



TOWN OF STRATFORD RESOLUTION

**PH026-2024 – RZ003-24 (Part 1) – Land Use Map Amendment – Request
from 14332423 Canada Inc & Margaret Beuno to Rezone from Low
Density Residential (R1) to Medium Density Residential (R2) –
PID 289231, 1081025**

Motion Carried X
Motion Lost
Motion Withdrawn

Council Chambers
Town Council

October 9, 2024

Committee
Moved by Councillor
Seconded by Councillor

Planning & Heritage
Jeff MacDonald
Gordie Cox

WHEREAS an application has been received from Margaret Beuno and 14332423 Canada Inc. requesting to rezone parcel numbers 289231 & 1081025 from the Low Density Residential (R1) zone to the Medium Density Residential (R2) Zone for the purpose of a future Multi-Lot Residential Subdivision. This portion of the zoning amendment is known as Part 1; and

WHEREAS in accordance with the Stratford Zoning and Development Bylaw #45, notice of this amendment application and public meeting occurred in the following manner:

- Notification letters were drafted and sent by Canada Post to the ninety-one (91) parcels that fall within the required minimum 150 m radius of the subject lands.
- Ads were posted in the local Guardian Newspaper on 2 separate editions (August 31st and September 7th)
- Two signs were posted on the Property indicating that a Zoning Application had been made for the subject property. These signs were placed at the end of St Catherines Avenue and at the entrance to 17/19 Georgetown Road.
- Notice of the public meeting was also posted on the Town's Facebook page; and

WHEREAS a public meeting was held on September 10, 2023, at 7:00 p.m., and was also live streamed on the Town's Facebook and YouTube. Residents were given until 12:00 pm on September 23, 2024, to submit their comments; and

WHEREAS planning staff received Twenty-one (21) letters and emails from adjacent landowners/residents before the September 23 deadline. Additionally, there was a combined package of letters submitted by residents and a petition signed by 70 residents expressing various comments and concerns regarding the proposed amendment; and

BE IT RESOLVED that Part 1 of zoning amendment application RZ003-24, to change the zoning of PID's 1081025 and 289231, from the Low Density Residential (R1) zone to the Medium Density (R2) zone, be denied.

This resolution bears the recommendation of the Planning, Development & Heritage Committee discussed at a meeting held on October 1, 2024.