



TOWN OF STRATFORD

RESOLUTION

No. PH006-2011- Bevan's Subdivision, Kinlock Rd. Revision to Preliminary Approval

Motion Carried _____

Motion Lost ✓

Motion Withdrawn _____

Council Chambers

Town Hall

March 9, 2011

Committee

Moved by Councillor

Seconded by Councillor

Planning & Heritage

Gary Clow

Emile Gallant

WHEREAS on August 2010 Council granted preliminary approval to the Trevor Bevan application to subdivide the land part of parcels No 613315 and No. 720458 and No 721480 and a part of parcel No.410662 located in Kinlock Road and build 2 Single Family Dwellings and 4 Semi-Detached duplexes; and

WHEREAS the developer has presented a letter to the Town stating that since the new estimation of construction costs of roads, sewer and water is almost double the original one (\$100,000 to \$200,000), the project is not feasible; and

WHEREAS the developer is requesting to amend the preliminary approval proposing to consolidate lots No. 5 and 6 and develop a 6 unit townhouses in a new lot instead of two Semi-Detached dwelling in the preliminary plan;

WHEREAS according to Section 10.2 Development Bylaw Town Houses categorized as "Conditional Uses."

BE IT RESOLVED that preliminary approval is granted to Trevor Bevan to amend the approved preliminary plan of the proposed subdivision to consolidate lots no. 4 and 5 and build 2 Single Family Dwellings, 2 Semi-Detached duplexes and one six unit Town-House.

This Resolution does not bears the recommendation of the Planning & Heritage Committee as discussed at a meeting held on March 7, 2011.

10 STRATFORD ROAD ---

KINLOCK ROAD

TO CLEARWATER DRIVE

FLAGGED NAIL FOUND
IN EDGE OF PAVED
DRIVEWAY

NOW OR FORMERLY
PROPERTY OF
DENISE J. CHEVERIE
BOOK 1290, PAGE 61
AND BOOK 5290, DOC# 357
PARCEL No. 410662
REFER TO DELTA SURVEYS-
DESIGNER SURVEYS INC.
DRAWING No. D-10-184

PROPOSED RIGHT
OF WAY
AREA =
28,213 Sq.Ft ±

LOT 2010-1
AREA = 11,560 Sq.Ft. ±

NOW OR FORMERLY
 PROPERTY OF BULLDOG
 ALLAN FOGARTY
 BOOK 1007, PAGE 40
 PARCEL No. 585786
 REFER TO DELTA SURVEYS INC.
 DRAWING No. S-77-78 AND
 TO GULF SURVEYS LTD.
 DRAWING No. 2286

LOT 2010-6
AREA =
18,521 Sq.Ft. ±

LOT 2010-5
AREA
14,913 Sq.Ft. ±

LOT 18
NOW OR FORMERLY
PROPERTY OF
JENNA LORRI BURKE
BOOK 5270, DOC# 5983
PARCEL No. 571598

LOT 15
NOW OR FORMERLY
PROPERTY OF
NICHOLAS BORSOS
BOOK 5241, DOC# 951
PARCEL No. 547711

LOT 14
NOW OR FORMER
PROPERTY OF
GAIL LING
LIBER 351, FOLIO
PARCEL No. 531

LOT 2010-4
AREA =
11,007 Sq.Ft. ±

LOT 2010-3
AREA = 16,454 Sq.Ft. ±

LOT 2010-2
AREA = 15,227 Sq.Ft. ±

REFER TO DELTA SURVEYS INC. DRAWING No. 5-71-131
APPROVED ON JULY 8, 1971 AS CASE No. 1841B AND FILED
IN THE QUEEN'S COUNTY DEEDS REGISTRY OFFICE AS PLAN
No. 1006.

LOT 3
NOW OR FORMERLY
PROPERTY OF
STEPHEN R. RICHARD
BOOK 5131, DOC# 2394
PARCEL No. 449264

LOT 4
NOW OR FORMERLY
PROPERTY OF
STEVEN MacNEILL
AND SHELLEY L MacNE
BOOK 962, PAGE 50
PARCEL No. 427286