

## PLANNING REPORT

**Date:** July 28, 2025  
**To:** Mayor and Council  
**From:** Marc Bancroft, MPL, MCIP, RPP, Manager of Planning  
**Report Number:** COU25-095  
**Attachments:** Proposed By-laws

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**Title:** Application for Part Lot Control (PLC01-24) for Block 24 (Hardwick Avenue), Block 25 (Hardwick Avenue) and Block 26 (Beatty Avenue), all on Plan 44M-100.

**Objective:** The purpose of Application PLC01-24 is to exempt Blocks 24, 25 and 26 on Plan 44M-100 from Part Lot Control and to subdivide the lands as shown on Plan 44R-6299. 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 and to allow rear yard easements for internal units for maintenance purposes.

### Background:

Located at the north end of the City of Stratford, these lands are situated in Phase 2 of Sifton's Knightbridge Subdivision, located at O.J. Gaffney Drive and Mornington Street. These lands are designated Residential Area under the City's Official Plan and zoned site-specific Residential First Density (R1-(5)-39) / site-specific Residential Fourth Density (R4-31), which permit street townhouse dwelling units.

An Application for Exemption from Part Lot Control was received to further subdivide Blocks 24, 25 and 26 to allow the development of freehold street townhouse units and to create maintenance easements for internal units that do not have direct access to the rear yard. A total of eight (8) townhouse building blocks are proposed which would accommodate a total of 55 dwelling units.

With respect to Phase 2, a Subdivision Agreement was executed on November 11, 2024 and subsequently registered on title on November 18, 2024 under Instrument Number PC227155. This Agreement includes the approved plans required to facilitate the development of the subject lands and, also requires the developer to create maintenance easements for internal units to access individual rear yards.

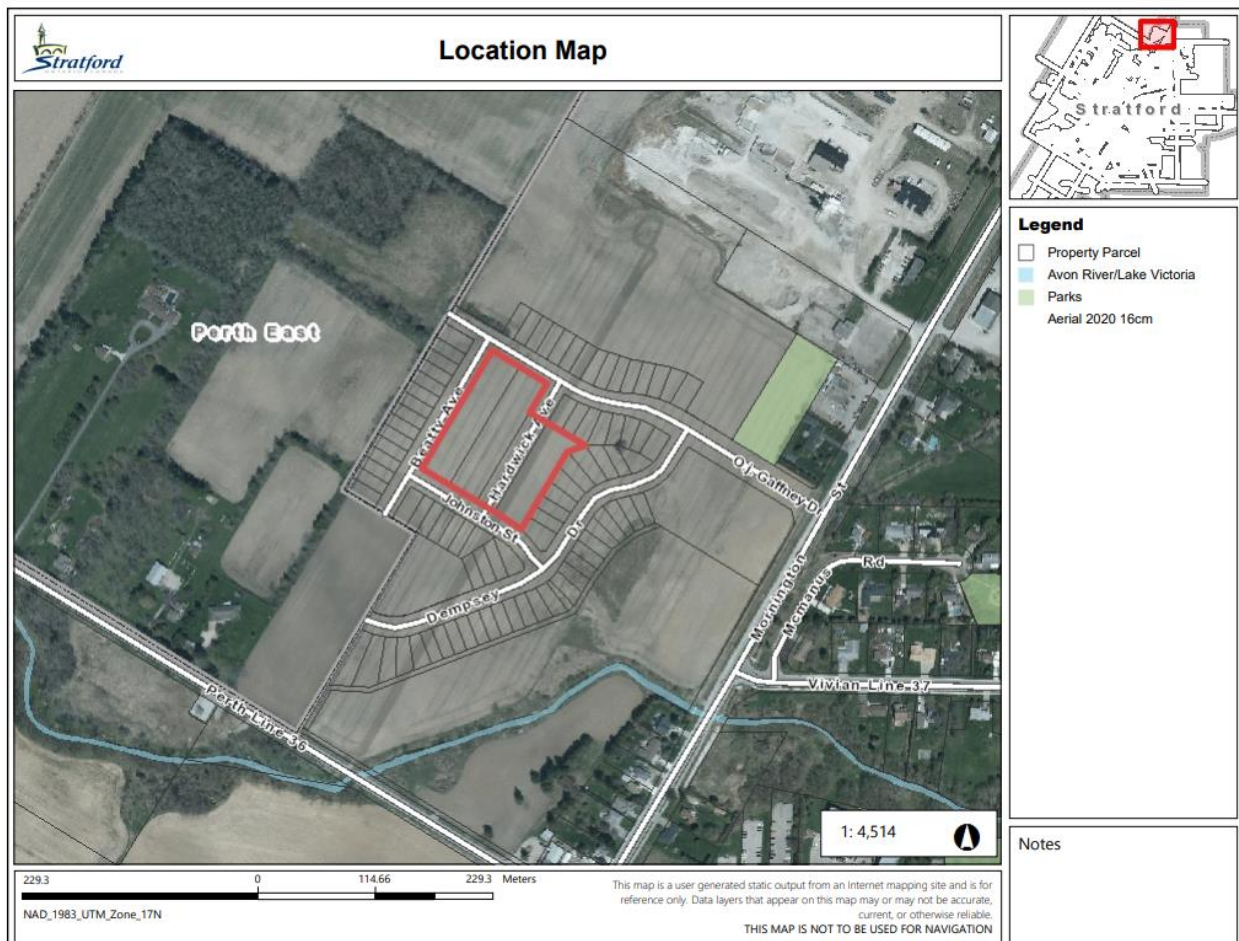
### Site Characteristics:

