



TOWN OF STRATFORD RESOLUTION

No. PH048-2025 – SD004-25 – CMLMT Holdings Ltd –
Conditional Use – 8-Unit Stacked Townhouse Dwelling Complex –
South Side of Swallow Drive Extension

Motion Carried _____
Motion Lost X
Motion Deferred _____

Council Chambers
Town Council

September 17, 2025

Committee Planning & Heritage
Moved by Councillor Jeff MacDonald
Seconded by Deputy Mayor Steve Gallant

WHEREAS an application has been received from Sean McGuire, owner of CMLMT Holdings Ltd., to construct an 8-unit Stacked Townhouse Dwelling complex on the south lot proposed under SD004-25. A “Stacked Townhouse Dwelling (of up to 12 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 August 14, 2025, letters were sent out to the thirteen (13) abutting property owners seeking comments on the proposed conditional semi-detached dwelling uses. The deadline for comments was the end of day on August 29, 2025.

WHEREAS five (5) letters with comments and a signed petition (with 31 signatures) from residents, in opposition to the proposal, were submitted before the comment’s deadline.

BE IT RESOLVED that Council Grant approval to application from CMLMT Holdings Ltd. to construct an 8-unit Stacked Townhouse Dwelling complex on the south lot proposed under SD004-25 subject to the following conditions:

1. Conformance with the conceptual drawings submitted to the Town prepared by SableARC, dated August 22, 2025.
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 DTI.
5. A detailed Erosion and Sedimentation plan must be prepared showing how erosion and sedimentation will be controlled and contained during construction.
6. The retaining wall, along the south lot line will require, along the top of the wall, a railing or a fence for safety purposes.

7. Once the building has been constructed a final grading plan must be submitted and approved by the Town of Stratford.
8. Prior to the issuance of the final occupancy permit, the Swallow Drive Extension road must be deemed as public by the DTI
9. 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 September 2, 2025, and an email poll conducted between September 5-10, 2025.