



# TOWN OF STRATFORD RESOLUTION

**No. PH025-2023 – SD017-23 – Andrew LeBlanc & Catherine Towers**  
**12 Winjoe Drive (PID 529297) - One Lot Subdivision**

Motion Carried \_\_\_\_\_ X \_\_\_\_\_  
Motion Lost \_\_\_\_\_  
Motion Withdrawn \_\_\_\_\_

Council Chambers  
Town Council

**September 13, 2023**

Committee  
Moved by Councilor  
Seconded by Councilor

Planning & Heritage  
Jeff MacDonald  
Jody Jackson

**WHEREAS** an application has been received from Andrew LeBlanc and Catherine Towers to subdivide parcel number 529297 (approx. 47,350 ft<sup>2</sup> in total area) into 2 single detached dwelling lots within the Low-Density Residential Zone (R1). The new lot 23-2 is proposed to have access from Aptos Drive while the remaining lot 23-1 is proposed to maintain existing frontage on Winjoe Drive.

**WHEREAS** the new lot 23-2 is proposed to have a frontage of 77.36 m (253.80 ft.), area of 2,253 m<sup>2</sup> (24,251.09 ft<sup>2</sup>) and be serviced by both municipal sewer and water. The preliminary survey plan shows a proposed driveway location for the new lot; the actual location may be subject to change upon application for a development permit or provincial entrance way permit. The remaining land (lot 23-1) is proposed to maintain the existing frontage of 22.66 m (74.34 ft.), is proposed to have an area of 2,146 m<sup>2</sup> (23,099.35 ft<sup>2</sup>) and is currently serviced by both municipal sewer and water. Both proposed lots exceed the minimum bylaw requirement of 22 m (72 ft.) of frontage and 700 sq. m. (7,535 sq. ft.) in area. The 15 m (50 ft.) environmental buffer along the watercourse and building setbacks are shown on the preliminary survey plan to demonstrate sufficient remaining buildable area. In addition, the proposed subdivision conforms with *Section 4.3 Permission to Subdivide* within the Town of Stratford Zoning and Development Bylaw #45:

**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 August 22nd, 2023 fifty-five (55) 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 the deadline for comments, September 4th,

2023, two (2) responses have been received which were not in favor of the proposed subdivision due to residents having an understanding that the lot could not be further subdivided, impacted sightlines, and environmental impacts/tree removal concerns.

**WHEREAS** to mitigate some of the concerns, the Planning Committee has recommended the addition of a treed buffer to maintain the existing spruce trees currently located along Aptos Drive as described in condition 2 below.

**BE IT RESOLVED** that approval be granted to an application received from Andrew LeBlanc and Catherine Towers to subdivide parcel number 529297 (approx. 47,350 sq. ft. in total area) into 2 single detached dwelling lots located at 12 Winjoe Drive and Aptos Drive subject to the following conditions:

1. That a Plan of Survey be prepared by a professional surveyor licensed to practice in Prince Edward Island in conformance with the Preliminary Plan showing Lot 23-1 & Lot 23-2 being proposed severances of lands identified as PID 529297 in possession of Andrew D. LeBlanc and Catherine Towers as prepared by Bernard Land Surveyors, Job No. 22-144-A, Dated: August 22, 2023.
2. That the final Plan of Survey includes a treed buffer to maintain the spruce trees currently located along Aptos Drive.
3. That the sewer and water systems shall be designed in accordance with the Stratford Utility Corporation Servicing Standards, that the Developer/Property Owner make payment of all applicable capital contribution fees as required by the Utility Corporation, and in accordance with preliminary servicing comments as follows:
  - a. Install water and sewer services from the mains to dwelling at the Property Owner's/Developer's expense for new LOT 23-2
  - b. Payment of the one-time domestic water supply contribution fee.
  - c. Payment of the one-time sewer treatment contribution fee.
  - d. All water and sewer work to be coordinated and inspected by the Utility.
  - e. Developer to confirm location and depth of sewer before setting foundation grades as sewer does not front the entire property along Winjoe Drive.
4. That all other relevant provisions of the Town of Stratford Zoning and Development Bylaw, Bylaw # 45, are met.
5. That preliminary approval shall be valid for a period of 3 years.

*This resolution bears the recommendation of the Planning, Development & Heritage Committee as discussed at a meeting held September 5, 2023.*