Characteristic	Block 24	Block 25	Block 26
Existing Use:	Vacant	Vacant	Vacant
Frontage:	100 m	133 m	133 m
Depth	31 m	31 m	31 m
Area	3,218 m <sup>2</sup>	4,126 m <sup>2</sup>	4,126 m <sup>2</sup>
Shape	Irregular	Regular	Regular

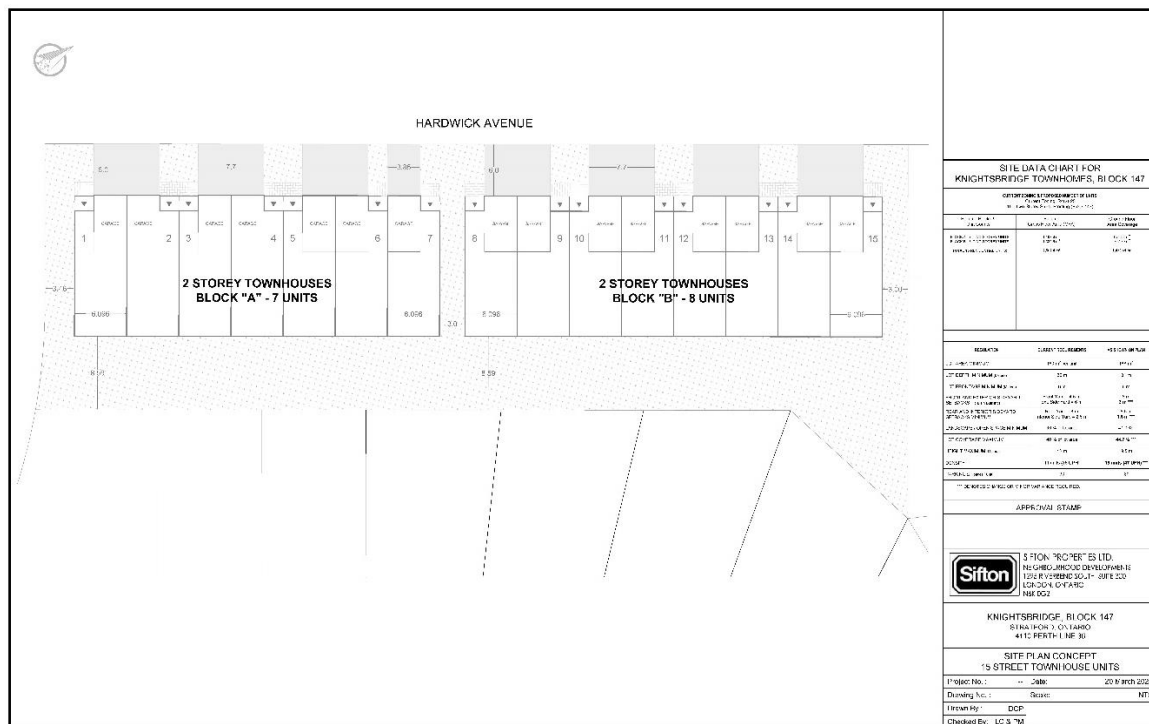
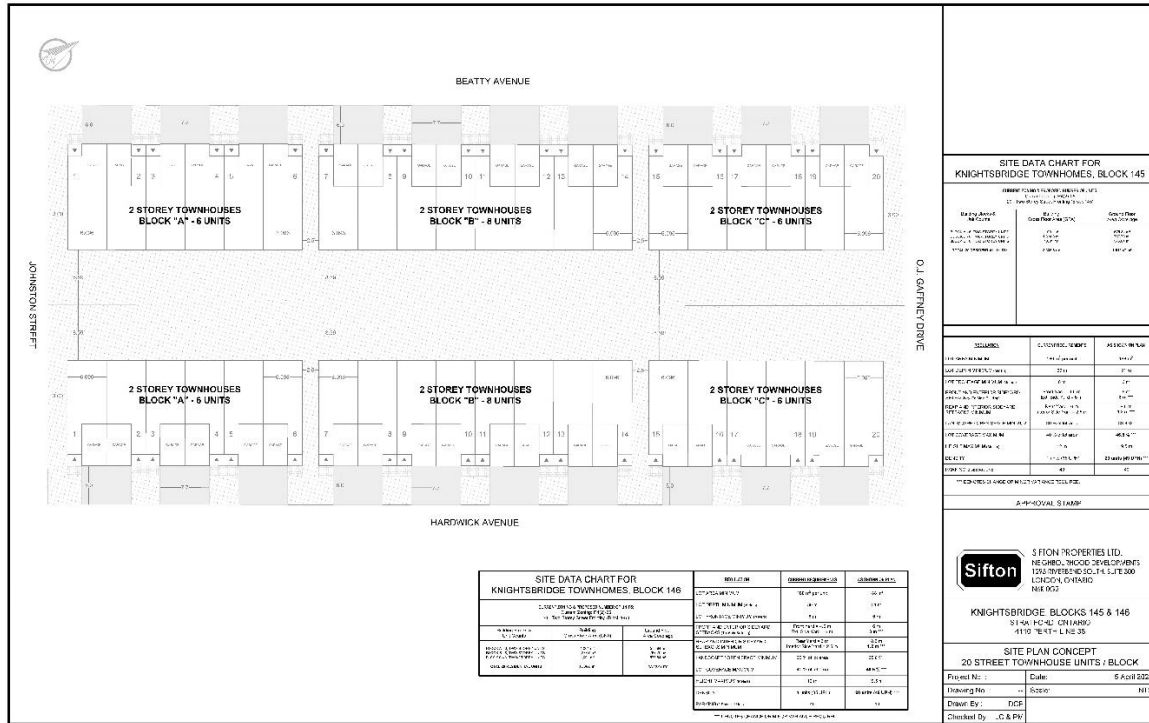
### Surrounding Land Uses:

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

### Location Map



# Layout of Townhouse Blocks



BLOCK 72  
 BLOCK 73  
 BLOCK 74  
 O.J. GAFFNEY DRIVE  
 (2024-2025 BY PLAN 44M-100)  
 (2024-2025)  
 PLAN 44M-100  
 BLOCK 74  
 LOT 1  
 LOT 2  
 LOT 3  
 LOT 4  
 LOT 5  
 LOT 6  
 LOT 7  
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The Engineering Division had requested confirmation that the services have been installed in accordance with the approved drawings to ensure that the services will not cross over the proposed lot lines. The developer's Engineer has provided written confirmation of the foregoing to the satisfaction of the Engineering Division.

**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 PLC01-24 to exempt Blocks 24, 25 and 26 on Plan 44M-100 from Part Lot Control for one year from the date of the passing of each 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 and to allow rear yard easements for internal units for maintenance purposes.**

**Recommended by:**

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

**Reviewed and Approved for Council by:**

Adam Betteridge, MPA, MCIP, RPP, Interim Chief Administrative Officer / Director of Building and Planning