



TOWN OF STRATFORD RESOLUTION

**No. PH012-2024 – DP085-24 – CMLMT Holdings Ltd. – 10 Dwelling Unit
Stacked Townhouse – Conditional Use – 23-31 Woodhouse Court – PID
1147578**

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
Ron Dowling

WHEREAS an application has been received from Sean McGuire, owner of CMLMT Holdings Ltd., to construct a 10-unit Stacked Townhouse Dwelling complex at 23-31 Woodhouse Court Parcel Number 1147578. Within the Medium Density Residential (R2) zone, “Stacked Townhouse Dwellings having up to 12 Dwelling units, up to 40% of the block” is listed as a Conditional Use.

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; and

WHEREAS on June 7, 2024, five (5) 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. One (1) letter was received, within the deadline, with comments from an adjacent landowner.

BE IT RESOLVED that Council shall Grant approval to application DP085-24, from Sean McGuire, owner of CMLMT Holdings Ltd., to construct a 10 Dwelling Unit Stacked Townhouse building at 23-31 Woodhouse Court on Parcel Number 1147578 subject to the following conditions:

1. Conformance with the conceptual drawings submitted to the Town prepared by SableARC, dated June 4, 2024.
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. Depending on the final design of the retaining wall, along the south lot line, a fence/railing may be required for safety purposes.
7. 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,