



## TOWN OF STRATFORD RESOLUTION

**No. PH027-2023 - RZ001-23 - Grove Developments Ltd. – Zoning Bylaw  
Amendment – Text Amendments and Zoning Map Amendment –  
R1 to R2 – 20-unit Townhouse Complex off Swallow Drive –  
PID 912410, 677344, 677336, 677328, and 190082**

Motion Carried     X      
Motion Lost             
Motion Deferred           

Council Chambers  
Town Council

**September 13, 2023**

Committee  
Moved by Councillor  
Seconded by Councillor

Planning & Heritage  
Jeff MacDonald  
Ron Dowling

**WHEREAS** an application has been received from Grove Developments Ltd. requesting to rezone five lots located off of Swallow Drive from the Low Density Residential (R1) zone to the Medium Density Residential (R2) zone and add the Use “Stacked Townhouse Dwellings” to the R2 zone; and

**WHEREAS** the applicant is proposing to construct a two 10-unit Stacked Townhouse complexes across 4 of the lots and use the 5th lot as access to each lot. Stacked Townhouses are currently only permitted in the new Urban Core (UC) zone and Core Mixed-Use (CMU) zone; and

**WHEREAS** pursuant to the Provincial Planning Act and Section 3 of the Town of Stratford Zoning and Development Bylaw, Council must hold a Public Meeting to receive comments from the public on the proposed application; and

**BE IT RESOLVED** that a public meeting be held on October 16, 2023 (tentatively) to solicit input from residents on an application to rezone parcel numbers 912410, 677344, 677336, 677328, and 190082 (approx. 2.53 acres in total) from the Low-Density Residential (R1) Zone to the Medium Density Residential (R2) Zone.

***This resolution bears the recommendation of the Planning, Development & Heritage Committee as discussed at a meeting held on September 5, 2023.***