



# TOWN OF STRATFORD RESOLUTION

**No. PH023-2023 - SD015-23 – Landfest Company Ltd. - Reddin Meadows  
– Major Subdivision (PID's 1061175, 1061167, and 329011)**

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Motion Withdrawn \_\_\_\_\_

Council Chambers  
Town Council

**August 9, 2023**

Committee  
Moved by Councilor  
Seconded by Councilor

Planning, Development & Heritage  
Jeff MacDonald  
Jody Jackson

**WHEREAS** an application has been received from Landfest Company Ltd. to subdivide parcel numbers 1061175, 1061167, and 329011 (approx. 14.01 acres in total) in accordance with the submitted Development Scheme prepared by Fathom Studios in association with SableArc, dated July 2021. The Development Scheme references 84 total units (two 6-unit townhouses, seven 5-unit townhouses, two 4-unit townhouses, two 3-unit townhouses, and 23 single unit dwellings), a reduction in lot frontage for single dwelling units from 72 feet to 45 feet and a reduction in side yard setbacks from 8 feet to 6 feet, and a reduction in flanking side yard setbacks for townhouse dwelling units from 17 feet to 6 feet, as permitted per section 11.5.5.(b) of the Zoning and Development Bylaw #45; and

**WHEREAS** this application was preceded by a bylaw amendment (rezoning) application dated May 25, 2021 and accompanying detailed rezoning Development Scheme submitted by Landfest Company Ltd. to rezone PID's 1061175, 1061167, and a portion of 329011 (approximately 14.01 acres in total) from Low Density Residential Zone (R1) to Planned Unit Residential Density Zone (PURD); and

**WHEREAS** several iterations of the Development Scheme and Traffic Impact Study were submitted on behalf for review by the Planning Committee and Council and all other requirements of the Zoning and Development Bylaw #45 pertaining to a bylaw amendment for rezoning (i.e. notification letters, public meeting, etc.) were met; and

**WHEREAS** on July 14, 2021, Council denied the application for rezoning and on July 30, 2021, the applicant filed a notice of appeal with the Island Regulatory and Appeals Commission (IRAC) where, on March 29, 2022, the Commission ordered that the Property be rezoned subject to the conditions recommended by the Town planner and the Planning Committee for the Town; and

**WHEREAS** the Commission's decision in favour of the Applicant (Appellant) by Ordering that the Property be rezoned subject to the conditions recommended by the Town planner and the Planning Committee for the Town, applies to the rezoning only. This decision does not exempt

the applicant from following the subdivision process and requirements, and that all development be in accordance with the Development Scheme referenced herein.

**BE IT RESOLVED** that preliminary approval be granted to an application received from Landfest Company Ltd. to subdivide parcel numbers 1061175, 1061167, and 329011 (approx. 14.01 acres in total) in accordance with the submitted Development Scheme prepared by Fathom Studios in association with SableArc, dated July 2021 as permitted under section 11.5.5.(b) of the Zoning and Development Bylaw #45 subject to the following:

1. Conformance with the approved Development Scheme prepared by Fathom Studios in association with SableArc, dated July 2021, showing 84 units (23 single dwelling units, 2 three unit semi-detached dwellings, 2 four unit townhouse dwellings, 6 five unit townhouse dwellings and 2 six-unit townhouse dwellings), a reduction in lot frontage for single dwelling units from 72 feet to 45 feet, a reduction in side yard setbacks from 8 feet to 6 feet, and a reduction in flanking side yard setbacks for townhouse dwelling units from 17 feet to 6 feet, and the provisions of any Subdivision Agreement or Development Agreement.
2. All subdivision and/or development shall be subject to a Subdivision Agreement and/or Development Agreement that may include, but not limited to, the following:
  - i. Subdivision requirements pursuant to section 4 of Bylaw #45;
  - ii. Building types within the development;
  - iii. Schedule of styles and design with emphasis placed on the placement of buildings relative to surrounding uses and streets; and
  - iv. Schedule of subdivision and/or development phases.
3. That a stormwater management plan be designed by a licensed engineer using Low Impact Development Guidelines approved by the Department of Transportation, Infrastructure and Energy and the Town of Stratford.
4. That the proposed parkland area, as shown on the Plan of Survey, be deeded to the Town of Stratford as parkland dedication totaling 92,496.44 sq. ft. (15.2%).
5. That the concept design must meet all the Department of Environment requirements and a plan must be prepared showing how erosion and sedimentation will be controlled and contained during construction.
6. That the proposed public roads shall be designed in accordance with the provincial road standards of the Department of Transportation and Infrastructure and that a Subdivision Road Agreement shall be executed.
7. That the sewer and water systems shall be designed in accordance with the Stratford Utility Corporation Servicing Standards and that a Utility Agreement shall be executed along with the payment of all applicable capital contribution fees required by the Utility Corporation.
8. That the developer contacts Canada Post to confirm, in writing, the location for community mailboxes and any other responsibilities and/or requirements for both parties.
9. That the proposed subdivision meets all other relevant requirements of the Town of Stratford Zoning and Development Bylaw #45, except for the lot standards which are being approved in the Development Scheme as per condition 1. above.
10. That the Preliminary Approval shall be valid for a period of three (3) years from the date of the approval.

***This resolution bears the recommendation of the Planning & Heritage Committee as discussed at a meeting held on August 7, 2023.***