



TOWN OF STRATFORD

RESOLUTION

No. PH002-10 - Marshall MacPherson Ltd. - 25 Unit Town House Development PURD Zone - Kinlock Road

Motion Carried √
Motion Lost ____
Motion Withdrawn ____

Council Chambers
Town Hall

March 10, 2010

Committee
Moved by Councillor
Seconded by Councillor

Planning & Heritage
Gary Clow
Emile Gallant

WHEREAS an application has been received from Marshall MacPherson Ltd. (DP-004-10) to construct twenty-five (25) Town House Units on parcel number 613299, (Approximately 2.7 Acres), located on the corner of the Kinlock and Stratford Road; and

WHEREAS the land is located in the Planned Unit Residential Development Zone (PURD) and pursuant to subsection 12.2(1)(iii) Town House Dwellings or Row House Dwellings are permitted up to six (6) units (owned individually, or as Condominiums); and

WHEREAS the total area of the proposed land is almost 2.7 acres, the area of the “Environmentally Sensitive Land” is almost 0.8 acres and the buildable area of the land is almost 1.9 acres. According to the Section 12.2 Town’s Development Bylaw:

The maximum density in a PURD Zone shall be no greater than ten (10) Dwelling Units per acre, provided however that where the Developer is required to retain environmentally sensitive areas in their natural state, Council may permit the balance of a Parcel of land to be developed at a proportionately higher density per acre.

Council may grant the developer a proportional higher density per acre in the buildable area of land.

BE IT RESOLVED that Council grant approval to the proposed application from Marshall MacPherson Ltd. (DP-004-10) to construct twenty-five (25) Town House Units on parcel number 613299, in accordance to the concept plan designed by BDA Landscape Architects and subject to the following provisions:

- A. That a final concept plan be submitted to show the following requirements

identified by the planning board in March 8, 2010 meeting:

- (1) Plant trees and shrubs as shown in conceptual drawings
 - (2) Construct trail as shown on the concept plan A
 - (3) Retain brick skirting as shown in concept plans (in building sides facing Kinlock Rd).
 - (4) Retain dormers on both sides of the units, with brick/stone face to ground.
 - (5) The units of the two buildings along Stratford Road designed in different centre lines
- B. That a stormwater management plan be designed by a qualified engineer and submitted for review by the Town.
- C. All other relevant provisions of the Town's bylaw are met.

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