



TOWN OF STRATFORD RESOLUTION

**No. PH056-2023 - RZ003-25 - Grove Developments Ltd. – Zoning Bylaw
Amendment – Zoning Map Amendment – R1 to R2 –
PID 912410, 677344, 677336, 677328, and 190082**

Motion Carried _____
Motion Lost X
Motion Deferred _____

Council Chambers
Town Council

Committee Planning & Heritage
Moved by Councillor Jeff MacDonald
Seconded by Councillor Gordie Cox

November 12, 2025

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

WHEREAS in accordance with the Stratford Zoning and Development Bylaw #45, sixty-nine (69) notification letters were sent out to property owners whose parcels are within 150 metres of the subject properties, two advertisements were placed in the Guardian on September 19, 2025 and September 27, 2025, and the proposed zoning amendment was advertised on social media to solicit input and to notify residents of the public meeting; and

WHEREAS a public meeting was held on September 29, 2023, at 7:00 p.m., but was also live streamed on the Town's Facebook and YouTube. Residents were given until October 4, 2025, to submit their comments; and

WHEREAS Comments from the Town's livestream were read into the record and recorded in the minutes; and

WHEREAS Planning staff received two (2) response letters from residents before the meeting; and five (5) additional letters after the meeting, before the October 3rd deadline, concerns were expressed regarding potential negative impacts on land values from the stacked townhouse dwellings, the limited parking spaces, increased traffic and the potential density

BE IT RESOLVED Bylaw #45X, 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 as discussed at a meeting held on November 3, 2025.