



TOWN OF STRATFORD RESOLUTION

No. PH054-2025 – SD004-25 – CMLMT Holdings Ltd –
Conditional Use – One (1) 8-Unit Stacked Townhouse Dwelling Complex
and Two (2) 5 Unit Townhouse Dwelling Complexes – PID 190173 &
529545

Motion Carried X

Council Chambers

Motion Lost _____

Town Council

Motion Deferred _____

October 8, 2025

Committee Planning & Heritage

Moved by Councillor Jeff MacDonald

Seconded by Deputy Mayor Gordie Cox

WHEREAS Council granted preliminary approval to the Swallow Drive Extension Subdivision Application SD004-25, on September 10th, 2025, to change the boundaries of the PID's 190173 & 529545 and permit the extension of Swallow Drive with a temporary cul-de-sac.

WHEREAS a revised application was received September 26, 2025 from CMLMT Holdings Ltd. for an 8-unit Stacked Townhouse Dwelling complex and two (2) 5-unit Townhouse Dwelling complexes, on 2 parcels of land being created by the Swallow Drive Extension Subdivision (SD004-25). Both of these land use types are Conditional Uses within the Medium Density Residential (R2) zone.

WHEREAS Council denied the original application from CMLMT Holdings Ltd. by, Resolution PH048-25, for an 8-unit Stacked Townhouse Dwelling complex on the new south lot that is created by the Swallow Drive Extension Subdivision (SD004-25) and deferred making a decision on the two (2) Stacked Townhouse Dwelling complexes on the north lot of the aforementioned subdivision for more information.

WHEREAS in accordance with Section 7.3.3 of the Zoning Bylaw, *where an application has been received that seeks approval of a matter that has been denied, it will not be reconsidered unless it is demonstrated that it is different from the previous application and altered to meet the requirements of the Bylaw.*

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 in August 2025, information letters were sent out to the thirteen (13) abutting property owners seeking comments on the original proposal for three (3) Conditional Use Stacked Townhouse Dwellings. A second information letter was hand-delivered to the same property owners on October 2, 2025, with details of the revised application and new site plans in consideration of community feedback including privacy and parking concerns.

WHEREAS five (5) letters with comments and a signed petition (with 31 signatures) from residents regarding the original proposal were received and comments may be received on the revised application.

BE IT RESOLVED that Council grants approval to the revised application, submitted September 26, 2025 from CMLMT Holdings Ltd. to construct one (1) 8-unit Stacked Townhouse Dwelling complex on the south lot and two (2) 5-unit Townhouse Complexes on the north lot created by Swallow Drive Extension Subdivision (SD004-25) subject to the following conditions:

1. Conformance with the Architectural Site Plan prepared by Sable Arc Sustainable Architecture and Design, Project Number 24092, Drawing Number A1.01, Dated September 25, 2025.
2. That one 8-unit Stacked Townhouse Dwelling complex is permitted to be constructed on the newly created parcel located south of the Swallow Drive Extension as shown in Subdivision SD004-25.
3. That two 5-unit Townhouse Dwelling complexes are permitted to be constructed on the newly created parcel located north of the Swallow Drive Extension as shown in Subdivision SD004-25
4. That a Development Agreement be executed between the Town and the Applicant subject to such terms and conditions as Council deems necessary.
5. Detailed servicing plans for both parcels must be submitted for approval to the Stratford Utility Corporation.
6. Detailed stormwater management/site grading plans for both parcels must be prepared by a qualified engineer and approved by both the Town of Stratford and DTI.
7. A detailed Erosion and Sedimentation plan for both parcels must be prepared showing how erosion and sedimentation will be controlled and contained during construction.
8. A fence or railing shall be installed along the top of the retaining wall, shown on the site plan for the South lot. The specifics of this fence or railing will be determined during the Development Permit application process.
9. Once the buildings have been constructed, final grading plans must be submitted and approved by the Town of Stratford.
10. Prior to the issuance of any final occupancy permits, the Swallow Drive Extension road must be deemed public by the DTI
11. 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 29, 2025.