



TOWN OF STRATFORD RESOLUTION

PH008-2013 – Clifton Farms – Preliminary Concept Plan

Motion Carried ✓
Motion Lost
Motion Withdrawn

Council Chambers
Town Council

June 12, 2013

Committee
Moved by Councilor
Seconded by Councilor

Planning & Heritage
Steve Ogden
Randy Cooper

WHEREAS an application has been received from Clifton Farm Inc. to subdivide parcel No. 688209 located between the Mason Road and Duffy Road and currently zoned R1 (Single Family Residential); and

WHEREAS the total area of the proposed subdivision is approximately 45 acres and the developer is proposing to create 111 new Single Family Residential lots and dedicate 4.5 acres to the Town to meet the Development bylaw requirement on parkland and open space; and

WHEREAS on May 24th a meeting was held with DOTIR, the developer (CBCL and Masons) and Hambly Enterprises Ltd (the adjacent land owner) to discuss the future of Duffy Road. The developer (Masons) agreed to contribute (33% of the costs) to the Duffy Road development.

BE IT RESOLVED that preliminary approval be granted to Alan Mason's proposal to subdivide parcel no. 688209 to create 111 new single family lots subject to the following conditions:

1. Conformance with the Preliminary Plan "G" showing Lots 1 to 111 prepared by CBCL, Drawing No. C1, dated May 2nd 2013.
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 4.5 acres parkland area, as shown on the concept plan, be deeded to the Town of Stratford as parkland dedication. The area of the proposed parkland shall be at least 10% of the subdivision area.
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 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 of \$1500 per lot for the supply of water to the subdivision.
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 bears the recommendation of the Planning, Development & Heritage Committee as discussed at a meeting held June 3, 2013.