



TOWN OF STRATFORD RESOLUTION

PH004-2015 – 101144 PEI Inc. (Gordon MacPherson) – Change of Use Aspin Crescent

Motion Carried _____
Motion Lost ✓
Motion Withdrawn _____

Council Chambers
Town Council

May 13, 2015

Committee
Moved by Councilor
Seconded by Councilor

Planning & Heritage
Diane Griffin
Randy Cooper

WHEREAS a written request has been received from 101144 PEI Inc. c/o Gordon MacPherson to change the use of lots 2009-6 and 2009-9, identified as parcel number 859009 (approx. 0.59 acres in total area) located on Aspin Crescent within the Strawberry Hill subdivision; and

WHEREAS the change of use requested is to change 2 existing single family residential lots into 1 – 3 unit townhouse lot. The newly created lot exceeds the bylaw requirement for a 3 unit townhouse however; a formal change of use is required; and

WHEREAS In accordance with section 25.4 Changes to Existing Lots of the Town of Stratford Zoning and Subdivision Control (Development) Bylaw:

- (1) No Person shall reduce the dimensions or change the Use of any Lot in an approved Subdivision where Council deems these would be a detrimental effect on neighboring Property owners.
- (2) Where an application to subdivide land would change the dimensions or the Use of a Lot in an existing approved Subdivision, Council shall notify all Property owners within 150 metres (500 feet) of the boundaries of the Lot in writing, informing them of the details of the application and soliciting their comments; and

WHEREAS on April 24, 2015, 42 notification letters were sent to property owners located within 500 feet of the subject property and 4 letters have been received back opposing the proposal based on private covenants that were within the original deeds for all properties within the subdivision and 2 phone calls have been received with no objection; and

WHEREAS the property is located within a Two-family Residential Zone (R2), where Townhouse or Row House Dwellings having up to 6 units are considered to be Conditional Use, subject to such terms and conditions as shall be imposed by Council; and

WHEREAS the bylaw requirement for Townhouse development is 14,000sq.ft. for the first 3 units, and 3,000sq.ft. for each additional unit. This lot has approximately 26,003 sq.ft and is

being proposed for a 3 unit building therefore it exceeds the minimum lot size requirements and legally has enough land for a six unit; and

WHEREAS a survey of land use has been completed for the area surrounding this lot on Aspin Crescent, showing a total of 18 lots containing 9 duplexes, 5 single family dwellings and 4 vacant SFD lots. With a mix of land use within the area it does not appear the addition of a 3 unit townhouse should have any negative impacts on the existing neighborhood.

BE IT RESOLVED that approval be granted to 101144 PEI Inc. c/o Gordon MacPherson to change the use of lots 2009-6 and 2009-9, identified as parcel number 859009 (approx. 0.59 acres in total area) located on Aspin Crescent within the Strawberry Hill subdivision from 2 existing single family residential lots to 1 – 3 unit townhouse lot subject to the development meeting all other relevant provisions of the bylaw.

This resolution does not bear the recommendation of the Planning, Development & Heritage Committee as discussed at a meeting held on May 4, 2015.