



## 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  

Council Chambers

Motion Lost \_\_\_\_\_

Town Council

Motion Deferred \_\_\_\_\_

August 13, 2025

Committee Planning & Heritage

Moved by Councillor Ron Dowling

Seconded by Councillor 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.*