



TOWN OF STRATFORD RESOLUTION

No. PH033-2025 - RZ002-25 – Falcon Homes – PID 1085976 Ducks Landing – Proposed Rezoning from R1 to TCR – 1st Reading

Motion Carried _____ X _____
Motion Lost _____
Motion Withdrawn _____

Council Chambers
Town Council

July 9, 2025

Committee
Moved by Councillor
Seconded by Councillor

Planning & Heritage
Jeff MacDonald
Jody Jackson

WHEREAS an application has been received from Falcon Homes for a request to rezone PID 1085976 located on Ducks Landing from the Low Density Residential (R1) zone to the Town Centre Residential (TCR) Zone; and

WHEREAS the purpose of the zoning change is to facilitate a future 6-unit Stacked Townhouse development located in between an existing 18-unit Multiple Attached Dwelling and a Single Detached Dwelling; and

WHEREAS in accordance with the Stratford Zoning and Development Bylaw #45, Fifty (50) notification letters were sent out to property owners whose parcels were within 150 metres of the subject property, two advertisements were placed in the Guardian newspaper on June 14, 2025 & 21, 2025, signage was placed on the property 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 June 23, 2025, with 6 residents in attendance, and was streamed live on the Town’s YouTube channel. Residents were given until June 27, 2025, to submit their comments; and

WHEREAS planning staff received seventeen (17) response letters from residents representing twelve (12) unique properties or twenty four percent (24%) of notified properties, providing comments on the proposed zoning amendment and proposed future development of the subject lands.

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

This resolution bears the recommendation of the Planning, Development & Heritage Committee as discussed at a meeting held on June 30, 2025.