



TOWN OF STRATFORD RESOLUTION

No. PH014-2020 – RZ001-19 - Reddin Meadows Rezoning Request – R1 to PURD - Stratford Road

Motion Carried _____
Motion Lost _____ ✓
Motion Deferred _____

Council Chambers
Town Council

August 12, 2020

Committee Planning & Heritage
Moved by Councillor Jill Burridge
Seconded by Councillor Darren MacDougall

WHEREAS an application has been received from Reddin Meadows to rezone parcel numbers 1061175, 1061167 and 329011, (approx. 14.01 acres in total) from the Low Density Residential Zone (R1) to the Planned Unit Residential Development Zone (PURD); and

WHEREAS this re-zoning request will require the following amendment to be considered:

- Zoning and Development Bylaw – an amendment to the official Zoning map to change parcel numbers 1061175, 1061167 and 329011 from the Low Density Residential Zone (R1) to the Planned Unit Residential Development Zone (PURD)

WHEREAS one hundred and forty three (143) notification letters were sent to property owners whose parcels of land are within 500 feet of the subject property to solicit input on the proposed zoning amendment and notifying them of the public meeting to be held on November 27, 2019 and seventeen (17) written responses were received;

WHEREAS a public meeting was held on November 27, 2019 in which several residents provided feedback and had concerns with the proposed 36-unit apartment building; and

WHEREAS after getting some feedback from Council the developer has revised the development scheme removing the 36-unit apartment building and replacing it with 4-5 unit townhouses and it was recommended to hold another public meeting to discuss the new proposal; and

WHEREAS notification letters were once again sent to property owners whose parcels of land are within 500 feet of the subject property to solicit input on the proposed zoning amendment notifying them of the second public meeting to be held on July 15, 2020 and nineteen (19) written responses and one petition were received; and

WHEREAS a second public meeting was held on July 15, 2020 and due to COVID-19 gathering restrictions for this public meeting were limited to 50 people but it was also live streamed for people to watch and residents were given until July 22, 2020 to submit their comments, and several residents expressed concern about density, traffic and buffering, and

BE IT RESOLVED that Bylaw #45-D, 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 & Heritage Committee based on a meeting held on August 3rd, 2020.