



TOWN OF STRATFORD RESOLUTION

PH001-2025 – DP167-24 – JDLB Holdings – Special Permit Use – Stacked Semi-Detached Dwelling – 40 & 42 Smallwood Terrace – PID 1178060 - Decision

Motion Carried X
Motion Lost
Motion Withdrawn

Council Chambers
Town Council

February 12, 2025

Committee	<u>Planning & Heritage</u>
Moved by Councilor	<u>Jeff MacDonald</u>
Seconded by Councilor	<u>Steve Gallant</u>

WHEREAS application has been received from John Davidson, owner of JDLB Holdings, to construct a Stacked Semi-Detached Dwelling at 40 & 42 Smallwood Terrace (PID 1178060). Within the Medium Density Residential (R2) zone, Stacked Semi-Detached Dwellings are listed as a Special Permit Use, as per the recently adopted Zoning Bylaw Amendment Bylaw #45Q, and

WHEREAS pursuant to sections 8.16.1(d) & (e) in the Zoning and Development Bylaw #45, Council shall ensure that property owners within 61 m (200 ft.) of the subject property are notified in writing and asked to provide their comments; and ensure that a public meeting be held to allow residents to provide their input before making a decision.

WHEREAS a public meeting was held on January 29, 2025, at 7:00 p.m. with five (5) residents in attendance. This public meeting was live streamed on the Town's Facebook and YouTube pages and residents were given until 12:00 p.m. (noon) on January 31, 2025, to submit their comments; and

WHEREAS planning staff received verbal comments from one resident and no written comments

BE IT RESOLVED that Council shall Grant approval to the Special Permit application DP167-24 from JDLB Holdings to construct a 4 unit Stacked Semi-Detached Dwelling located at 40 and 42 Smallwood Terrace (PID 1178060), subject to the following:

1. A detailed site plan, with proposed drainage, showing the information required under Section 7.3.5 of the Zoning Bylaw.
2. A detailed servicing plan must be submitted for approval to the Stratford Utility Corporation.
3. Prior to the issuance of the occupancy permit for the new dwelling, a final grading plan must be submitted and approved by the Town of Stratford. And
4. 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 February 3, 2025.