



TOWN OF STRATFORD RESOLUTION

**No. PH012-2018 - SD015-17 - Elwood Lawton - Sustainable Subdivision -
520 Keppoch Rd**

Motion Carried ✓

Motion Lost

Motion Deferred

Council Chambers

Town Council

May 9, 2018

Committee

Moved by Councillor

Seconded by Councillor

Planning & Heritage

Keith MacLean

Steve Ogden

WHEREAS a subdivision application has been received from Elwood Lawton for a Sustainable Subdivision of his property located at 520 Keppoch Road;

AND WHEREAS the subdivision application takes in parcel numbers 1007889 (1.31 acres), 800250 (27.2 acres), 885467 (18.13 acres), 800268 (26.16 acres) and 482364 (2.81 acres) for a total of 74.6 acres all currently zoned Single Family Residential Large (R1-L). A future development area on parcel number 1961539 (48.6 acres) is also shown as it is also owned by Mr. Lawton;

AND WHEREAS the area is in close proximity to municipal sewer but is almost 2km from municipal water to the north and to the west. The developer is proposing to have a private central water system to service the development;

AND WHEREAS the applicant has organized three public open house sessions, which led to the proposal of a Development Scheme showing proposed lots, open spaces, streets, trails and housing types and building footprints as well as preliminary servicing and stormwater management plan;

AND WHEREAS the subdivision plan was reviewed and evaluated by the Town against the sustainable subdivision criteria and the scoring table; as a result, the proposed plan has met the minimum requirements for a “Certified” Sustainable Subdivision;

BE IT RESOLVED that Council grant preliminary subdivision approval to an application from Elwood Lawton comprising parcel numbers 1007889 (1.31 acres), 800250 (27.2 acres), 885467 (18.13 acres), 800268 (26.16 acres) and 482364 (2.81 acres) for a total of 74.6 acres all currently zoned Single Family Residential Large (R1-L), proposing a total of 46 units (23 semi-detached)

to be approved as a Sustainable Subdivision including a Development Scheme and Preliminary Evaluation Table, subject to the following conditions:

- A. Conformance with the Development Scheme (Current Site Plan) showing 46 units (23 semi-detached) prepared by Ekistics Planning & Design and the Sustainable Subdivision Scoring package dated May 1, 2018.
- B. 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 any applicable fees required by the Utility Corporation.
- 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 Development Scheme, 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 with the exception of the lot standards which are being approved as part of the development scheme. (See condition A. above)
- 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 May 7, 2018.