>• industrial use</li> <li>• motor vehicle repair shop</li> <li>• motor vehicle sales or rental establishment</li> <li>• motor vehicle service station</li> <li>• neighbourhood store</li> <li>• private club</li> <li>• public use</li> <li>• scientific or medical laboratory</li> <li>• recreational park</li> <li>• veterinarian clinic</li> <li>• warehouse</li> </ul> <p>c) Maximum floor area of a neighbourhood store: 300 m<sup>2</sup>"</p>
15.14.32 – I2 Exception Zone	<p>Add "15.14.32</p> <p>a) Defined Area: approximately 61 m east of the intersection of Lorne Avenue East and Erie Street I2-32</p> <p>b) Permitted Uses:</p> <ul style="list-style-type: none"> <li>• business office of a consulting engineer or surveyor</li> <li>• car wash</li> <li>• commercial school</li> <li>• data centre</li> <li>• dry cleaning establishment</li> <li>• equipment service establishment</li> <li>• factory store</li> <li>• food processing establishment</li> <li>• hotel</li> <li>• industrial use</li> <li>• motor vehicle repair shop</li> <li>• motor vehicle sales or rental establishment</li> </ul>

SECTION or MAP	CHANGE
	<ul style="list-style-type: none"> <li>• motor vehicle service station</li> <li>• private club</li> <li>• public use</li> <li>• scientific or medical laboratory</li> <li>• recreational park</li> <li>• veterinarian clinic</li> <li>• warehouse"</li> </ul>
15.14.33 – I2 Exception Zone	Add "15.14.33 a) Defined Area 58 Griffith Road West I2-35 b) Permitted Uses: <ul style="list-style-type: none"> <li>• religious institution</li> <li>• all uses permitted in the I2 Zone</li> </ul> c) Minimum parking for a religious institution: 1 per 5.5 persons seating capacity"
15.17.1 – IN1 Exception Zone	Delete "IN-1-1" in a) and replace it with "IN1-1" Delete "Figure 13.14.2" in a), the title of the figure and e) and replace it with "Figure 15.17.1".
15.17.2 IN1 Exception Zone	Add "15.17.2 a) Defined Area 426 Britannia Street IN1-2 b) Permitted Uses: <ul style="list-style-type: none"> <li>• Type 1 Group Home</li> <li>• All uses permitted in the IN1 zone</li> </ul> d) Setbacks: The minimum front yard setback for parking is 3m. e) Parking Rate: <ul style="list-style-type: none"> <li>i) Notwithstanding the minimum parking standards in Section 5.1, where the subject lands contain an Auditorium associated with a Type 1 Group Home or Business Office of an incorporated not-for-profit organization a minimum of 25 parking spaces is required.</li> <li>ii) A minimum of 0.25 bicycle parking spaces per each required parking space.</li> </ul> f) Design Width of Britannia Street: Notwithstanding Schedule B, the design width of the road allowance of Britannia Street along the subject lands shall be 20m."
15.22.9 – A Exception Zone	Add "15.22.9 a) Defined Area 4272 Line 34 A-9 5) Permitted Uses: <ul style="list-style-type: none"> <li>• Agricultural use</li> <li>• Conservation use</li> <li>• Forestry use</li> </ul> c) Definitions:

