



TOWN OF STRATFORD RESOLUTION

PH007-2015- SD001-15 – Estate of Margaret MacIntyre – 18 Lot Subdivision
5 Georgetown Road

Motion Carried _____
Motion Lost _____
Motion Withdrawn _____

Council Chambers
Town Council

June 17, 2015

Committee
Moved by Councilor
Seconded by Councilor

Planning & Heritage
Diane Griffin

WHEREAS an application has been received from the estate of Margaret MacIntyre to subdivide parcel number 289231 into 18 lots located at 5 Georgetown Road; and

WHEREAS the total area of the proposed subdivision is approximately 11.64 acres and the developer is proposing to create 17 new Single Family Residential lots and dedicate 0.84 acres to the Town of Stratford for parkland and open space; and

WHEREAS the subdivision is located within the Single Family Residential Zone (R1) and will be fully serviced with both municipal sewer and water.

BE IT RESOLVED that preliminary approval be granted to an application from the estate of Margaret MacIntyre to subdivide parcel number 289231 into 18 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 2015-18 prepared by Mantha Land Surveys Inc., Drawing No. M-15-23, dated June 11, 2015.
2. That a stormwater management plan be designed by a licensed engineer using Low Impact Development guidelines approved by both DOTIR and the Town of Stratford.
3. That the proposed 0.84 acres 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 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 payment per lot for the supply of water to the subdivision 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.
8. That all other relative provisions of the Town of Stratford Zoning and Subdivision Control (Development) Bylaw is met.
9. 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, June 1, 2015.