



TOWN OF STRATFORD RESOLUTION

No. PH011-2016 – DP088-16 Maple Isle Homes – 5 Unit Town House

Motion Carried _____
Motion Lost _____ ✓
Motion _____

Council Chambers
Town Council

September 14, 2016

Committee
Moved by Councilor
Seconded by Councilor

Planning & Heritage
Diane Griffin
Randy Cooper

WHEREAS an application has been received from Maple Isle Homes to develop a 5 unit townhouse dwelling on parcel numbers 847400 and 847392 having areas of 0.4 acres and 0.27 acres respectively located on the Stratford Road behind the old Stogies Convenience store; and

WHEREAS these two parcels of land are currently approved lots located in the Two-Family Residential Zone (R2) and area accessed via a 24 foot private right-of-way beside the existing convenience store; and

WHEREAS the two parcels will be consolidated into one lot to build a 5 unit townhouse as a “conditional use” within the R2 Zone; and

WHEREAS in the R2 Zone, residential density is regulated by the lot coverage and other lot requirements, not a maximum density such as in PURD, R3 and Core Area zones. For this proposal, located within the R2 zone, there is a minimum requirement of 20,000 sq.ft. and a frontage requirement of 146 feet. The two subject lots, when consolidated together would have a 29,185 sq.ft. lot size and 204 feet of frontage along the private roadway providing access the property. Therefore the proposal does meet the lot requirements of this zone.

BE IT RESOLVED that approval be granted to application DP088-16 for a conditional use received from Maple Isle Homes to develop a 5 unit townhouse dwelling on parcel numbers 847400 and 847392, which will be consolidated as part of this application, having an area of 0.67 acres in total, located just off Stratford Road (behind the Roadside Store, which was formerly Stogies Convenience) subject to the following:

1. Conformance with the conceptual drawings as attached to the application submitted to the Town;
2. That a stormwater management plan shall be submitted and approved by the Town of Stratford and the DOTIE, and;
3. All other relevant provisions of the Town of Stratford Zoning and Subdivision Control (Development) Bylaw are satisfied prior to the issuance of the Development Permit.

This resolution bears the recommendation of the Planning & Heritage Committee as discussed at a meeting held on August 1, 2016.