



TOWN OF STRATFORD RESOLUTION

No. PH057-2025 - A001-25 - Town of Stratford - Zoning and Development Bylaw Amendment, Bylaw #45S Non-Combustible Fire Separations - 1st Reading

Motion Carried _____ X _____
Motion Lost _____
Motion Withdrawn _____

Council Chambers
Town Council

November 12, 2025

Committee
Moved by Councillor
Seconded by Deputy Mayor

Planning & Heritage
Jeff MacDonald
Steve Gallant

WHEREAS Planning Staff are proposing a housekeeping text amendment to the Zoning and Development Bylaw #45 to reduce confusion in the industry caused by referring to the vertical fire separation required for semi-detached and townhouse dwellings as a “firewall.”; and

WHEREAS the proposed text amendments will not change building permit requirements or the ability to subdivide attached dwellings from what has been required since the Town first adopted the National Building Code of Canada in 2011; and

WHEREAS in accordance with Section 3.2.3. of the Zoning and Development Bylaw #45, notice of the amendments and public meeting occurred through the placement of an advertisement in the local Guardian Newspaper on 2 separate editions (September 19 and September 27, 2025), and notice of the public meeting was posted on the Town’s Facebook and YouTube page; and

WHEREAS a public meeting was held on September 29, 2025, at 6:30 p.m. at the Town Centre and was live streamed on the Town’s Facebook page and YouTube. No questions or comments were received at the meeting and no written comments were received by the deadline of October 3, 2025.

BE IT RESOLVED that Bylaw #45S, a bylaw to amend the Town of Stratford Zoning and Development Bylaw, Bylaw #45, be hereby read and approved a first time; and

FURTHERMORE, BE IT RESOLVED that upon direction from the Minister of Housing Lands and Communities, due to an error in public notice for this proposed amendment when it was originally considered by Council in April and May 2025, the following 3 resolutions for the original readings of Bylaw 45S, PH012-2025, PH015-2025 and PH016-2025 be rescinded;

This resolution bears the recommendation of the Planning, Development & Heritage Committee as discussed at a meeting held on November 3, 2025.