<b>SECTION or MAP</b>	<b>CHANGE</b>
	<p>Agricultural use means the growing of crops such as nursery and horticultural crops; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures. No dwelling units shall be permitted.</p> <p>d ) Minimum Lot Area: 33 ha</p> <p>e ) Minimum Lot Frontage: 200 m</p> <p>f ) Minimum Distance Separation (MDS) Formula: Any repairs or rebuilds to any existing buildings or structures and enlargements and new buildings or structures shall comply with MDS.</p> <p>g ) Services: Notwithstanding section 4.25, on lands within the A-9 zone no building shall be erected, or enlarged unless the requirements for service connections defined by the Ontario Building Code are provided."</p>
15.22.10 – A Exception Zone	<p>Add "15.22.10</p> <p>a) Defined Area west side of 4272 Line 34 A-10</p> <p>b) Permitted Uses:</p> <ul style="list-style-type: none"> <li>• Single detached dwelling</li> <li>• Home occupation</li> <li>• Bed and breakfast establishment</li> </ul> <p>5) Bed and Breakfast Site Specific Regulations: Notwithstanding section 3.3 a Bed and Breakfast is permitted in the A-2 zone with a maximum of four (4) accessory guest rooms. All other provisions of section 3.3 apply.</p> <p>5) Minimum Setbacks (Main Building):</p> <ul style="list-style-type: none"> <li>• Front Yard: 15 m</li> <li>• Side Yard: 7.5 m</li> <li>• Rear Yard: 15 m</li> </ul> <p>e) Minimum Lot Area: 3000 m<sup>2</sup></p> <p>f) Minimum Lot Frontage: 37 m</p> <p>g) Maximum Lot Coverage: 30%</p> <p>h) Minimum Landscaped Open Space: 30%</p> <p>i) Maximum Height: Maximum 12 m</p> <p>j) Minimum Setbacks (Accessory Structures):</p> <ul style="list-style-type: none"> <li>• Side Yard: 3 m</li> <li>• Rear Yard: 3 m</li> <li>• Shall not be located in a front yard or within a required setback.</li> </ul> <p>k) Maximum Lot Coverage (Accessory Structures): 5%</p> <p>l) Services: Notwithstanding section 4.25, on lands within the A-10</p>

<b>SECTION or MAP</b>	<b>CHANGE</b>
	zone no building shall be erected, or enlarged unless the requirements for service connections defined by the Ontario Building Code are provided."
15.23.5 – UR Exception Zone	Delete b) Permitted Uses bullets in their entirety and replace with the following: <ul style="list-style-type: none"> <li>• automobile sales and service establishment</li> <li>• automobile repair establishment</li> <li>• and accessory uses.</li> </ul> Delete c) and d) in their entirety.
Index Map and Map 5	Change Central Business District Boundary to match Central Business District Boundary in By-law 201-2000
Map 1	Remove "R1(3)-29" Zone from 220 Hibernia Street and replace it with "R1(3)".
Map 1	Remove "A" Zone on 4272 Line 34 and replace it with "A-9" and "A-10"
Map 2	Remove "R5(1)" Zone on 203, 211, 233 Britannia and 2 Churchill Circle and replace it with "R5(1) – 20"
Map 2	Move the R4(1)-10 label off the zone boundary.
Map 2	Delete "R1(5) 34(H1)" and "R1(5) 35(H1)" on the west side of Orr Street (108 to 134, both inclusive) and replace it with a "R1(5)-8 (H1)" Zone
Map 2	Remove "A" Zone from lands on the north-northeast corner of Mornington Street and Perth Line 36 and replace it with "R1(4)-42, R1(4)-42H12, R4(2)-22, R4(2)-22 H12, and OS".
Map 2	Remove "IN2" from 426 Britannia Street and replace it with "IN2-2"
Map 2	Change the west boundary of the R1(5) – 32 Zone from the east limit of Block 97, 44M-44 to the west limit of Block 97 44M-44
Map 3	Add label for "Morison Street"
Map 3	Label Perth Line 37
Map 3	Remove "UR" Zone on 379 Romeo Street North and replace it with "R5(1) – 19 and OS"
Map 4	Remove "IN1" Zone on 46 General Hospital Drive and 130 Young Street and replace it with "IN1-1"
Map 4	Remove "I4" Zone on 355 and 365 Douro Street, 267 King Street and 54 Frederick Street and replace it with a "R4(2) – 18 Zone, a R4(2) – 19 Zone, a R4(2) – 20 Zone, a R4(2) – 21 Zone and a R2(2) Zone".
Map 7	Remove UTRCA regulation area from 90 Packham Ave
Map 7	Remove "I2-9" Zone from lands on the southeast corner of Lorne Ave East and Erie Street and replace it with "I2-31 and I2-32".
Map 8	Remove "R2(2) Zone from lands on the northeast corner of West Gore and Dufferin Street Pt Lot 30 c Plan 93 and replace it with



<b>SECTION or MAP</b>	<b>CHANGE</b>
	"R2(2)-42"
Map 8	Remove "I2" Zone from lands at 45 Cambria Street and replace it with "I2-30"
Map 8	Remove "I2" Zone from lands at 58 Griffith Road West and replace it with "I2-33."
Schedule B - Brunswick	Delete "Bruniswick" and replace it with "Brunswick"
Schedule B	Add "- HCD, no road widening required" in the footnote.
Schedule B - York	Delete "18" and a replace it with "HCD" for York Street (North Side)
Schedule B – Quinlin	Delete "Quinlin Road"
Schedule B – Gibb	Delete "Gibb Road"
Schedule B – first Lorne Avenue	Delete "easterly City" and replace it with Romeo Street S
Schedule B – second Lorne Ave	Add "O'Loane Avenue" after "widening for" Add "Avenue" after "O'Loane"
Schedule B	Add "Perth Line 33 – Class A – From Romeo Street S To Eastern City Limits, Existing Width (m) 20, Design Width (m) 30.

