

SPECIAL COUNCIL MEETING

October 24, 2008

Approved Minutes

DATE: October 24, 2008
TIME: 12:02 p.m. - 12:10 p.m.
PLACE: Stratford Town Centre, 234 Shakespeare Drive

PRESENT: Deputy Mayor Steve MacDonald; Councillors Sandy McMillan; Gary Clow; Patrick Ross; Diane Griffin; Robert Hughes, CAO; Kevin Reynolds, Development Officer and Mary McAskill, Recording Clerk

REGRETS: Councillor Emile Gallant

CHAIR: Mayor Kevin Jenkins

1. CALL TO ORDER

Mayor Kevin Jenkins called the October 24, 2008, Special Council Meeting to order at 12:02 p.m.

2. APPROVAL OF AGENDA

It was moved by Councillor Sandy McMillan and seconded by Deputy Mayor Steve MacDonald that the agenda be approved as circulated.

Discussion: None

Question: **CARRIED**

3. Resolution PH016-2008 - Marshall MacPherson Ltd. - Town House Development PURD Zone - Kinlock road

Moved by Councillor Sandy McMillan

Seconded by Councillor Gary Clow

WHEREAS as application has been received from Marshall MacPherson Ltd. (DP155-08) to construct twenty four (24) Town House Units on parcel number 865550, (Approximately 2.35 Acres) currently owned by 100161 PEI Inc. located on the Kinlock Road between the Fox Meadow Golf Course Subdivision and the existing Town Houses; and

WHEREAS the land is located in the Planned Unit Residential Development Zone (PURD) and pursuant to subsection 12.2 (1) (iii) Town House Dwellings or Row House Dwellings are permitted up to six (6) units (owned either individually, or as Condominiums); and

WHEREAS the developer is proposing to develop the Town House units all on one parcel of land to be owned and rented by one developer with the option to turn the development into a condo corporation in the future.

BE IT RESOLVED that Council grant approval to an application from Marshall MacPherson Ltd. (DP 155-08) to construct twenty four (24) Town House Units on parcel number 865550, (Approximately 2.35 Acres) currently owned by 100161 PEI Inc. located on the Kinlock Rad between the Fox Meadow Golf Course Subdivision and the existing Town Houses subject to the following:

- A. That a stormwater management plan be designed by a qualified engineer and submitted for review by the Town.
- B. All other relevant provisions of the Town's bylaw are met.

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

The development officer stated that when the Planning and Heritage Committee met on Tuesday, October 21, there was some discussion on the original concept plan and the plan has been revised to address the concerns of the committee. The development officer noted that the request meets all the bylaws for density and is a permitted use.

Councillor McMillan stated that there was a very detailed discussion at the committee meeting that was held on Tuesday, and Marshall MacPherson was in attendance and addressed all concerns and questions such as waste management, lighting and buffering. She added that this concept seems to be more workable than the original proposal that came in a few weeks ago.

Councillor Diane Griffin arrived at this time.

Councillor Ross asked if the maintenance of the building will be looked after by the developer and Councillor McMillan replied that it would.

Councillor Clow asked if a traffic study was required and it was noted that no, a traffic study is not a requirement for this development.

Question: **CARRIED (1 Against Councillor Gary Clow)**

4. **OTHER BUSINESS**

Nil

5. **ADJOURNMENT**

There being no further business, the Special Council meeting adjourned at 12:10 p.m.

Kevin Jenkins, Mayor

Robert Hughes, CAO