



TOWN OF STRATFORD RESOLUTION

**No. PH014-2024 – SD007-24 – SHB Investments –
McCarron Way Extension (PIDs 1110337 & 190629) –
17 Lot Preliminary Subdivision Approval**

Motion Carried X
Motion Lost
Motion Withdrawn

Council Chambers
Town Council

July 10, 2024

Committee
Moved by Councillor
Seconded by Councillor

Planning & Heritage
Jeff MacDonald
Steve Gallant

WHEREAS an application has been received from SHB Investments Inc. (the Developer) to subdivide parcel numbers 1110337 and 190629 (8.33 acres in total area), located off McCarron Way, into seventeen (17) total single dwelling lots within the Low Density Residential (R1) Zone; and

WHEREAS the proposed subdivision is to be serviced by the extension of municipal water and sewer mains, and a provincially owned public street with mountable curb and gutter; and each of the proposed lots meet minimum standards per Section 11.1.6.(a) of the Bylaw; and

WHEREAS as part of the application, preliminary servicing, stormwater management, and erosion and sedimentation control plans have been submitted and preliminary comments from the Department of Transportation (DTI) and the Utility have been received; and

WHEREAS the proposed dry pond located on Parcel A has been deemed necessary to meet provincial regulations and is a Best Management Practice (BMP) for multiple property development in the R1 zone per the Town's Stormwater Management Plan; and

WHEREAS the Overall Site Plan shows a proposed 0.81 acres (10% of total area) for parkland dedication to the Town of Stratford pursuant to Section 4.9 (Parkland Dedication). The location is a treed area that requires minimal maintenance directly abutting the existing parkland between Starling Crescent and Clifton Road. The location has been deemed acceptable by the Recreation Department and the Town's Sustainability Coordinator; and

WHEREAS the application has been evaluated in conformance with Section 4.3 *Permission to Subdivide*, where conditions 2 and 9 have been recommended by the Planning Board to further bring the application into conformance.

BE IT RESOLVED that preliminary approval be granted to an application received from SHB Investments Inc. to subdivide parcel numbers 1110337 and 190629 (8.33 acres in total area), located off McCarron Way, into seventeen (17) total building lots subject to the following:

1. Conformance with the Overall Site Plan prepared by Coles Associates Ltd., Project Number 231079, Drawing Number C100, issued for preliminary approval March 6, 2024.
2. That the proposed parkland area of 0.81 acres (or 10% of total area, excluding the 0.22 acres designated for stormwater management) as shown on the Overall Site Plan be deeded to the Town of Stratford (the Town) as parkland dedication and appended to PID 1050665 owned by the Town at the cost of the Developer.
3. That a stormwater management plan be designed by a licensed engineer using Low Impact Development guidelines to be approved by both the Department of Transportation (DTI) and the Town.
4. That an overall grading plan be designed by a licensed engineer to set the finished floor and pad elevations for each of the lots in coordination with and including the proposed paths of drainage for each lot to be approved by the Town.
5. That an erosion and sedimentation control plan be designed by a licensed engineer using the Town's Erosion and Sedimentation Control Guidelines to be approved by both DTI and the Town.
6. That proposed public roads shall be designed in accordance with the provincial road standards of DTI and that a Subdivision Road Agreement shall be executed.
7. 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 Stratford Utility Corporation (SUC).
8. That the Developer shall enter into a Subdivision Agreement with the Town to be registered to the property at the cost of the Developer.
9. That the existing tree line along the rear property line of lots 8-17 be delineated on a survey plan and be located within a buffer to maintain existing trees in a healthy growing condition and that all required drainage swales shall be constructed outside of the buffer.
10. That the developer makes an agreement with Canada Post and meets Canada Post's requirements for establishing Community Mailbox(s) in new subdivisions.
11. That all other relative provisions of the Town of Stratford Zoning and Development Bylaw, Bylaw #45 are met.
12. That Preliminary approval shall be valid for a period of 3 years.

This resolution bears the recommendation of the Planning, Development, and & Heritage Committee as discussed at a meeting held on July 2, 2024.