



TOWN OF STRATFORD RESOLUTION

No. PH036-2023 – A001-23 - Stacked Townhouse & General Text Amendments – Town of Stratford Zoning and Development Bylaw #45N Second Reading

Motion Carried _____
Motion Lost _____
Motion Withdrawn _____

Council Chambers
Town Council

December 13, 2023

Committee
Moved by Councillor
Seconded by Councillor

Planning & Heritage
Jeff MacDonald

WHEREAS several text amendments involving: the addition of the use “Stacked Townhouse Dwelling” into 9 Residential zones; new lot development/parking standards for stacked townhouse dwellings; an adjustment of the townhouse uses within the Medium Density Residential (R2) zone and other general housekeeping amendments to clarify the Town of Stratford Zoning and Development Bylaw #45; and

WHEREAS in accordance with the Stratford Zoning and Development Bylaw #45, an advertisement was placed in the Guardian newspaper on two occasions (Oct.10, 2023 & Oct. 17, 2023) and the media ad was also shared on the Town’s website and social media platform, to notify residents of a public meeting and to solicit input from residents on the proposed amendment request; and

WHEREAS additional notice of the proposed amendment was included in the adjacent landowner notification letters sent out by the Town for zoning amendment RZ001-23 (Bylaw Amendment #45O); and

WHEREAS a public meeting was held on October 18, 2023, at 7:00 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 planning staff received 2 response letters from residents expressing concerns regarding potential impacts on land values of existing residential dwellings by stacked townhouse dwellings and parking concerns.

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

This resolution bears the recommendations of the Planning & Heritage Committee as discussed at meetings held on October 30, 2023, and December 4, 2023.