



TOWN OF STRATFORD RESOLUTION

**No. PH042-2023 - RZ004-25 - Grove Developments Ltd. –Zoning Bylaw
Map Amendment – R1 to R2 – 24-unit Townhouse Complex off Swallow
Drive – PIDs 912410, 677344, 677336, 677328, and 190082**

Motion Carried _____ X _____
Motion Lost _____
Motion Deferred _____

Council Chambers
Town Council

August 13, 2025

Committee _____
Moved by Councillor _____
Seconded by Councillor _____

Planning & Heritage
Ron Dowling
Jill Chandler

WHEREAS an application has been received from Grove Developments Ltd. requesting to rezone five lots located off of Swallow Drive from the Low Density Residential (R1) zone to the Medium Density Residential (R2) zone;

WHEREAS the applicant is proposing to construct a two 12-unit Stacked Townhouse complexes across 4 of the lots and use the 5th lot as access to each lot. Stacked Townhouses are listed as conditional or special permit uses, depending on the percentage of lots within a block; and

WHEREAS pursuant to the Provincial Planning Act and Section 3 of the Town of Stratford Zoning and Development Bylaw, Council must hold a Public Meeting to receive comments from the public on the proposed application; and

BE IT RESOLVED that a public meeting (date to be determined by staff) be held to solicit input from residents on an application to rezone parcel numbers 912410, 677344, 677336, 677328, and 190082 (approx. 2.53 acres in total) from the Low-Density Residential (R1) Zone to the Medium Density Residential (R2) Zone.

This resolution bears the recommendation of the Planning, Development & Heritage Committee as discussed at a meeting held on August 4, 2025.