

## PLANNING REPORT

**Date:** July 28, 2025  
**To:** Mayor and Council  
**From:** Marc Bancroft, MPL, MCIP, RPP, Manager of Planning  
**Report Number:** COU25-093  
**Attachments:** Proposed By-law

---

**Title:** Application for Part Lot Control (PLC04-25) for Block 77 on Plan 44M-101.

**Objective:** The purpose of this Part Lot Control Application (PLC04-25) is to exempt Block 77 on Plan 44M-101 from Part Lot Control and to subdivide the lands as shown on Plan 44R-6364. This will facilitate the creation of separate lots for each of the street townhouse dwelling units such that each unit will be under separate ownership.

### Background:

The subject lands are situated in Phase 1 of Cachet Development Inc.'s Avon Park Subdivision and located specifically on the west side of Poett Avenue, on the south side of the extension of Douro Street (east of C.H. Meir Boulevard) and on the north side of Manuel Street. These lands are designated Residential Area under the City's Official Plan and zoned site-specific Residential Fourth Density (R4(1)-33), which permits street townhouse dwelling units.

An Application for Exemption from Part Lot Control was received to further subdivide Block 77 to allow the development of freehold street townhouse dwelling units. One (1) townhouse building block is proposed which would accommodate a total of 7 dwelling units.

A Subdivision Agreement was executed on December 23, 2024 and subsequently registered on title on January 7, 2025 under Instrument Number PC228295. This Agreement includes the approved plans required to facilitate the development of the subject lands.

## Site Characteristics:

Characteristic	Information
Existing Use:	Vacant
Frontage:	54.1 m
Depth	27.5 m
Area	1,547.5 m <sup>2</sup>
Shape	Irregular

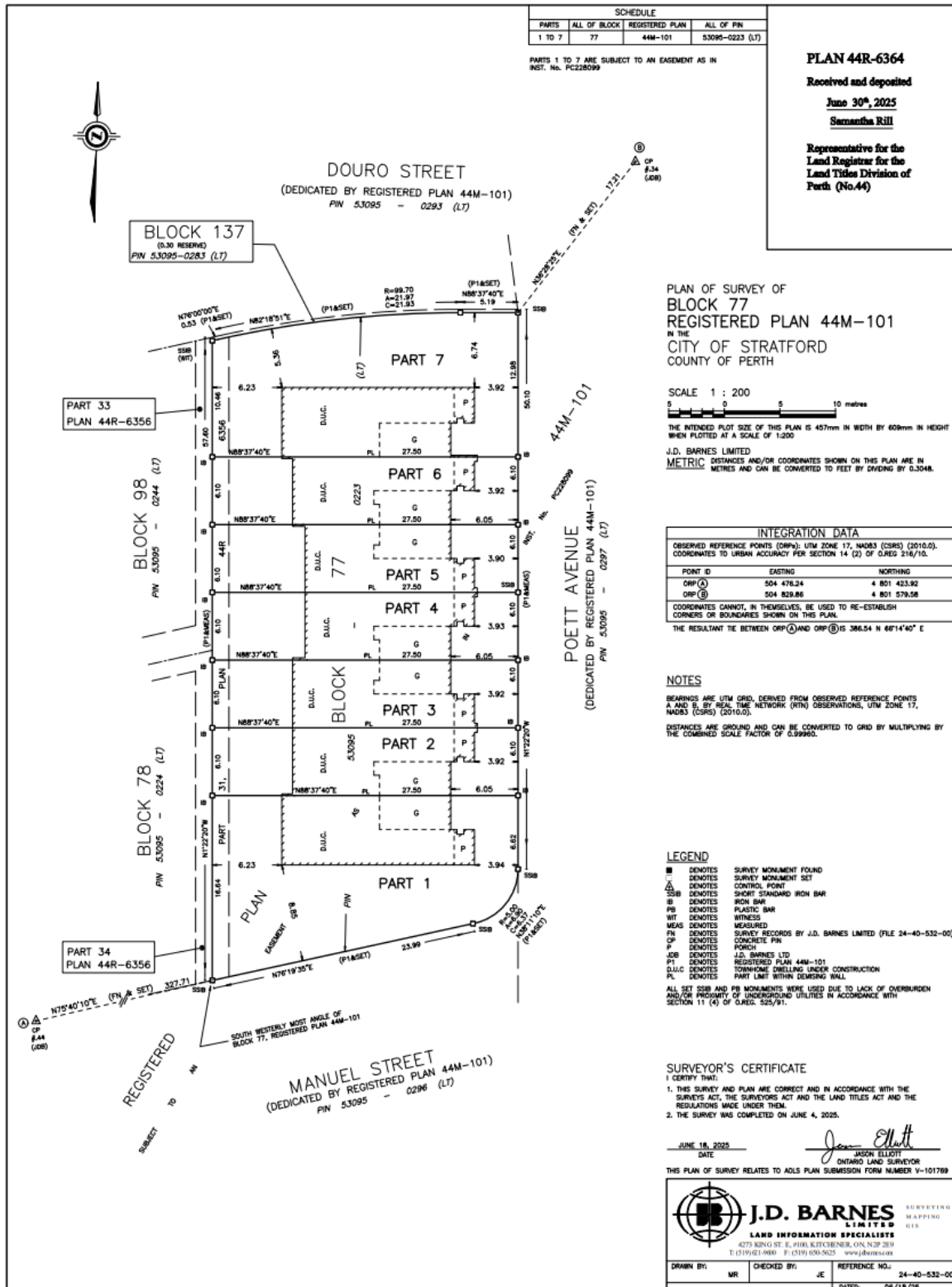
## Surrounding Land Uses:

Direction	Use
North	Future Low density residential
East	Future Low density residential
South	CN Railway
West	Future Low density residential

## Location Map



# Reference Plan 44R-6364



**Analysis:**

A comprehensive evaluation was undertaken in the planning report for the Draft Plan of Subdivision Application (31T21-003) and Zone Change Application (Z13-21) to allow the development of street townhouse dwellings and which demonstrated consistency with provincial policy and conformity with the City of Stratford's Official Plan. This proposal also conforms to the City's Comprehensive Zoning By-law through By-law 40-2023. In all, this proposal is considered appropriate for the subject lands.

The developer's Engineer has provided written confirmation that individual services to each unit for Block 77 have been installed to the property line to facilitate freehold street townhouse units as per the approved plans. The Engineering Division has confirmed the foregoing and as such, have no concerns with this application.

**Financial Implications:**

No municipal expenses are anticipated. Development Charges will be calculated for the dwelling units and collected at the time of the issuance of a building permit.

**Staff Recommendation: THAT Council approves Part Lot Control Application PLC04-25 to exempt Block 77 on Registered Plan 44M-101 from Part Lot Control for one year from the date of the passing of the By-law to permit the creation of separate lots for each of the street townhouse dwelling units such that each unit will be under separate ownership.**

**Recommended by:**

Marc Bancroft, MPL, MCIP, RPP, Manager of Planning

**Reviewed and Approved for Council by:**

Adam Betteridge, Interim Chief Administrative Officer