



TOWN OF STRATFORD RESOLUTION

PH002-2013 – MacDonald Quality Housing Ltd. (SD001-13) – 79 Lot Subdivision – Clearview Estates Phase II

Motion Carried ✓
Motion Lost
Motion Withdrawn

Council Chambers
Town Council

April 10, 2013

Committee
Moved by Councilor
Seconded by Councilor

Planning & Heritage
Gary Clow
Emile Gallant

WHEREAS an application has been received from MacDonald Quality Housing Ltd. to subdivide parcel number 289637 (71.61 acres±), located within the Single Family Residential Large Zone (R1-L) into 79 lots for single family residential development; and
(See Attachments)

WHEREAS the lots within this subdivision will be serviced with Municipal sewer that is already available in the area, and Municipal water which will be extended from the Town's new well field across the TransCanada Highway; and

WHEREAS the total area of proposed parkland and open spaces is 15.9 acres (22 percent of the entire land) consists of 13.78 acres encompassing the wetland adjacent to the TCH and 2.12 acres located in the south part of the entire subdivision which functions as a green buffer between the proposed and existing divisions of Clearview Estate; and

WHEREAS after visiting the proposed site the planning committee members and staff is of the opinion that a large portion of the proposed natural green spaces adjacent to the wetland is useable and accessible to public and can be considered as parkland dedication. Accordingly, the total useable area of the proposed open space will be more than 10 percent of the proposed developable land area which exceeds the bylaw requirements; and

WHEREAS the Level of Service analysis for this subdivision has been completed in detail by the DOTIR and approval has been given subject to the entrance being upgraded to a boulevard; and

WHEREAS in the original proposal, 3 lots were located adjacent to the wetland area. This area was recently planted with hundreds of trees and the Stratford Area Watershed Improvement Group identified the area as very valuable to the environment and should not be developed. After discussing this issue with the developer it was agreed to remove these 3 lots from the plan, instead, the Town allows the developer to create 3 new lots within the entire subdivision which requires lot area variances to a number of lots. As a result, the revised plan requires minor variances not exceeding 10 percent on the Minimum Lot Area requirements of Lots# 38 to 48, 52 to 62 and 25 to 37. These lots are proposed to have a minimum area of 1840 square meters (instead of 2044 square meters) while maintaining 30 meter minimum frontages.

BE IT RESOLVED that preliminary approval be granted to an application received from MacDonald Quality Housing Ltd. to subdivide parcel number 289637 located within the Single Family Residential Large Zone (R1-L) into 79 lots for single family residential development with the variances noted in the table below and subject to the following conditions:

Lot #	Area	Variance Percentage
25	1840	9.98%
26	1840	9.98%
27	1841	9.93%
28	1841	9.93%
29	1841	9.93%
30	1840	9.98%
31	1841	9.93%
32	1840	9.98%
33	1840	9.98%
34	1840	9.98%
35	1840	9.98%
36	1840	9.98%
37	1840	9.98%
38	1840	9.98%
39	1840	9.98%
40	1840	9.98%
41	1840	9.98%
42	1872	8.41%
43	1872	8.41%
44	1840	9.98%
45	1840	9.98%
46	1840	9.98%
47	1840	9.98%
48	1840	9.98%
52	1840	9.98%
53	1840	9.98%
54	1840	9.98%
55	1840	9.98%
56	1840	9.98%
57	1872	8.41%
58	1872	8.41%
59	1840	9.98%
60	1840	9.98%
61	1840	9.98%
62	1840	9.98%

1. Conformance with the Preliminary Plan showing Lots 1 to 79 for MacDonald Quality Housing Limited prepared by ISE Ltd., Drawing No. 13060, dated April 9, 2013.

2. Phase 1 of this development shall include the improvements required to the access onto the TCH as well as construction of the extension of Brookside Drive.
3. A stormwater management plan shall be designed by a licensed engineer using Low Impact Design Guidelines approved by both DOTIR and the Town of Stratford.
4. A parkland dedication of 15.9 acres as shown on the concept plan shall be deeded to the Town of Stratford as parkland dedication; the usable portion shall be at least 10% of the subdivision area.
5. The concept design meets all the Provincial Government requirements and is approved by the Department of Environment, Energy and Forestry.
6. The sewer and water systems shall be designed in accordance with the Stratford Utility Corporation Servicing Standards and a Utility Agreement shall be executed between the Developer and the Stratford Utility Corporation. The developer shall also pay a one-time non-reoccurring payment of \$1500 per lot for the supply of water to the subdivision.
7. The developer makes an agreement with Canada Post and meets Canada Post's requirements and regulations.
8. All other relative provisions of the Town of Stratford Zoning and Subdivision Control (Development) Bylaw are met.
9. Preliminary approval shall be valid for a period of 3 years.

This resolution bears the recommendation of the Planning, Development & Heritage Committee as discussed at a meeting held on April 8, 2013.