



TOWN OF STRATFORD RESOLUTION

PH051-2025 – RZ004-2025 General Text & Zoning Map Amendments to Town of Stratford Zoning and Development Bylaw #45 regarding the Stratford Waterfront Area – 2nd Reading

Motion Carried X
Motion Lost
Motion Withdrawn

Council Chambers
Town Council

October 8, 2025

Committee
Moved by Councilor
Seconded by Councilor

Planning & Heritage
Jeff MacDonald
Jill Chandler

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 12th and July 19th) 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 second time.

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