TOWN OF STRATFORD
RESOLUTION

No. PH022-11 Mackenzie's 1 Lot Subdivision-11 Rosebank Road

Motion Carried   _____   Council Chambers
Motion Lost   √_____   Town Council
Motion Withdrawn   _____

June 8, 2011

Committee   Planning & Heritage
Moved by Councilor   Gary Clow
Seconded by Councilor   Diane Griffin

WHEREAS an application has been received from Scott and Lynn MacKenzie to subdivide parcel number 563585 (approx. 1.0 acres in total area), into 2 single family dwelling lots (approx. 21,796.52 sq. ft. each) located at 11 Rosebank Road; and

WHEREAS the subject property is located within the Single Family Residential Large Zone (R1-L) each of proposed lot is 203.48 sq.ft. below the lot size bylaw requirement of 22,000 sq.ft. therefore a variance of 0.93% is being requested in order to approve the subdivision; and

WHEREAS in accordance with Section 25.4 Changes to Existing Lots of the Town's Development Bylaw:

(1) No Person shall reduce the dimensions or change the Use of any Lot in an approved Subdivision where Council deems these would be a detrimental effect on neighbouring property owners.

(2) Where an application to subdivide land would change the dimensions or the Use of a Lot in an existing approved Subdivision, Council shall notify all Property owners within 150 metres (500 feet) of the boundaries of the Lot in writing, informing them of the details of the application and soliciting their comments; and

WHEREAS on May 16, 2011 fifty (50) notification letters were sent to property owners within 500 feet of the boundaries of the Lot in writing, informing them of the details of the application and soliciting their comments. On May 18, 2011 a number of response letters were received as well as one email all opposed to the subdivision proposal.

BE IT RESOLVED that approval be granted to Scott and Lynn MacKenzie to subdivide parcel number 563585 into 2 single family dwelling lots.

This Resolution does not bear the recommendation of the Planning & Heritage Committee as discussed at a meeting held on May24, 2011.