



TOWN OF STRATFORD RESOLUTION

No. PH009-2025 – Concord Properties Ltd. – Kelly Heights Phase 3
Revision (a portion of PID 882084) – Conditional Use: one 4 Unit
Townhouse Lot in a 25 Lot Subdivision

Motion Carried ✓

Motion Lost _____

Motion Withdrawn _____

Council Chambers

Town Council

April 9, 2025

Committee

Moved by Councillor

Seconded by Councillor

Planning & Heritage

Jeff MacDonald

Jody Jackson

WHEREAS an application has been received from Concord Properties Ltd. to replace one 3-Unit Townhouse lot with a 4-Unit Townhouse lot on the proposed lot 92 within the third phase of the Kelly Heights subdivision (a portion of PID 882084). Within the Medium Density Residential (R2) Zone, “*Townhouse Dwellings, up to six (6) Dwelling Units...up to 40% of the block*” are a Conditional Use, with this application representing 5.3% of the block; and

WHEREAS the proposed lot far exceeds the minimum lot area; however, as the lot is located on the outside of a curve in the street, the frontage of the lot is 4 m (13 ft) less than the minimum standard. This configuration may be permitted per section 4.3.1(n) as said lot has safe street access and meets the minimum frontage at the front building line; and

WHEREAS pursuant to Section 11.3.3 of the Town of Stratford Zoning and Development Bylaw #45, prior to the issuance of a Development Permit for a Conditional Use, Council shall ensure that property owners that directly abut the subject property are notified in writing and asked to provide their comments; and

WHEREAS on February 14, 2025, thirty (30) notification letters were sent to abutting property owners. As of March 12, 2025, the deadline for comments, 2 letters were received (representing 6.6% of property owners notified). One (1) in support of the application and one (1) contrary.

BE IT RESOLVED that approval be granted to an application received from Concord Properties Ltd. for a Conditional Use to replace one 3-Unit Townhouse lot with a 4-Unit Townhouse lot on the proposed lot 92, located within the third phase of the Kelly Heights subdivision, in accordance with the following conditions:

1. Conformance with the Revised Development Plan Phase 3 – Option 3 prepared by CBCL, Number 192627, Drawing Number C04, issued for review November 8, 2024.

2. That all other relative provisions of the Town of Stratford Zoning and Development Bylaw, Bylaw #45 are met.
3. That the approval shall be valid for a period of 3 years from the date of resolution.

This resolution bears the recommendation of the Planning, Development, and Heritage Committee as discussed at a meeting held on March 31, 2025.