



TOWN OF STRATFORD RESOLUTION

PH027-2024 – RZ003-24 (Part 2) – Land Use Map Amendment – R1 to R2
– Request from the Town Planning Department to Rezone three (3) lots
from the Low Density Residential (R1) zone to the Medium Density
Residential (R2) zone - PID 1019355, 1077270 and 384610

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Motion Withdrawn _____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
Jody Jackson

WHEREAS the Planning Department proposes to rezone three (3) additional lots (PIDs 1019355, 1077270 and 384610), from the Low Density Residential (R1) zone to Medium Density Residential (R2) zone in order to keep track of zone boundaries and to avoid spot zones. This portion of the zoning amendment is known Part 2; 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 2 of zoning amendment request application RZ003-24, to change the zoning of three (3) lots (PID's 1019355, 1077270 and 384610), be withdrawn for the following reasons:

1. The property owners of the subject PID's have no interest in the proposed zoning change.
2. The existing R1 zone is adequate for the current uses of these properties.
3. The current property owners have not proposed any future redevelopment of their lands at this time.
4. PID 1077270 was not originally included in the Council Resolution (PH020-2024) which called for the public meeting.

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