



TOWN OF STRATFORD RESOLUTION

No. PH006-2023 – SD002-23 – Donald & Pam Newcombe
41 Keppoch Road & Picton Beete Crescent - One Lot Subdivision

Motion Carried _____ X
Motion Lost _____
Motion Withdrawn _____

Council Chambers
Town Council

April 12, 2023

Committee
Moved by Councilor
Seconded by Councilor

Planning & Heritage
Jeff MacDonald
Jill BurrIDGE

WHEREAS an application has been received from Donald and Pam Newcombe to subdivide parcel number 328757 (approx. 43,560 sq. ft. in total area) into 2 single dwelling lots. The new lot 2022-2 having access from Picton Beete Crescent and the remaining lot 2022-1 maintaining frontage on the Keppoch Road.

WHEREAS the new lot will exceed the minimum bylaw requirement of 22 m (72 ft.) of frontage and 70 sq. m. (7,535 sq. ft.) in area; and will be serviced by both municipal sewer and water. The remaining lands will maintain the existing frontage exceeding the minimum bylaw requirement of 22 m (72 ft.) and 70 sq. m. (7,535 sq. ft.) in area; and is currently serviced by both municipal sewer and water.

WHEREAS in accordance with *Section 4.4 Changes to Existing Lots* of the Town of Stratford Zoning and Development Bylaw #45:

- 4.4.1. No Person shall reduce the dimensions or change the Use of any Lot in an approved Subdivision where Council deems these would be a detrimental effect on neighbouring Property owners.
- 4.4.2. Where an application to subdivide land would change the dimensions or the Use of a Lot in an existing approved Subdivision, Council shall notify all Property owners within 150 metres (500 feet) of the boundaries of the Lot in writing, informing them of the details of the application and soliciting their comments.

WHEREAS on March 15, 2023 eighty-three (83) notification letters were sent to property owners within 150 metres (500 feet) of the boundaries of the Lot informing them of the details of the application and soliciting their comments. As of March 29, 2023, no responses have been received.

BE IT RESOLVED that approval be granted Donald and Pam Newcombe to subdivide parcel number 328757 (approx. 43,560 sq. ft. in total area) into 2 single dwelling lots located on Keppoch Road and Picton Beete Crescent subject to all other relevant provisions of the bylaw being met.

This resolution bears the recommendation of the Planning, Development & Heritage Committee as discussed at a meeting held April 3, 2023.