



TOWN OF STRATFORD RESOLUTION

**No. PH011-17 - 754653 Alberta Ltd. – Subdivision (R1-L Zone) –
Keppoch Road**

Motion Carried _____
Motion Lost _____
Motion Deferred ✓

Council Chambers
Town Council

August 9, 2017

Committee Planning & Heritage
Moved by Councilor Keith MacLean
Seconded by Councilor Randy Cooper

WHEREAS an application has been received from 754653 Alberta Ltd. to subdivide parcel number 516021 (approx. 27.23 acres) into 36 lots located on the Keppoch Road;

AND WHEREAS the proposal originally would have dedicated 3.11 acres (11.42%) to the Town of Stratford for parkland and open space, largely through linear parkland that would buffer and provide trails throughout the subdivision;

AND WHEREAS Council provided comments during the July Committee of the Whole meeting:

1. That the developer redesign the parkland proposed to be a more traditional parkland areas that expands the Town's existing parkland abutting the subdivision, and;
2. That a full ten percent of total land area be dedicated as parkland, none of which can include the stormwater management features. Council indicated it will accept the developer transfer the density from the areas to retain/detain stormwater to permit the developer to increase the density on the difference between the area of the stormwater features and the total area;

AND WHEREAS the revised Plan now shows 36 lots and the parkland has been redesigned to remove "linear" elements and increase the acreage of lands to be dedicated adjacent to the Town's existing Emmalee Park;

AND WHEREAS the total acreage in parkland that is not including the stormwater retention area is less than the full ten percent requested by Council but that the total parkland area including stormwater retention areas is 3.15 acres (11.57%), which is slightly higher than the previous proposal;

AND WHEREAS although Council has requested more parkland than has been proposed, staff assessment is that the proposed does meet Town policies and legislative requirements.

BE IT RESOLVED that Council grant preliminary subdivision approval to an application (SD003-2017) from 754653 Alberta Ltd. to subdivide parcel number 516021 into 36 Single Family Dwelling lots, subject to the following conditions:

- A. Conformance with the Survey Plan by Morello and Associates and SCL Engineering (File #216043) showing 36 Lots for Single Family Residential use.
- B. The Survey Plan shall be approved by the Department of Communities, Land and Environment.
- C. That a stormwater management plan be designed by a registered engineer using Low Impact Development guidelines that is approved by both Transportation, Infrastructure and Energy as well as the Town of Stratford.
- D. That the proposed parkland areas, as shown on the Survey Plan, be deeded to the Town of Stratford as parkland dedication.
- E. That the proposed subdivision meets all other requirements of relevant Town of Stratford bylaws and policies.
- F. That preliminary subdivision approval shall be valid for a period of 3 years from the date of this approval.

This resolution bears the recommendation of the Planning & Heritage Committee as discussed at a meeting held on July 31, 2017