



TOWN OF STRATFORD RESOLUTION

No. PH012-2025 - A001-25 - Town of Stratford - Zoning and Development Bylaw Amendment, Bylaw #45S Non-Combustible Fire Separations - 1st Reading

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Motion Withdrawn _____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 Planning Staff are proposing a housekeeping text amendment to the Zoning and Development Bylaw #45 to reduce province wide confusion in the industry caused by referring to the vertical fire separation required for semi-detached and townhouse dwellings as a “firewall.”; and

WHEREAS the proposed text amendments will not change building permit requirements or the ability to subdivide attached dwellings from what has been required since the Town first adopted the National Building Code of Canada in 2011; and

WHEREAS in accordance with Section 3.2.3. of the Zoning and Development Bylaw #45, notice of the amendments and public meeting occurred through the placement of an advertisement in the local Guardian Newspaper on 2 separate editions (February 22, 2025, and March 3, 2025), and notice of the public meeting was posted on the Town’s Facebook and YouTube page; and

WHEREAS a public meeting was held on March 5, 2025, at 6:00 p.m. at the Town Centre and was live streamed on the Town’s Facebook page and YouTube. No questions or comments were received at the meeting and no written comments were received by the deadline of March 7, 2025.

BE IT RESOLVED that Bylaw #45S, a bylaw to amend the Town of Stratford Zoning and Development Bylaw, Bylaw #45, be hereby read and approved a first time.

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

This Bylaw received first reading and formal approval at the Town Council meeting of _____, 2025.

This Bylaw received second reading and final approval at the Town Council meeting of _____, 2025.

This bylaw was formally adopted by Council at a meeting held on _____, 2025.

This bylaw is hereby declared to be passed and proclaimed as a bylaw of the Town of Stratford on this _____ day of _____ 2025.

Witness the corporate seal of the Town.

Mayor

Chief Administrative Officer

This bylaw is hereby declared to be passed and proclaimed as a bylaw of the Town of Stratford on this _____ day of _____, 2025.

Hon. Steven Myers,

Minister of Housing, Land and Communities