



# TOWN OF STRATFORD

## RESOLUTION

### **No. PH021-2010 - DP147-10 - T.S. Magnum Ltd. - 26 Unit Apartment Building - 58 Ducks Landing**

Motion Carried √  
Motion Lost \_\_\_\_\_  
Motion Withdrawn \_\_\_\_\_

Council Chambers  
Town Hall

**September 27, 2010**

Committee  
Moved by Councillor  
Seconded by Councillor

Planning & Heritage  
Sandy McMillan  
Patrick Ross

**WHEREAS** an application has been received from T.S. Magnum Ltd. to construct a 3 story (32,000 square foot), 26 unit apartment building on parcel number 882084, Lot 245 (54,433 sq. ft.) located at 58 Ducks Landing within the Town Centre Residential Zone (TCR); and

**WHEREAS** the proposed 26 Unit building will be fully serviced with both municipal sewer and water and driveway access will be located off the portion of Ducks Landing proposed to be constructed this fall; and

**WHEREAS** the proposed building is located within the Core Area, Town Centre Residential Zone (TCR) therefore requiring the building to be designed using the Architectural Design Guidelines as outlined in Appendix "D" of Bylaw 29-A.

**BE IT RESOLVED** that approval be granted to an application received from T.S. Magnum to construct a 3 story, 26 unit apartment building on Lot 245 (54,433 sq. ft.) located at 58 Ducks Landing subject to the following conditions:

1. Conformance with the conceptual drawings as attached to the application submitted to the Town. Any changes or revisions shall be subject to review of Stratford Town Planning and approval of Council if necessary.
2. That a complete set of Architectural Drawings must be submitted by a Architect and/or Engineer prior to a permit being issued.
3. That a Building Code Design Certificate be submitted from the Architect and/or Engineer.
4. That a Certificate of Compliance be submitted from the Architect and/or Engineer upon building construction completion.

5. That comments and/or approvals shall be received from the following:
  - A. Department of Transportation and Public Works
  - B. Stratford Utility Corporation
6. That a stormwater management plan be designed by a qualified engineer and submitted for review by the Town.
7. That a detailed Landscaping Plan shall be submitted showing a line of mature trees along Ducks Landing and throughout the site to be approved by the Town.

***This Resolution bears the recommendation of the Planning & Heritage Committee as discussed at a meeting held on September 27, 2010.***