In addition to the revisions to the By-law regulations and maps noted above, the following changes to the By-law format is recommended:

- Revise the Index map to include the lands annexed in 2019;
- Increase the scale of all the maps in Schedule "A";
- Allow the street names in front of the map boundaries;
- Add "HCD, no road widening required" in the footnote on Schedule "B"; and
- Add recently approved subdivisions i.e. Plan 44M-47

Following adoption of the new Comprehensive Zoning By-law, staff will bring forward revisions to Bed and Breakfast Establishment Licensing By-law and new Short Term Rental Accommodation and Inn Licensing By-laws. The three licensing by-laws are required to implement the provisions contained in the new Comprehensive Zoning By-law.

#### Bill 73 – Smart Growth For Our Communities Act

In 2015, the *Planning Act* was amended to include a provision applicable to municipal councils when they pass a comprehensive zoning by-law as a requirement of section 26(9). Section 26(9) states that no person or public body shall submit an application for an amendment to any of the by-law before the second anniversary of the day Council repeals

and replaces them unless the council has declared by resolution that such application is permitted. As this review did not include the pre-zoning of lands, it is the opinion of staff that all zone change applications should be permitted to be submitted before the second anniversary that Council adopts the by-law. Included in the recommendation below is a clause that would allow zone change applications to be submitted.

#### Bill 108 – the More Homes, More Choices Act

On June 6, 2019, the Province gave Third Reading and Royal Assent to Bill 108, the More Homes, More Choices Act. This comprehensive piece of legislation amends a number of statutes including The *Conservation Authorities Act*, the *Development Charges Act*, the *Local Planning Appeal Tribunal Act*, the *Ontario Heritage Act*, and the *Planning Act*. Some of Bill 108's changes repeal recent changes to the Planning Act including the following:

- Appeals are no longer limited to inconsistency with inconsistency with the PPS, provincial plan or Official Plan.
- The Local Planning Appeal Tribunal (LPAT) has the authority to make a final decision. (They will no longer be referred back to a municipal Council.).
- Bonus provisions and cash-in-lieu of parkland dedication are to be combined into a Community Benefits Charge.
- Timelines before an application can be appealed has been reduced
  - Official Plan Amendments – 120 days
  - Zoning By-law Amendments – 90 days
  - Draft Plan of Subdivisions – 120 days
- Only applicants, municipalities or public bodies have the right to appeal a decision on a draft plan of subdivision.
- Inclusionary zoning is limited to areas around major transit stations that are areas with a development permit system; and
  - Municipalities are required enact zoning regulations to permit additional dwelling units in single detached, semi-detached, townhouse or ancillary buildings if the single detached, semi-detached or townhouse dwelling contains only one unit.

Portions of Bill 108 were Proclaimed on September 3, 2019.

Adoption of the Comprehensive By-law will conform to Bill 108 as it permits additional dwelling units in all single detached, semi-detached and townhouses.

This report has been prepared with the assistance of the City Solicitor.

**Financial Impact:** None. If appealed, a subsequent report will be submitted and this report will provide financial impact details.

**Staff Recommendation: THAT Council adopt the new Comprehensive Zoning By-law dated May 29, 2019, as modified by Table 2 above;**

**THAT Council repeal City of Stratford Comprehensive Zoning By-law No. 201-2000 in its entirety;**

**THAT Council repeal the Township of Perth East Zoning By-law No. 30-1999 as it applies to those lands located within City limits in its entirety;**

**THAT Council repeal the Township of Perth South Zoning By-law No. 4-1999 as it applies to those lands located within City limits in its entirety;**

**AND THAT Council, in accordance with Section 34 (10.0.0.2) of the *Planning Act*, declare that all zoning by-law amendment applications may be submitted before the second anniversary of the day this By-law is adopted and the previous By-laws are replaced;**

