



TOWN OF STRATFORD RESOLUTION

No. PH010-2025 – Concord Properties Ltd. – Kelly Heights Phase 3
Revision (a portion of PIDs 882084 and 897124) – Special Permit Use: six
(6) Stacked Semi Detached Lots 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Motion Withdrawn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. for a Special Permit Use to replace six (6) Semi-Detached Dwelling lots with six (6) Stacked Semi-Detached lots on proposed lots 90, 96, 97, 103, 107, and 108 within the third phase of the Kelly Heights subdivision (a portion of PIDs 882084 and 897124). Within the Medium Density Residential (R2) Zone, “*Stacked Semi-Detached Dwellings...up to 40% of the block*” are a Special Permit Use, with this application representing 31.6% of the block; and

WHEREAS the proposed lots far exceed minimum lot requirements and, in accordance with Section 8.16.1, this application complements the scale of existing phases of the newly developed subdivision and includes buffering between the established neighborhood near the Mason Road by means of greenspace, vacant lots, and new like Uses such as single dwelling lots. As per comments obtained from the Department of Transportation and Infrastructure, there are no traffic concerns associated with the additional units.

WHEREAS pursuant to Sections 8.16.1(d) & (e) in the Zoning and Development Bylaw #45, Council shall ensure that property owners within 61 m (200 ft.) of the subject property are notified in writing and asked to provide their comments; and ensure that a public meeting be held to allow residents to provide their input before making a decision.

WHEREAS on February 14, 2025, forty-eight (48) notification letters were sent to property owners within 61 m (200 ft) of the subject property and a public meeting was held on March 5, 2025 at 7:00 p.m. This public meeting was also live streamed on the Town’s Facebook and YouTube pages. As of the deadline for comments, March 12, 2025, three (3) letters were received (representing 6.3% of property owners notified). One (1) in support of the application and two (2) contrary, mainly citing concerns regarding vehicle clutter and on-street parking which may be mitigated with “no parking” signage in the future if needed.

BE IT RESOLVED that approval be granted to an application received from Concord Properties Ltd. for a for a Special Permit Use to replace six (6) Semi-Detached Dwelling lots with six (6) Stacked Semi-Detached Dwelling lots on proposed lots 90, 96, 97, 103, 107, and 108, 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.