

TOWN OF STRATFORD RESOLUTION

No. PH011-2019 – Jacinta Gallant and Glen Smiley – 4 Lot Subdivision – Creekside Drive

Motion Carried	Council Chamber
Motion Lost	Town Council
Motion Withdrawn	
	<u>June 12, 2019</u>
Committee	Planning, Development & Heritage
Moved by Councilor	Steve Gallant
Seconded by Councilor	Derek Smith

WHEREAS an application has been received from Jacinta Gallant and Glen Smiley to subdivide parcel number 859991 (approx. 4.32 acres in total area) into 4 lots located at 183 Creekside Drive within the Eastern Realities subdivision; and

WHEREAS In accordance with <u>Section 4.4 Changes to Existing Lots</u> of the Town of Stratford Zoning and Development Bylaw #45:

- 4.4.1. No Person shall reduce the dimensions or change the Use of any Lot in an approved Subdivision where Council deems these would be a detrimental effect on neighbouring Property owners.
- 4.4.2. Where an application to subdivide land would change the dimensions or the Use of a Lot in an existing approved Subdivision, Council shall notify all Property owners within 150 metres (500 feet) of the boundaries of the Lot in writing, informing them of the details of the application and soliciting their comments; and

WHEREAS On May 24, 2019 fifty-one letters were sent to property owners within 150m and three written response letters have been received objecting to the proposed subdivision; and

WHEREAS the Developer is proposing to pay cash in lieu of parkland dedication as there will be no public access into any of the land that is proposed to be subdivided; and

WHEREAS in accordance with Section 4.5 of the Zoning and Development Bylaw:

- 4.5.1. No Development Permit shall be issued unless the Lot or Parcel of land abuts and fronts upon a public Street:
- 4.5.2. Notwithstanding Section 4.5.1 above, Council may approve a Development Permit for a residential or commercial Structure which fronts on a private Right-Of-Way, provided that the following criteria are met:

- (a) the applicant proposes by submitting design and servicing details to ensure a private road that demonstrates safe access, effective stormwater management and adequate pedestrian amenities based on the proposed density;....
- (b) an agreement is registered in the Province's Land Registry Office, binding on all Property Owners abutting or fronting on a private Right-Of-Way providing for the long term ownership and maintenance of the Right-Of-Way, which agreement shall be binding on all heirs, successors and assigns of the parties to the agreement; and

WHEREAS since the original proposal has been submitted and the letters were received from the neighbors the developer has removed the original lot 1 and is now only applying for two new lots at the rear of the property accessed via a private right-of-way from between lots 7 and 8 within the Koughan Heights subdivision.

BE IT RESOLVED that preliminary approval be granted to an application from Jacinta Gallant and Glen Smiley to subdivide parcel number 859991 (approx. 4.32 acres in total area) into 3 lots located at 183 Creekside Drive within the Eastern Realities subdivision subject to the following:

- 1. Conformance with the revised Plan of Survey showing Lots 2018-1 to 2018-3 prepared by Mantha Land Surveys, Drawing No. M-18-91, dated June 3, 2019.
- 2. That the developer shall pay a Park dedication fee of 10% of the value of the lands being subdivided and that the Park dedication fee shall be calculated on the projected value of the lands being subdivided upon final approval.
- 3. That the proposed private road shall be designed to meet TAC standard and that a private right-of-way agreement must be executed providing for the long term ownership and maintenance of the right-of-way.
- 4. That the 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 Utility Corporation.
- 5. That all other relative provisions of the Town of Stratford Zoning and Development Bylaw, Bylaw #45 are met.
- 6. That Preliminary approval shall be valid for a period of 3 years.

This resolution bears the recommendation of the Planning & Heritage Committee as discussed at a meeting held on June 3, 2019