**Council takes the actions above for the following reasons:**

- **The actions above implements and conforms to the Planning Act and the Provincial Policy Statement;**
- **The actions above implements the City of Stratford Official Plan;**
- **The actions above are the result of a comprehensive public consultation process that included**
  - **over 150 individuals attending one of 4 open houses or the statutory public meeting,**
  - **approximately 150 individuals who provided feedback and/or requested to be kept informed of the process (on the mailing list);**
  - **discussions with stakeholder groups; and**
  - **offered feedback through the City's Shaping Stratford web-page;**
- **The new Comprehensive By-law will be more user friendly and AODA compliant; and**
- **The new Comprehensive By-law is considered appropriate and will result in sound land use planning.**




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Jeff Leunissen, Manager of Development Services



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Ed Dujlovic, Director of Infrastructure and Development Services



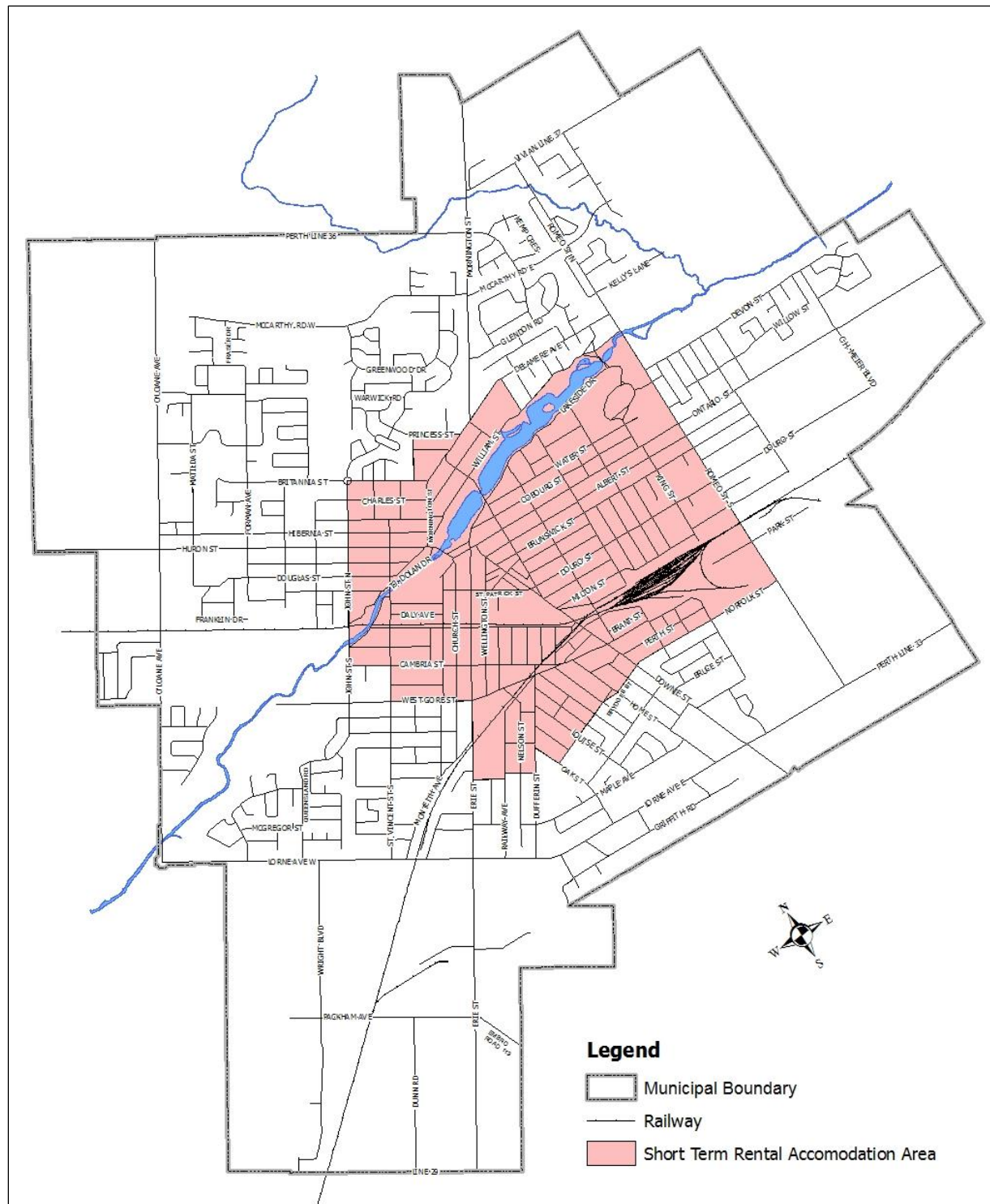
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Joan Thomson, Acting Chief Administrative Officer

