



# TOWN OF STRATFORD

## RESOLUTION

### No. PH019-10- SD019-10 - Trevor Bevan - 6 Lot Subdivision - Kinlock Rd.

Motion Carried ✓  
Motion Lost \_\_\_\_  
Motion Withdrawn \_\_\_\_

Council Chambers  
Town Hall  
August 11, 2010

Committee Planning & Heritage  
Moved by Councillor Gary Clow  
Seconded by Councillor Sandy McMillan

**WHEREAS** an application has been received from Trevor Bevan to subdivide a land part of parcels No. 613315, 720458, 721480 and a strip of parcel No. 410662; and

**WHEREAS** the total area of the proposed land is 2.8 acres (Approximately) which is zoned Two Family Residential (R2) and located on the Kinlock Road; and the developer proposes to build two Single Family and four Semi-Detached Dwellings; and

**WHEREAS** The developer proposes to add a strip of existing property (Parcel No. 410662 owned by Denise Jean Flemming) to the entire land. This will reduce the total lot size of Parcel No. 410662 to 9960 sq ft (almost 9.9% less than minimum lot size); and

**WHEREAS** the proposed concept plan dedicates a Cul-de-Sac as an open space with almost 6000 sq ft ( Approx. 5 percent of the total land area); and the applicant offers to contribute \$5000 cash in lieu of parkland dedication; and

**WHEREAS** Section 10.2 Development Bylaw allows a developer to build semi-detached dwellings in R2 zone up to 20% of number of dwellings in a block. Considering the existing and future dwellings after the proposed development, there will exist 6 semi-detached in 38 units (in total) which is almost 15.7 percent of total dwellings in the block.

**BE IT RESOLVED** that a 9.9 percent variance be granted to the new lot size of parcel No. 410662 with the total area of 9960 sq ft.

**BE IT RESOLVED** that the preliminary approval be granted to Trevor Bevan's application to subdivide the proposed land and build two Single Family and four Semi-Detached dwellings subject to the following conditions:

- i. Conformance with the Proposed subdivision Plan, drafted by Delta Surveys, DWG. No. PD-10-160 dated on July 13, 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 August 2, 2010.*