



TOWN OF STRATFORD RESOLUTION

No. PH001-2026 – SD009-25 – R & D Builders – Forest Trails Phase 4 (PID 289512) – Revisions to Preliminary Subdivision Approval

Motion Carried X

Motion Lost

Motion Withdrawn

Council Chambers
Town Council

January 14, 2026

Committee

Planning & Heritage

Moved by Councillor

Ron Dowling

Seconded by Councillor

Jody Jackson

WHEREAS Subdivision application SD009-25 from R & D Builders was granted preliminary subdivision approval for parcel number 289512 (approximately 11.3 acres in total area), located at the end of Hollis Avenue to create seven (7) lots within the Medium Density Residential (R2) with a Sustainable Subdivision (SS) Overlay Zone; and

WHEREAS in late 2025, Forest Trails Developments Inc, submitted a revised subdivision application in December 2025, that proposes to subdivide the subject land into 5 lots for the following purposes: 2 lots for Multi-unit Residential Development, 2 lots for Open Space, and 1 lot for the Hollis Road Extension; and

BE IT RESOLVED that the preliminary subdivision approval for SD009-25, originally granted by Resolution PH014-2025, be amended in accordance with the new proposed subdivision plan from Forest Trails Development Inc., submitted in December 2025, subject to the following conditions:

1. Conformance with the Overall Site Plan prepared by Mantha Land Surveys Inc., File Number 24-J-3, Drawing Number M-25-251, Dated November 2025. This condition replaces condition number 1 of Resolution PH014-2025.
2. A Vegetation Buffer, designed by a Landscaped Architect, be installed in Lot O-6, to screen the development of Lot 10 from the neighbouring properties.
3. That this Preliminary Subdivision approval shall be valid for a period of 3 years from the date of Council’s approval on January 14, 2026. This condition replaces condition number 12 of Resolution PH014-2025
4. All other conditions attached to the Preliminary subdivision approval granted by Resolution PH014-2025 be adhered to.

This resolution bears the recommendation of the Planning, Development, and Heritage Committee as discussed at a meeting held on January 5, 2026.