

TOWN OF STRATFORD RESOLUTION

No. PH033-2023 - RZ001-23 - Grove Developments Ltd. – Zoning Bylaw

Amendment – Zoning Map Amendment – R1 to PURD –

Two (2) 10-unit Townhouse Complexes off Swallow Drive –

PID 912410, 677344, 677336, 677328, and 190082

Motion Carried			Council Chambers
Motion Lost	X		Town Council
Motion Deferred			
-			November 8, 2023
Committee		Planning & Heritage	
Moved by Councillor		Jeff MacDonald	
Seconded by Councillor		Gordie Cox	

WHEREAS an application has been received from Grove Developments Ltd. requesting to rezone five lots located off Swallow Drive from the Low Density Residential (R1) zone to the Planned Unit Residential Development (PURD) zone; and

WHEREAS the applicant is proposing to consolidate the 5 lots into 1 parcel and construct two 10-unit Stacked Townhouse buildings; and

WHEREAS the use "Stacked Townhouse Dwellings" are being added into the PURD zone in the Town of Stratford Zoning and Development Bylaw #45, as permitted uses, by amendment application A001-23 (Bylaw Amendment #45N); and

WHEREAS in accordance with the Stratford Zoning and Development Bylaw #45, Sixty-Four (64) 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 October 10 and October 17, 2023, 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 18, 2023, at 7:30 p.m., but was also live streamed on the Town's Facebook and YouTube. Residents were given until October 25, 2023, 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: 5 response letters from residents before the meeting; a petition signed by 22 residents at the public meeting; and 3 additional letters after the meeting, before the October 25th deadline, expressing concerns regarding potential negative impacts on land values from the stacked townhouse dwellings, the limited parking spaces, increased traffic and the proposed density of the unit.

BE IT RESOLVED Bylaw #45O, 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 <u>not</u> bear the recommendation of the Planning, Development & Heritage Committee as discussed at a meeting held on October 30, 2023.