

TOWN OF STRATFORD RESOLUTION

No. PH009-2025 - Concord Properties Ltd. - Kelly Heights Phase 3

Revision (a portion of PID 882084) - Conditional Use: one 4 Unit

Townhouse Lot in a 25 Lot Subdivision

Motion Carried Motion Lost Motion Withdrawn		Council Chambers Town Council
Withdrawii		<u>April 9, 2025</u>
Committee	Planning & Heritage	
Moved by Councilor	Jeff MacDonald	
Seconded by Councilor	Jody Jackson	

WHEREAS an application has been received from Concord Properties Ltd. to replace one 3-Unit Townhouse lot with a 4-Unit Townhouse lot on the proposed lot 92 within the third phase of the Kelly Heights subdivision (a portion of PID 882084). Within the Medium Density Residential (R2) Zone, "Townhouse Dwellings, up to six (6) Dwelling Units...up to 40% of the block" are a Conditional Use, with this application representing 5.3% of the block; and

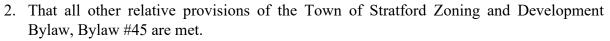
WHEREAS the proposed lot far exceeds the minimum lot area; however, as the lot is located on the outside of a curve in the street, the frontage of the lot is 4 m (13 ft) less than the minimum standard. This configuration may be permitted per section 4.3.1(n) as said lot has safe street access and meets the minimum frontage at the front building line; and

WHEREAS pursuant to Section 11.3.3 of the Town of Stratford Zoning and Development Bylaw #45, prior to the issuance of a Development Permit for a Conditional Use, Council shall ensure that property owners that directly abut the subject property are notified in writing and asked to provide their comments; and

WHEREAS on February 14, 2025, thirty (30) notification letters were sent to abutting property owners. As of March 12, 2025, the deadline for comments, 2 letters were received (representing 6.6% of property owners notified). One (1) in support of the application and one (1) contrary.

BE IT RESOLVED that approval be granted to an application received from Concord Properties Ltd. for a Conditional Use to replace one 3-Unit Townhouse lot with a 4-Unit Townhouse lot on the proposed lot 92, located within the third phase of the Kelly Heights subdivision, in accordance with the following conditions:

1. Conformance with the Revised Development Plan Phase 3 – Option 3 prepared by CBCL, Number 192627, Drawing Number C04, issued for review November 8, 2024.



2	That the americal	-111 11:	1 fan a mania	1 - 6 2	£ 41.		
э.	That the approval	snan be van	a for a period	i oi 3 years	from the	e date of resolution	'n.

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