



## TOWN OF STRATFORD RESOLUTION

### PH050-2025 – OP001-2025 General Amendments to the Official Plan Designation Map regarding the Stratford Waterfront Area

Motion Carried     X      
Motion Lost             
Motion Withdrawn           

Council Chambers  
Town Council

**October 8, 2025**

Committee  
Moved by Councillor  
Seconded by Councillor

Planning & Heritage  
Jeff MacDonald  
Gordie Cox

**WHEREAS** the Planning Department is proposing amendments to the Town of Stratford Official Plan to permit additional Mixed-Use designation to the adopted 2008 Core Area Subsidiary Plan; and

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

**WHEREAS** this General Text amendment has been developed in conjunction with RZ004-2025 Zoning Bylaw Amendments; 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 in 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. 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 OPA01-2025, a bylaw to amend the Town of Stratford Official Plan 2014, be hereby read and adopted.

***AND BE IT FURTHER RESOLVED*** that this Resolution replaces Resolution PH037-2025 - Official Plan Amendment -Waterfront Core Area Amendment-1st Reading which was incorrectly presented at the September 10<sup>th</sup>, 2025 Council meeting.

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