



## TOWN OF STRATFORD RESOLUTION

**No. PH011-2024 – DP071-24 – Marshall MacPherson Ltd. –  
Conditional Use – 4 Unit Townhouse Complex – 13 & 17 Jenkins Avenue -  
PID289306**

Motion Carried       X        
Motion Lost                       
Motion Deferred                     

Council Chambers  
Town Council

**July 10, 2024**

Committee                                   
Moved by Councillor                       
Seconded by Councillor                     

Planning & Heritage  
Jeff MacDonald  
Steve Gallant

**WHEREAS** Aa application has been received from Marshall MacPherson Ltd. to convert a semi-detached dwelling into a 4-unit townhouse complex, by adding two (2) units onto the existing dwelling at 13/17 Jenkins. A “Townhouse complex (of up to 6 dwelling units), up to 40% of a block” is a Conditional use within the Medium Density Residential (R2) 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 June 7, 2024, seven (7) notification letters were sent to abutting property owners. The property owners were given until 4:00 pm on June 25, 2024, to provide comments on the proposed Conditional Use Permit. Two (2) letters were received within the deadline from adjacent landowners.

**BE IT RESOLVED** that Council shall Grant approval to application DP071-24 from Marshall MacPherson Ltd. for conversion of a semi-detached dwelling into a 4-unit townhouse complex on PID 289306 subject to the following:

1. A detailed site plan showing the information required under Section 7.3.5 of the Zoning Bylaw.
2. That a Development Agreement be executed between the Town and the Applicant subject to such terms and conditions as Council deems necessary.
3. A detailed servicing plan must be submitted for approval to the Stratford Utility Corporation.
4. A detailed stormwater management plan must be prepared by a qualified engineer and approved by both the Town of Stratford and DOT.
5. A detailed Erosion and Sedimentation plan must be prepared showing how erosion and sedimentation will be controlled and contained during construction.
6. The location of the new driveways should be situated so that they do not cover any existing installed utilities in the area.

7. Prior to the issuance of the occupancy permit for the new dwellings, a final 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 July 2, 2024.*