## Major Changes to the Short Term Rental Accommodation Provisions

	<b>May 29, 2019 Version</b>	<b>Recommended By-law</b>
<b>Where</b>	City Wide	Within a Defined Area (Heritage Area)
<b>Converted Dwellings</b>	50% of the number of units to a maximum of 5	1 unit
<b>Apartment Dwellings</b>	50% of the number of units to a maximum of 5	Not permitted
<b>Zones Permitted</b>	R1, R2, R3, R4, R5, MUR, C1, C2, and C3 Zones	R1, R2, R3, R4, R5, MUR, C1, C2, C3 <u>and UR Zones within Short Term Rental Accommodation Area on Figure 4.3.2</u>
<b>Tandem Parking</b>	Tandem Parking may be permitted to a maximum depth to two vehicles	Tandem Parking may be permitted to a maximum depth to two vehicles <u>provided such parking does not block, obstruct or otherwise hinder the sidewalk</u>
<b>Other Provisions 4.3.4 a)</b>	Short Term Rental Accommodation shall be a secondary use to the main residential use of the dwelling and no exterior alteration shall be permitted which would indicate that any part of the premises is being used for any purpose other than that of a dwelling unit	4.3.4 a) deleted

**Figure 4.3.1 Short Term Rental Accommodation Area**



## **Project Update – November 2019**

### **Recent Plan of Subdivision/Condominium/Zone Change Applications**

#### **Accepted**

None

### **Recent Site Plan Applications Submitted/Approved**

- SP10-19 - 615 Huron Street 604 m<sup>2</sup> commercial building - approved

### **Committee of Adjustment**

	<b>2019 (To Date)</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>
<b>Consents</b>	16	11	23	6	18
<b>Minor Variances</b>	21	13	33	25	31

<b>Other Planning Applications</b>	<b>2019 Year to Date</b>	<b>2018</b>	<b>2017</b>
<b>Official Plan Amendment Applications</b>		3	1
<b>Zone Change Applications (Holding Provision Applications)</b>	10	10 (1)	9 (2)
<b>Plan of Subdivision Applications</b>	1	3	1
<b>Plan of Condominium Applications</b>	4	1	1
<b>Part Lot Control Applications</b>	2	1	2
<b>Site Plan Applications</b>	17	26	22
<b>OMB Hearings</b>	1	3	1
<b>Formal Consultation Submissions</b>	17	23	25

### **Local Planning Appeal Tribunal**

Appeal on Consent Application B07-17 tentatively scheduled for January 21, 2020.

### **New Dwelling Unit Permits Issued**

<b>Dwelling Type</b>	<b>2019 (To Date)</b>	<b>2018 Jan – Nov</b>	<b>2018</b>	<b>2017</b>	<b>Five Year Average (2014- 18)<sup>1, 2</sup></b>
<b>Single detached dwellings</b>	21	90	92	102	85.8
<b>Duplex/Semi-Detached dwellings</b>	1	3	8	4	9
<b>Triplex/Quad Dwellings</b>	7	0	0	0	3
<b>Townhouse Dwelling</b>	0	4	4	12	26
<b>Apartment Dwelling</b>	59	206	339	59	109
<b>Other</b>	4	6	4	1	3
<b>Total (Dwelling Units Created)</b>	92	309	442	179	<b>226</b>
<b>Total Number of Permits</b>	443	516	534	547	
<b>Total Construction Value \$</b>	75,429,773	177,756,806	191,067,060	86,859,411	

<sup>1</sup>Numbers rounded for convenience purposes.

<sup>2</sup>On average, 6 dwelling units are demolished each year

### **Significant Building Permits Recently Issued or Currently Under Review**

- **25 Oxford St. – 4 Storey 59 Unit Apartment**
- **220 Dunn Road – Industrial Addition (6 798m<sup>2</sup>)**
- **615 Huron St. – Commercial Retail Building (604 m<sup>2</sup>)**
- **115 Frederick St. – Industrial Addition**
- **93 St. Vincent St. – Dental Office Renovation**

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