



TOWN OF STRATFORD RESOLUTION

PH002-2016- SD001-16 - Estate of Margaret MacIntyre – 22 Lot Subdivision
5 Georgetown Road

Motion Carried _____ ✓
Motion Lost _____
Motion Withdrawn _____

Council Chambers
Town Council

January 13, 2016

Committee
Moved by Councilor
Seconded by Councilor

Planning & Heritage
Diane Griffin
Randy Cooper

WHEREAS an application has been received from the estate of Margaret MacIntyre to subdivide parcel number 289231 into 22 lots located at 5 Georgetown Road

WHEREAS the total area of the proposed subdivision is approximately 11.64 acres and the developer is proposing to create 22 new Single Family Residential lots and dedicate 1.07 acres to the Town of Stratford for parkland and open space.

WHEREAS the Town proactively sought confirmation from the Department of Transportation, Infrastructure, Energy that safe access is possible onto the Georgetown Road when St. Catherine's Avenue is extended to join Georgetown, as proposed in the attached 7.a.2. There is approximately 107 metres, which is 22 metres above the legislated minimum and 12 metres above that recommended by DTIE

BE IT RESOLVED that Preliminary Approval be granted to an application from the estate of Margaret MacIntyre to subdivide parcel number 289231 into 22 Single Family Residential lots located at 5 Georgetown Road subject to the following conditions:

1. Conformance with the Preliminary Plan showing Lots 2015-1 to 2015-22 prepared by Mantha Land Surveys Inc., Drawing No. M-15-23R1A, dated December 27, 2015.
2. That a stormwater management plan be designed by a licensed engineer using Low Impact Development guidelines approved by both DOTIE and the Town of Stratford.
3. That the proposed 1.07 acres of parkland area, as shown on the concept plan, be deeded to the Town of Stratford as parkland dedication.
4. That the concept design meets all the provincial government requirements and is approved by the Department of Communities, Land and Environment.
5. That the sewer and water systems shall be designed in accordance with the Stratford Utility Corporation Servicing Standards and that a Utility Agreement be executed between the Developer and the Stratford Utility

Corporation. The developer shall also pay a one-time, non-reoccurring \$1,500 payment per lot for the supply of water to the subdivision as per the requirements of the Stratford Utility Corporation.

6. That the developer makes an agreement with Canada Post and meets Canada Post's requirements for establishing Community Mail Box(s) in new subdivisions.
7. That all other relative provisions of the Town of Stratford Zoning and Subdivision Control (Development) Bylaw are met.
8. Preliminary approval shall be valid for a period of 3 years.

This resolution bear the recommendation of the Planning, Development & Heritage Committee as discussed at a meeting held on, January 11, 2016.