



TOWN OF STRATFORD RESOLUTION

No. PH004-2024 – Maximum Lot Coverage Increases to 40% for seven (7) lots in Phase 1 of the Reddin Meadows Subdivision

Motion Carried X

Motion Lost

Motion Withdrawn

Council Chambers

Town Council

March 28, 2024

Committee

Moved by Councillor

Seconded by Councillor

Planning & Heritage

Jody Jackson

Ron Dowling

WHEREAS at a regular Council meeting held August 9, 2023, preliminary approval was granted to an application from Landfest Company Ltd. to subdivide parcel numbers 1061175, 1061167, and 329011 (approx. 14.01 acres in total) in accordance with the submitted Development Scheme prepared by Fathom Studios in association with SableArc, dated July 2021. The Development Scheme references 84 total units (two 6-unit townhouses, seven 5-unit townhouses, two 4-unit townhouses, two 3-unit townhouses, and 23 single unit dwellings); and

WHEREAS a request from Hansen Property Group (the new landowner) has been received to increase the maximum Lot Coverage Ratio for seven (7) of the eleven (11) single unit dwelling lots in Phase 1 in the new Reddin Heights cul-de-sac from 30% to 40%; and

WHEREAS in accordance with section 11.2.6(d) of the Town of Stratford Zoning Development Bylaw: (5) Maximum Lot Coverage shall be 30%, provided however, that Council may permit a coverage of up to 40% where it deems there would not be an adverse impact on adjoining properties, subject to such terms and conditions as may be established by Council; and

WHEREAS planning staff has examined the lot grading plans and proposed buildings in conjunction with the stormwater management plan and cannot determine that there will not be adverse impacts on adjoining properties due to the increased lot coverage ratios. Therefore, planning staff is recommending that the civil engineer who designed the Reddin Meadows Storm Water Management Plan

submit correspondence to the Town ensuring that the increased lot coverage ratios will not adversely impact adjoining properties.

WHEREAS through an email poll, the Planning and Heritage Committee has reviewed this application, and felt that by increasing the permitted maximum lot coverage to 40% will not cause any adverse impacts on the neighborhood; and

BE IT RESOLVED that maximum lot coverage for lots 28, 29, 32, 33, 34, 35, 36, as shown on the subdivision plan for Phase 1 of the Reddin Meadows Subdivision, be increased from 30% to 40%, provided that:

- a) all of the buildings are located outside of drainage easements and within the development standards established by approved Development Scheme and Town of Stratford Zoning and Development Bylaw; and
- b) correspondence be submitted to the Town, from the civil engineer who designed the Reddin Meadows Storm Water Management Plan, confirming that the increased lot coverage ratio will not adversely impact adjoining properties.

This resolution bears the recommendation of the Planning, Development & Heritage Committee obtained via an email poll conducted between March 22 and March 27, 2024.