



TOWN OF STRATFORD RESOLUTION

PH008-2015 – Forest Trail Development Scheme (Revision)

Motion Carried _____ ✓
Motion Lost _____
Motion Withdrawn _____

Council Chambers
Town Council

August 12, 2015

Committee
Moved by Councilor
Seconded by Councilor

Planning & Heritage
Diane Griffin
Randy Cooper

WHEREAS Council granted approval to the Development Scheme for the Forest Trail subdivision consisting of 113 units including 67 Townhouses; 24 Semi-detached; and 22 Single Family dwellings on January 14, 2015; and

WHEREAS in accordance with Section 18.5 Lot Requirements of the Sustainable Subdivision Overlay Zone:

- (1) *Each application for a Sustainable Subdivision shall include a Development Scheme that sets forth proposed Lot Areas, types and numbers of Dwellings, Frontages, Setbacks, Lot Coverages and Building Heights*
- (2) *Council shall approve the lot requirements for each Sustainable Subdivision based on the guidelines and requirements set forth in the annexed Appendix “B” and may approve variations from the zone requirements that would normally apply.*
- (3) *The lot requirements approved for the Sustainable Subdivision under Section 18.5(2) shall not be altered without Council’s approval.*

WHEREAS the developer is proposing to change the original development scheme on Lot 12 changing the approved 3-6 Unit buildings and 1-5 unit building to 6-4 unit buildings; and

WHEREAS in order to prevent adding an additional unit to the overall plan the developer is proposing to remove the single family dwelling unit on Lot 19; and

WHEREAS the Development Scheme still consists of 113 units having 68 Townhouses; 24 Semi-detached; and 21 Single Family dwellings; and

WHEREAS a review of the new concept plan against the Sustainable Subdivision criteria and scoring system shows the sustainable subdivision including wetland areas, open spaces, stormwater management, public road and infrastructure and the trail system remain unchanged and the new concept meets the minimum requirements for a sustainable subdivision designation; and

BE IT RESOLVED that approval be granted to the proposed revision to the Development Scheme for the Forest Trail subdivision consisting of 113 units including 68 Townhouses; 24 Semi-detached; and 21 Single Family dwellings subject to the following:

- a. Conformance with the Forest Trails Subdivision – Lot 12 Servicing drawing prepared by CBCL Limited drawing SK1, dated July 22, 2015.
- b. The single family dwelling on Lot 19 shall be removed from the original Development Scheme keeping the overall number of units at 113 for the entire subdivision.
- c. All developments within the subdivision must meet the requirements set forth in the Development Scheme for Lot Areas, types and numbers of Dwellings, Frontages, Setbacks, Lot Coverages and Building Heights. The lot requirements approved for the Sustainable Subdivision shall not be altered without Council's approval.
- d. That all other relative provisions of the Town of Stratford Zoning and Subdivision Control (Development) Bylaw is met.

This resolution bear the recommendation of the Planning, Development & Heritage Committee as discussed at a meeting held on, August 3rd, 2015.