



TOWN OF STRATFORD

RESOLUTION

No. PH013-2010 - SD015-10 - Connor Holdings Ltd. - 17 Lot Subdivision - Rosebank Road

Motion Carried ✓

Motion Lost _____

Motion Withdrawn _____

Council Chambers

Town Hall

June 9, 2010

Committee

Moved by Councillor

Seconded by Councillor

Planning & Heritage

Gary Clow

Emile Gallant

WHEREAS an application has been received from Connor Holdings Ltd. to subdivide parcel numbers 329342, 444133, and 399295 into 17 single family dwelling lots; and

WHEREAS this subdivision is located within the Single Family Residential Large Zone (R1-L) and is proposed to be fully serviced with municipal sewer and water; and

WHEREAS the proposed subdivision has land fronting on the Charlottetown Harbour and, therefore, in accordance with the bylaw, at least one access to the beach or watercourse shall be provided every 200m (656 ft.) of watercourse frontage and shall measure at least 5m (16.4 ft) in width; and

WHEREAS due to the location of the proposed subdivision between the Rosebank and Langley Road(s) the Planning Department staff recommended to revise the concept in order to create an opportunity for future road connection between the Rosebank and Langley Road; and

WHEREAS the developer and his consultant strongly disagree with the planning department staff in regards to the requirement for a future connection road and have asked for the concept plan to be reviewed by planning board and Council;

BE IT RESOLVED that approval in principle be granted to the concept plan submitted by Connor Holdings Ltd. to subdivide parcel numbers 329342, 444133, and 399295 into 17 single family dwelling lots subject to the following conditions:

1. Conformance with the Proposed Site Plan, drafted by Island Drafting Ltd., Map No. A-01, dated on May 26, 2010. (Designed by P. Wood and Associates, Consulting Planners).
2. 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 Jun 7th, 2010.