



TOWN OF STRATFORD

RESOLUTION

No. PH022-2010 - SD016-2010 - Kel Mac Inc. - 45 Lot Subdivision Ducks Landing / Heron Drive

Motion Carried ✓
Motion Lost _____
Motion Withdrawn _____

Council Chambers
Town Hall

Sep 27, 2010

Committee
Moved by Councillor
Seconded by Councillor

Planning & Heritage
Sandy McMillan
Patrick Ross

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 the developer proposes to create 20 Single Family Dwellings lots, 15 Semi-Detached lots, 4-18 unit apartment lots and 2-24 unit apartment lots; and

WHEREAS the applicant had also submitted a concept plan for the whole land in the area. The general concept plan shows an alternative for future development including the connector roads. Reviewing the history of the land development by Kel-Mac in the area and the agreements signed by the Town and the developer shows that the Town agreed to exchange various parcels of land owned by Kel-Mac Inc. for Parkland dedication requirements for new developments. Accordingly, the developer already dedicated more than five acres as Parkland in the area and does not, therefore, require a Parkland (open space) dedication in the proposed subdivision

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, 15 Semi-Detached lots, 4-18 unit lots and 2-24 unit lots, subject to the following conditions:

- i. Conformance with the Proposed subdivision Plans, drafted by Morris, Land and Engineering Service, Map No. 10-39-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 September 27, 2010.