



TOWN OF STRATFORD RESOLUTION

**No. PH026-2010 - SD016-2010 - Kel Mac Inc. - 44 Lot Subdivision
Ducks Landing / Heron Drive**

Motion Carried ✓
Motion Lost ____
Motion Withdrawn ____

**Council Chambers
Town Hall**

November 10, 2010

Committee
Moved by Councillor
Seconded by Councillor

Planning & Heritage
Gary Clow
Steve MacDonald

WHEREAS an application has been received from Kel-Mac Inc. to subdivide a portion of parcel number 882084 and 897124; and

WHEREAS the total area of the proposed subdivision is 21.73 acres, zoned TCR, R2 and R1, located in the Ducks Landing / Heron Drive area adjacent to the Town Centre; and

WHEREAS based on the Planning Board recommendation, in July 2010, Council granted preliminary approval to the application submitted by Kel-Mac Inc. to subdivide the proposed land subject to meet all other Town's Development Bylaw requirements including getting approval from Department of Environment, Department of Transportation and Stratford's Utilities.

WHEREAS The proposed plan was reviewed by the Department of Environment and, in order to minimize the impacts of the new development on the wetland existing in the area the developer was requested to revise the plan and eliminate the proposed lots within the wetland area. The developer agreed to remove the three apartment units lots and submitted a new plan. The Planning Board and Council approved the revised plan in September 2010 special meetings.

WHEREAS having had more investigation, the delineate map of the wetland area prepared and the Department of Environment informed the Town that the proposed wetland was not very productive and future development including extension of Ducks Landing would cause the wetland to disappear in the future.

WHEREAS the Department of Environment informed the Town that they are in agreement to allow the developer to fill in the wet land and proceed with the original plan. A compensation fee is paid by the developer and this fee would be allocated to create and/or improve a wetland area preferably within the Town of Stratford boundary.

BE IT RESOLVED that preliminary approval be granted to an application from Kel-Mac Inc. to subdivide the proposed land part of Parcel No. 882084 and No. 897124 located in Ducks Landing / Heron Drive area, to create 20 Single Family Dwellings lots, 2x3 unit town houses, 13 Semi-Detached lots, 6x18 unit lots and 3x24 unit lots, subject to the following conditions:

- i. Conformance with the Proposed subdivision Plans, drafted by Morris, Land and Island Drafting Ltd., Map No. 10-039-P11 dated on September 27, 2010.

- ii. All other relative provisions of the Town of Stratford Zoning and Subdivision Control (Development) Bylaw must be satisfied prior to obtaining a formal preliminary approval.

This Resolution bears the recommendation of the Planning & Heritage Committee as discussed at a meeting held on November 8, 2010