

SPECIAL COUNCIL MEETING

May 27, 2011

Approved Minutes

DATE: Friday, May 27, 2011
TIME: 12:15 p.m. - 12:35 p.m.
PLACE: Stratford Town Centre, 234 Shakespeare Drive

PRESENT: Councillors Steve MacDonald; Randy Cooper; Gary Clow; Steve Ogden; Diane Griffin; Robert Hughes, CAO, and Vahid Ghomoshchi, Planning Director

REGRETS: Councillor Emile Gallant

CHAIR: Mayor David Dunphy

1. CALL TO ORDER

Mayor David Dunphy called the Special Council Meeting to order at 12:00 noon.

2. APPROVAL OF AGENDA

It was moved by Councillor Diane Griffin and seconded by Deputy Mayor Gary Clow that the agenda be approved with the addition of QEH Donation under item #4 Other Business.

3. Resolution PH021-2011 Connor Holdings Subdivision

Moved by Councillor Gary Clow

Seconded by Councillor Randy Cooper

WHEREAS in June 2010, Council granted approval in principle to the concept plan submitted by Connor Holdings Ltd., to subdivide parcel number 329342, 444133, and 399295 (approx. 16.19 acres) into 17 single family dwelling lots subject to conditions; and

WHEREAS the developer was required to change the concept plan in order to meet the DOTIR requirements for the road design, and as a result the proposed parkland dedicated on the original concept plan has been changed; and

WHEREAS a new proposal has been submitted by the developer to the Town which designates 1.71 acre (in total) or 10.56% of the total land being subdivided which includes (1.16 acre) as parkland and a (0.55 acre) public access to the shore.

BE IT RESOLVED that Council grant preliminary approval to Connor Holding's application (submitted by Phil Wood) to subdivide parcel number 329342, 444133, and 399295 (approx 16.19 acres) into 16 single family dwelling lots with a parkland dedication of 1.71 acres (10.56% of the total land) subject to the following conditions:

- i) Conformance with the survey plan created by Island Surveying & Engineering, Drawing No. 10155-1 dated on May 6, 2011
- ii) Approval from the Department of Transportation, Department of Environment and Stratford Utility
- iii) Meet all other relative requirements of the Town's Development Bylaw.

Discussion: It was noted that this resolution bears the recommendation of the Planning and Heritage Committee.

With the aid of the overhead projector, the planning director explained the request noting that the developer had to change his original concept plan (that was granted approval in principle in June of 2010) in order to meet the DOTIR road requirements, and as a result the proposed parkland dedication on the original concept plan had to be changed. The concept plan now contains 16 single family dwelling lots with a parkland dedication of 1.71 acres which is 10.56% of the total land.

Councillor Ogden asked if there were any discussions to upgrade the Rosebank Road to handle the extra traffic and Vahid replied there was not. Councillor Ogden asked if the province, as part of this approval plan, could be asked now to look at what is needed to increase the safety due to the extra traffic that is going to be generated first by the construction, and afterwards when the subdivision is built. Vahid replied that it is the Town's responsibility to accept or reject this proposal - not the province. Mayor Dunphy asked Deputy Mayor Clow to read the clause that outlines the conditions and Deputy Mayor Clow read the following: *approval from the Department of Transportation, Department of Environment and Stratford Utility*. Deputy Mayor Clow noted that the request has to meet the guidelines of the above noted departments.

Councillor Ogden asked if there is anyway we can make sure this issue is highlighted with the Department of Transportation and Deputy Mayor Clow noted that every time a subdivision goes in we continuously talk to the Department of Transportation about the roads, and if there is a problem or concern they will address it. Councillor Ogden is asking that this issue be raised with the Department of Transportation when this goes to the next level and Mayor Dunphy replied that we can certainly ask, but we can't tell them whether or not to approve it, as they have their own criteria that they follow.

Councillor Griffin asked why the road takes a right hand turn into the cul-de-sac rather than being a t-intersection and Robert noted that it was designed so that it will be a t-intersection in the future.

It was noted that before the meeting was called to order there was some concerns expressed to Council by the residents present regarding the ability

of the Rosebank Road to handle the increased traffic. These residents also expressed their concern regarding speeding in the area.

Question: **CARRIED**

4. **OTHER BUSINESS**

a) **QEH Equipment Drive Donation**

RESOLUTION

It was moved by Deputy Mayor Gary Clow and seconded by Councillor Diane Griffin that \$2,000 be donated to the QEH Donation Fund.

Discussion: None

Question: **CARRIED** (1 Against - Councillor Cooper)

4. **ADJOURNMENT**

There being no further business, the meeting adjourned at 12:35 p.m.