



## TOWN OF STRATFORD RESOLUTION

**No. PH031-2025 – DP051-25 – FitzGerald and Snow (2010) Ltd. –  
Pickleball Facility with Two Lease Spaces – 75 John Joe Sark Drive  
- Part 3 Building**

Motion Carried              X        
Motion Lost                                
Motion Withdrawn                      

Council Chambers  
Town Council

**June 25, 2025**

Committee	<u>Planning &amp; Heritage</u>
Moved by Councillor	<u>Jeff MacDonald</u>
Seconded by Councillor	<u>Jody Jackson</u>

**WHEREAS** an application has been received from FitzGerald and Snow (2010) Ltd. on behalf of Atlantic Pickleball Club Inc. to construct a pickleball facility complete with two lease spaces (approx. 29,282 ft<sup>2</sup> in total floor area), on Lot 25-1, parcel number 1137884, located at 75 John Joe Sark Drive within the Stratford Community Campus, zoned Public Service Institutional (PSI); and

**WHEREAS** the existing lot 25-1 has adequate frontage on a public street and the development is proposed to be serviced with municipal sewer and water; and

**WHEREAS** the site plan submitted shows surface parking for 69 vehicles, four of which are Barrier Free and 2 of which will contain electric vehicle charging stations; and

**WHEREAS** the Community Campus stormwater management plan encompassed entire Campus Lands, individual lot stormwater management plans are not required.

**BE IT RESOLVED** that preliminary approval be granted to DP051-25 subject to the following conditions:

1. Conformance with the Atlantic Pickleball Club plans, as prepared by Nine Yards Studio, file no: 23034, issued for permit May 2, 2025.
2. That a development agreement shall be entered into and registered to the property.
3. A detailed servicing plan must be submitted for approval to the Stratford Utility Corporation.
4. A detailed Erosion and Sedimentation plan must be prepared showing how erosion and sedimentation will be controlled and contained during construction.
5. A detailed landscaping plan must be submitted by a qualified expert outlining the details and quantities of the materials to be used.
6. All other relevant permit requirements and provisions of the Town of Stratford Zoning and Development Bylaw #45 are met.

***This resolution does not bear the recommendation of the Planning & Heritage Committee as it was not discussed at a Planning & Heritage Committee meeting.***