



TOWN OF STRATFORD RESOLUTION

No. PH041-2025 – DP070-25 – T & C Investments. –
Conditional Use – 4 Unit Townhouse Complex – PID 1148147 & 1148121 -
2-8 Smallwood Terrace

Motion Carried X
Motion Lost _____
Motion Deferred _____

Council Chambers
Town Council

August 13, 2024

Committee Planning & Heritage
Moved by Councillor Ron Dowling
Seconded by Councillor Gordie Cox

WHEREAS an application has been received from T & C Investments to construct a 4-unit townhouse complex, on PIDs 1148147 and 1148121 at 2-8 Smallwood Terrace. 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 July 7, 2025, three (3) notification letters were sent to abutting property owners. The property owners were given until 4:00 pm on July 28, 2024, to provide comments on the proposed Conditional Use Permit. No correspondence was submitted to the town;

BE IT RESOLVED that Council shall Grant approval to application DP070-25 from T & C Investments to construct a 4-unit townhouse complex, on PIDs 1148147 and 1148121 at 2-8 Smallwood Terrace, 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. 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.
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 August 4, 2025.