



TOWN OF STRATFORD RESOLUTION

**No. PH003-2026 – DP006-26 – Falcon Rentals Inc. –
Conditional Use: One (1) 8-Unit Stacked Townhouse
Lot 25-3 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 Deputy Mayor 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 25-3 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 two (2) abutting property owners 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 25-3 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. A detailed stormwater management plan must be prepared by a qualified engineer and approved by both the Town of Stratford and DTI.
6. A detailed Erosion and Sedimentation plan must be prepared showing how erosion and sedimentation will be controlled and contained during construction.
7. That a post-development (as-built) grading plan must be submitted and approved by the Town of Stratford.
8. 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.