



# TOWN OF STRATFORD RESOLUTION

## PH038-2025 – RZ004-2025 General Text & Zoning Map Amendments to Town of Stratford Zoning and Development Bylaw #45 regarding the Stratford Waterfront Area – 1<sup>st</sup> Reading

Motion Carried X  
Motion Lost \_\_\_\_\_  
Motion Withdrawn \_\_\_\_\_

Council Chambers  
Town Council

**September 10, 2025**

Committee Planning & Heritage  
Moved by Councilor Jeff MacDonald  
Seconded by Councilor Jody Jackson

**WHEREAS** the Town is proposing the rezoning of 28 lots from the General Commercial (C1), Highway Commercial (C2), Low Density Residential (R1), Multiple Unit Residential (R3) and Waterfront Residential (WR) Zones to the Waterfront Mixed-Use (WMU) Zone as shown on the attached map) and revisions to the Waterfront Mixed-Use (WMU) Zone in the Town of Stratford Zoning and Development Bylaw #45; and

**WHEREAS** this amendment to rezone stems from the Housing Accelerator Fund initiatives to encourage more residential, commercial, and mixed-use development where possible, within the Town; and

**WHEREAS** this rezoning and text amendment has been developed in coordination with the OP001-2025 Official Plan Amendment; and

**WHEREAS** in accordance with the Stratford Zoning and Development Bylaw #45, planning staff circulated written notice (124 letters/sent July 4, 2025) of the amendment request to all property owners within 150 metres (490 feet) of the boundaries of the subject property or properties, and placed multiple signs on the subject land; and

**WHEREAS** in accordance with the Stratford Zoning and Development Bylaw #45, notice of this amendment application and public meeting occurred through the placement of an advertisement in the local Guardian Newspaper on 2 separate editions (July 12<sup>th</sup> and July 19<sup>th</sup>) and was also posted on the Town's Facebook page; and

**WHEREAS** a public meeting was held on July 21, 2025, at 7:00 p.m. and with the Town's consultant Upland Planning presenting to those in attendance. Nine attendees stood up and asked questions of the presenters, comments were recorded in the minutes; and was live streamed on the Town's Facebook pages and YouTube; and

**WHEREAS** residents were given until 4:00 p.m. on July 25, 2025, to submit their comments, and planning staff received 13 letters from residents before the deadline and one signed petition after the deadline with various concerns around parking, its proximity to an existing mature neighbourhood, traffic congestion and other general concerns; and

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

*This resolution bears the recommendation of the Planning, Development & Heritage Committee on August 4, 2025.*

This Bylaw received first reading and formal approval at the Town Council meeting of \_\_\_\_\_, 2025.

This Bylaw received second reading and final approval at the Town Council meeting of \_\_\_\_\_, 2025.

This bylaw was formally adopted by Council at a meeting held on \_\_\_\_\_, 2025.

This bylaw is hereby declared to be passed and proclaimed as a bylaw of the Town of Stratford on this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

Witness the corporate seal of the Town.

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\_\_\_\_\_  
Mayor

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\_\_\_\_\_  
Chief Administrative Officer

This bylaw is hereby declared to be passed and proclaimed as a bylaw of the Town of Stratford

on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Hon. Steven Myers,  
Minister of Housing, Land and Communities

