



TOWN OF STRATFORD RESOLUTION

PH009-2013 – Greenway Realty – Special Permit Use – Kinlock Road

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Motion Withdrawn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 Greenway Realty to subdivide and develop parcel number 588665 (16.5 acres±) located within the PURD (Planned Unit Residential Development) zone, currently owned by Joseph Smallwood; and

WHEREAS the developer is proposing to build a combination of Townhouses, Community Care Facilities and Apartments on the proposed land; and

WHEREAS the proposal includes a 24 unit apartment building in a PURD zone and section 12 of the Town's Development Bylaw classifies Apartments as Special Permit Use and Council shall hold a public meeting on the proposal with neighboring property owners and residents and acquire their inputs before making a decision; and

WHEREAS 85 notification letters were sent to the neighboring property owners and a public meeting was held on May 22, 2013. Nearly 50 residents attended the public meeting. Most of the issues and concerns raised at the public meeting were related to the design and development of the overall subdivision and focused on stormwater and watershed management and natural features of the area, and not significant negative comments received on the proposed 24 unit apartment specifically; and

WHEREAS The Town of Stratford is committed to working with residents to protect the natural features of the area and prevent and/or mitigate any potential negative impacts of the proposed development on surrounding areas.

BE IT RESOLVED that approval be granted to Greenway Realities request for a special permit use of one 24 unit apartment building in their proposal on Parcel no. 588665 subject to satisfactorily addressing the stormwater and watershed issues in collaboration with residents and stakeholders, Stratford Watershed Improvement Group, Department of Transportation and infrastructure Renewal, and Department of Environment and meeting all relative Town's bylaws requirements prior to granting a preliminary subdivision approval.

This resolution bears the recommendation of the Planning, Development & Heritage Committee as discussed at a meeting held June 3, 2013.