



TOWN OF STRATFORD RESOLUTION

PH055-2025 – DP092-25 – JDLB Holdings – Special Permit Use – Stacked Semi-Detached Dwelling – 95 & 97 Smallwood Terrace – PID 1178078 - Decision

Motion Carried X

Council Chambers
Town Council

Motion Lost _____

Motion Withdrawn _____

October 8, 2025

Committee Planning & Heritage
Moved by Councilor Jeff MacDonald
Seconded by Councilor Jody Jackson

WHEREAS an application has been received from John Davidson, owner of JDLB Holdings, to construct a Stacked Semi-Detached Dwelling at 95 & 97 Smallwood Terrace (PID 1178078). Within the Medium Density Residential (R2) zone, Stacked Semi-Detached Dwellings are listed as a Special Permit Use.

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 that a public meeting be held to allow residents to provide their input before a decision is rendered by Council.

WHEREAS a public meeting was held on September 29, 2025, at 6:00 p.m. with two (2) residents in attendance. This public meeting was live streamed on the Town's Facebook and YouTube pages and residents were given until 4:30 p.m. on October 3, 2025, to submit their comments; and

WHEREAS planning staff received no written comments from residents

BE IT RESOLVED that Council Grant approval to the Special Permit application DP092-25 from JDLB Holdings to construct a 4 unit Stacked Semi-Detached Dwelling located at 95 and 97 Smallwood Terrace (PID 1178078), 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 in a email poll conducted between October 3 and October 8, 2025.

