



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Motion Withdrawn _____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 Planning & Heritage
Moved by Councillor Jeff MacDonald
Seconded by Councillor Jody Jackson

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 ft² 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.