



TOWN OF STRATFORD RESOLUTION

**No. PH008-2025 – SD003-25 – Concord Properties Ltd. –
Kelly Heights Phase 3 Revision (PID 882084 & 897124) –
25 Lot Preliminary Subdivision Approval**

Motion Carried ✓
Motion Lost
Motion Withdrawn

Council Chambers
Town Council

April 9, 2025

Committee
Moved by Councillor
Seconded by Councillor

Planning & Heritage
Jeff MacDonald
Jody Jackson

WHEREAS An application has been received from Concord Properties Ltd. to revise the third phase of the Kelly Heights subdivision, located on parcel numbers 882084 and 897124 (approximately 12 acres in total area), into 25 total building lots within the Low Density Residential (R1) and Medium Density Residential (R2) Zones; and

WHEREAS each of the proposed lots meet the minimum lot standards, except those with a reduced frontage along a curve which may be permitted per section 4.3.1(n) as said lots have safe street access and meet the minimum frontage at the front building line; and

WHEREAS preliminary servicing and stormwater management plans have been submitted showing the extension of municipal water and sanitary sewer, and a provincially owned public road with mountable curb and gutter; and

WHEREAS comments obtained from the Department of Transportation and Infrastructure (DTI) indicate that a connection to Mason Road is needed for this subdivision. The Zoning and Development Bylaw #45 and Official Plan also support the road connection, as such, condition 7 has been added to this Resolution; and

WHEREAS the revised plan shows the same greenspace areas to satisfy the parkland dedication requirement as in the original preliminary approvals, totaling 1.69 acres (14% of the total area of phase 3). Due to the proximity of existing playgrounds, the locations have been approved by the Recreation Department provided these are used as natural areas only.

BE IT RESOLVED that preliminary subdivision approval be granted to an application received from Concord Properties Ltd. to revise the third phase of the existing approved subdivision (PH001-21), known as Kelly Heights, located on parcel numbers 882084 and 897124 (approximately 12 acres in total area), into 25 total building lots, in accordance with the following conditions:

1. Conformance with the Revised Development Plan Phase 3 – Option 3 Showing Lot 92 as a 3-Unit Townhouse prepared by CBCL, Number 192627, Drawing Number C04, issued for review November 8, 2024.
2. That the proposed greenspace areas of 0.169 acres (or 14% of the total area) as shown on the Revised Development Plan be maintained as natural areas or trails and deeded to the Town of Stratford (the Town) as parkland dedication to satisfy Section 4.9 of the Bylaw.
3. That a stormwater management plan be designed by a licensed engineer using Low Impact Development guidelines to be approved by both the Department of Transportation (DTI) and the Town.
4. That an overall grading plan be designed by a licensed engineer to set the finished floor and pad elevations for each of the lots, elevations and drainage structures for each lot, and any major drainage corridors to be constructed by the Developer and approved by the Town.
5. That an erosion and sedimentation control plan be designed by a licensed engineer using the Town's Erosion and Sedimentation Control Guidelines to be approved by both DTI and the Town.
6. That all public roads shall be designed in accordance with the provincial road standards of DTI and that a Subdivision Road Agreement shall be executed between the Developer, DTI, and the Town.
7. That a road connection shall be made from the future extension of Goldsmith Row to the Mason Road per comments obtained from DTI.
8. That the sanitary sewer and water systems shall be designed in accordance with the Stratford Utility Corporation Servicing Standards and that a Utility Agreement shall be executed along with the payment of all applicable capital contribution fees required by the Stratford Utility Corporation.
9. That the Developer shall enter into a Subdivision Agreement with the Town to be registered to the property at the cost of the Developer.
10. That the developer makes an agreement with Canada Post and meets Canada Post's requirements for establishing Community Mailbox(s) in new subdivisions.
11. That all other relative provisions of the Town of Stratford Zoning and Development Bylaw, Bylaw #45 are met.
12. That Preliminary approval shall be valid for a period of 3 years from the date of resolution.

This resolution bears the recommendation of the Planning, Development, and Heritage Committee as discussed at a meeting held on March 31, 2025.