



TOWN OF STRATFORD RESOLUTION

No. PH045-2025 – SD004-25 – CMLMT Holdings Ltd –
Consolidation of PID's 190173 & 529545 and the extension of Swallow
Drive creating two (2) new lots as a Preliminary Major Subdivision

Motion Carried X

Council Chambers

Motion Lost _____

Town Council

Motion Withdrawn _____

September 10, 2025

Committee

Planning & Heritage

Moved by Councilor

Jeff MacDonald

Seconded by Councilor

Gordie Cox

WHEREAS an application has been received from CMLMT Holding Ltd. (the Developer) to consolidate parcel numbers 190173 & 529545 (approx.1.98 acres in total area) and to extend Swallow Drive thereby subdividing the proposed new lot and creating two (2) new lots for development within the Medium Density Residential (R2) Zone; and

WHEREAS this resolution only deals with the consolidation of the two subject parcels of land, the extension of Swallow Drive, and the subdivision of the proposed new lot and not the approval of the future use of the land for medium density residential development;

WHEREAS as part of the application, preliminary servicing, stormwater management, and erosion and sedimentation control plans have been submitted and preliminary comments from the Department of Transportation (DTI) and the Utility have been received;

BE IT RESOLVED that preliminary approval be granted to an application SD004-25 received from CMLMT Holding Ltd. (the Developer) to consolidate and subdivide parcel numbers 190173 & 529545 (1.98 acres in total area), into a total of two (2 lots) subject to the following:

1. Conformance with the Consolidation Plan of Survey prepared by Mantha Land Surveys Inc., File Number 24-C-29, Drawing Number M-24-320, Dated October 21, 2024.
2. That a stormwater management plan be designed by a licensed engineer using Low Impact Development guidelines to be approved by both the Department of Transportation (DTI) and the Town.
3. That an overall grading plan be designed by a licensed engineer to set the finished floor and pad elevations for each of the lots in coordination with and including the proposed paths of drainage for each lot to be approved by the Town.
4. That an erosion and sedimentation control plan be designed by a licensed engineer using the Town's Erosion and Sedimentation Control Guidelines to be approved by both DTI and the Town.

5. That the extension of Swallow Drive shall be designed in accordance with the provincial road standards of DTI and that a Subdivision Road Agreement shall be executed.
6. That the sewer and water systems shall be designed in accordance with the Stratford Utility Corporation Servicing Standards and that a Utility Agreement shall be executed along with the payment of all applicable capital contribution fees required by the Stratford Utility Corporation (SUC).
7. That the Developer shall enter into a Subdivision Agreement with the Town to be registered to the property at the cost of the Developer.
8. That the developer makes an agreement with Canada Post and meets Canada Post's requirements for establishing Community Mailbox(s) in new subdivisions.
9. That all other relative provisions of the Town of Stratford Zoning and Development Bylaw, Bylaw #45 are met.
10. That Preliminary approval shall be valid for a period of 3 years from the date of Council's decision.

This resolution bears the recommendation of the Planning, Development, and & Heritage Committee as discussed at a meeting held on September 2, 2025.