



TOWN OF STRATFORD RESOLUTION

**No. PH013-2025 - RZ001-24 – R & D Builders. – Zoning Bylaw
Amendment – Zoning Map Amendment – R2 with a SS Overlay to R3 –
Forest Trails Phase 4 – PID 289512**

Motion Carried _____
Motion Lost _____
Motion Withdrawn _____

Council Chambers
Town Council

April 9, 2025

Committee
Moved by Councillor
Seconded by Councillor

Planning & Heritage
Jeff MacDonald

WHEREAS an application has been received from R & D Builders. requesting to rezone PID 2895121 located at the end of Hollis Avenue from the Medium Density Residential (R2) Zone with a Sustainable Subdivision (SS) Overlay Zone to the Multiple Unit Residential (R3) Zone; and

WHEREAS the purpose of the zoning amendment is to facilitate the construction of two (2) 38 unit Multi-Unit Buildings (Apartments) and three (3) Stacked Townhouse Dwellings; and

WHEREAS in accordance with the Stratford Zoning and Development Bylaw #45, Fifty-Four (54) notification letters were sent out to property owners whose parcels were within 150 metres of the subject properties, two advertisements were placed in the Guardian on September 9 and October 5, 2024, and the proposed zoning amendment was advertised on social media to solicit input and to notify residents of the public meeting; and

WHEREAS a public meeting was held on October 8, 2024 with 35 residents in attendance, and was also live streamed on the Town's Facebook and YouTube. Residents were given until October 20, 2024, to submit their comments; and

WHEREAS Comments from the Town's livestream were read into the record and recorded in the minutes; and

WHEREAS Planning staff received: 2 response letters from residents before the meeting; and 18 letters were received after the meeting, before the October 20th deadline, providing comments and concerns with the proposed zoning amendment and proposed future development of the subject lands

WHEREAS the Planning Committee at their November 8 meeting decided to hold off making a recommendation until more information had been obtained, regarding the road capacity of Hollis Avenue, the location and boundaries of a newly delineated wetland and a preliminary grading plan

WHEREAS the Planning Committee at their March 31 meeting reviewed additional information, which was submitted by the Province and the applicant, that addressed the outstanding issues identified at the November Planning Committee meeting; and

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

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