



TOWN OF STRATFORD RESOLUTION

No. PH015-2024 – SD007-24 - SHB Investments Inc. – McCarron Way Extension (PIDs 1110337 & 190629) – Conditional Use

Motion Carried _____
Motion Lost X
Motion Deferred _____

Council Chambers
Town Council

July 10, 2024

Committee Planning & Heritage
Moved by Councillor Jeff MacDonald
Seconded by Councillor Steve Gallant

WHEREAS an application has been received from SHB Investments Inc. for a Conditional Use, Semi-Detached Dwellings (up to 20% of the lots in a Block), within a proposed 17 Lot Subdivision on PIDs 1110337 and 190629 (8.33 acres in total area), located off McCarron Way; and

WHEREAS the application proposes four (4) Semi-Detached Dwellings on Lots 2, 6, 7, and 17,

- With lots 2, 6, and 7 forming a Block with a grouping of 15 lots bound on all sides by streets; east of McCarron Way and west of Starling Crescent (3 Semi-Detached Lots ÷ 15 total Lots x 100% = 20%); and
- Lot 17 forming a Block with a grouping of ~25 lots west of McCarron Way bound on all sides by streets: East River Drive and the approximate location of the right-of-way to Starling Park; and large parcel boundaries: being the proposed and existing Open Space (1 Semi-Detached Lot ÷ ~25 total Lots x 100% = 4%); and

WHEREAS each of the proposed Semi-Detached Lots meet the minimum lot standards per Section 11.5.6.(a) and the application has been evaluated in accordance with Section 7.16 *Authority to Deny Permits* where the application has demonstrated that, in the opinion of staff, it does not meet the requirements to deny a Development Permit; and

WHEREAS within the Low-Density Residential Zone (R1), “prior to the issuance of a Development Permit for a Conditional Use, Council shall ensure that property owners that directly abut the subject Property are notified in writing of details of the proposed Development and asked to provide their comments;” and

WHEREAS on May 22nd, 2024, forty-six (46) notification letters were sent to abutting Property Owners requesting comments on the proposed Conditional Use. Eight (8) responses, representing seven (7) properties, were received by the deadline, June 21, 2024, which were not in favor of the development due to some residents having an understanding that future development would contain single dwellings only, desire for the property to remain as greenspace, concerns regarding the location of the Semi-Detached Lots, Lot sizes, parking requirements, increase to

the amount of expected neighbours, impact on the character of the existing neighbourhood, property values, etc.

BE IT RESOLVED that approval be granted to an application received from SHB Investments Inc. for a Conditional Use, Semi-Detached Dwellings (up to 20% of the lots in a Block), within a proposed 17 Lot Subdivision on PIDs 1110337 and 190629 (8.33 acres in total area), located off McCarron Way subject to the following:

1. That all other relative provisions of the Town of Stratford Zoning and Development Bylaw, Bylaw #45 are met.

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