



TOWN OF STRATFORD RESOLUTION

No. PH020-2025 - RZ001-24 – R & D Builders. – Zoning Map
Amendment – R2 with a SS Overlay to R3 –
Forest Trails Phase 4 – PID 289512 - 2nd Reading

Motion Carried _____
Motion Lost _____ X
Motion Withdrawn _____

Council Chambers
Town Council

June 11, 2025

Committee
Moved by Councillor
Seconded by Councillor

Planning & Heritage
Jeff MacDonald
Jill Chandler

WHEREAS an application has been received from R & D Builders. requesting to rezone PID 289512 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 future consideration of Multi-Unit Buildings (Apartments) and 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; and

WHEREAS the Planning Committee at their November 8, 2024 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; and

WHEREAS correspondence was received from the Department of Transportation and Infrastructure, in December 2024 regarding extension of Hollis Avenue which stated that they do not see the need for a traffic study to be conducted for this proposed road extension and future development; and

WHEREAS a Standard Watercourse and Wetland Delineation report, from Fundy Engineering, was submitted to the Town and the Department of Environment, Energy and Climate Action, from R & D Builders outlining revised boundaries of the wetland on the subject lands in early January 2025; and

WHEREAS correspondence was received from the Department of Environment, Energy and Climate Action, in late January 2025, agreeing to work with R & D Builders in the determination of the final boundaries of the wetland and determine if compensation would be required; and

WHEREAS a preliminary storm drainage plan completed by SCL Engineering, was submitted by R & D Builders to the Town in March 2025, that showed that the property can be graded properly to direct water away from neighbouring properties and towards Hollis Avenue; and

WHEREAS the Planning Committee at their March 31, 2025 and June 2, 2025 meetings ssueswed the additional information listed above, which addressed the issues identified at the November 8, 2024 Planning Committee meeting.

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 second time.

This resolution does bear the recommendation of the Planning, Development & Heritage Committee as discussed at a meeting held on June 2, 2025.