



# TOWN OF STRATFORD RESOLUTION

**No. PH002-2026 – DP005-26 – Falcon Rentals Inc. –  
Conditional Use: One (1) 8-Unit Stacked Townhouse  
Lot 25-2 Shakespeare Drive – Portion of PID 1016377**

Motion Carried     X      
Motion Lost                       
Motion Deferred                     

Council Chambers  
Town Council

**March 18, 2026**

Committee                     Planning & Heritage  
Moved by Councillor                     Ron Dowling  
Seconded by Councillor                     Jill Chandler

**WHEREAS** an application has been received from Falcon Rentals Inc. c/o Will Zafiris, for a Conditional Use to construct an 8-Unit Stacked Townhouse on lot 25-2 Shakespeare Drive being a portion of PID 1016377, within the Town Centre Mixed Use (TCMU) Zone.

**WHEREAS** pursuant to Section 11.3.3 of the Town of Stratford Zoning and Development Bylaw #45, prior to the issuance of a Development Permit for a Conditional Use, Council shall ensure that property owners that directly abut the subject property are notified in writing and asked to provide their comments.

**WHEREAS** on February 18, 2026, notification letters were sent via email to the abutting property owner seeking comments on the proposed Conditional Use. The deadline for comments was 12:00 pm (noon) on February 26, 2026.

**WHEREAS** One (1) letter in support of the Conditional Use was received before the deadline.

**BE IT RESOLVED** that an application received from Falcon Rentals Inc. c/o Will Zafiris, for a Conditional Use to construct an 8-Unit Stacked Townhouse on lot 25-2 Shakespeare Drive being a portion of PID 1016377, within the Town Centre Mixed Use (TCMU) Zone.in accordance with the following conditions:

1. The development shall be in accordance with the Site Plan prepared by Spitfire Architecture Design Co. sheet A0.1, flight no. 4664a, dated February 13, 2026.
2. That a Development Agreement be executed between the Town and the Applicant subject to such terms and conditions as Council deems necessary.
3. That a shared access/parking lot agreement be executed between the Property Owners of Lots 25-2, 25-3 and 25-4 and registered to each property.
4. A detailed servicing plan must be submitted for approval to the Stratford Utility Corporation and all capital contributions paid prior to the permit being issued.
5. That the existing sewer and water connections servicing Lot 25-4 be relocated within said property and that all work and inspections shall be coordinated with the Stratford Utility Corporation and the Property Owner of Lot 25-4.
6. A detailed stormwater management plan must be prepared by a qualified engineer and approved by both the Town of Stratford and DTI.

7. A detailed Erosion and Sedimentation plan must be prepared showing how erosion and sedimentation will be controlled and contained during construction.
8. That a post-development (as-built) grading plan must be submitted and approved by the Town of Stratford.
9. All other relevant provisions of the Town of Stratford Zoning and Development Bylaw #45 are met.

*This resolution bears the recommendation of the Planning & Heritage Committee as discussed at a meeting held on March 2, 2026.*