



TOWN OF STRATFORD RESOLUTION

No. PH020-2013 Forest Trail Subdivision – Revised Concept Plan

Motion Carried _____ ✓
Motion Lost _____
Motion Withdrawn _____

Council Chambers
Town Council

December 11, 2013

Committee
Moved by Councilor
Seconded by Councilor

Planning & Heritage
Gary Clow
Randy Cooper

WHEREAS a preliminary approval was granted to Roger Balderston for a Sustainable Subdivision (Forest Trails) concept plan on parcel No. 289512, approximately 40 acres located at the Trans-Canada Highway, currently zoned R2; and the approval was granted for 113 residential units including, 42 Semi-detached and 71 Townhouses; and

WHEREAS the subject property was sold to Nevin Jay; and during the past few weeks, the new developer has been working with TIR and Stratford's Planning and Utility departments in order to finalize the original concept plan in accordance with the planning and engineering standards and requirements. As a result, the revised concept plan has been submitted to the Town; and

WHEREAS we have received a new application including a revised subdivision plan from Nevin Jay, the new property owner, to make a revision to create 11 Single Family, 24 Semi-detached and 77 Townhouse units in the subject property; and

WHEREAS the revised subdivision plan was reviewed and evaluated by planning staff 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 preliminary approval be granted to Nevin Jay's proposal to subdivide parcel no. 289512 and create 111 residential units including 10 Single Family, 24 Semi-detached and 77 Townhouse units subject to the following conditions:

- Conformance with the Preliminary Subdivision Plan showing units 1-111 prepared by Harland Association, Rev No.2, dated Dec 6, 2013.
- The proposed plan shall be approved by the Department of Environment.
- That a stormwater management plan be designed by a registered engineer using Low Impact Development guidelines approved by both TIR and the Town of Stratford.
- That the proposed parkland areas, as shown on the concept plan, be deeded to the Town of Stratford as parkland dedication; and
- That the proposed subdivision meets all other requirements of the Town's Bylaws and regulations.

This resolution bears the recommendation of the Planning, Development & Heritage Committee as discussed at a meeting held December 2, 2013.