



TOWN OF STRATFORD RESOLUTION

No. PH011-2011 – Trevor Bevan's Subdivision, Kinlock Road – Revision to the Preliminary Approval

Motion Carried _____ ✓
Motion Lost _____
Motion Withdrawn _____
Committee _____
Moved by Councillor _____
Moved by Councillor _____

Planning & Heritage
Gary Clow
Emile Gallant

Council Chambers
Town Council
April 13, 2011

WHEREAS in August 2010 Council granted preliminary approval to the Trevor Bevan's 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 in March 2011 the developer submitted a new proposal to consolidate lots No. 5 and 6 and develop a 6 unit townhouses in the proposed new lot to amend the preliminary plan. That proposal was denied by Council on March 9th; and

WHEREAS the developer submitted another concept plan proposing to subdivide the proposed land into three Semi-detached Dwelling with two panhandle lots; and

WHEREAS Mr. Bevan is also requesting the 9.9% variance on parcel number 410662 with the total area of 9960 sq ft. (as approved in the original proposal) in order to provide adequate space for two proposed drive ways; and

WHEREAS Mr. Bevan is offering \$3,000 cash in lieu of parkland dedication for the new proposal; and

WHEREAS the Development Bylaw Section 5-15 LOT FRONTAGE indicates that "*In any Zone, Lots designed with a reduced Frontage along a bend or curve in a Street or facing a cul-de-sac may be approved by Council if, in the opinion of Council, adequate and safe access is provided and the Lot width at the front Building Line measures at least as much as the minimum Lot Frontage for the Zone*"

BE IT RESOLVED that preliminary approval is granted to Trevor Bevan's new proposal to subdivide the parcels No 613315 and No. 720458 and No 721480 and a part of parcel No.410662 located in Kinlock Road and build 3 Semi-Detached Dwelling subject to meet all other subdivision and development bylaw requirements.

BE IT FURTHER 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 FURTHER RESOLVED that the developer shall pay \$5000 to the town as cash in lieu of parkland dedication.

This Resolution bears the recommendation of the Planning & Heritage Committee as discussed at a meeting held on April 11, 2011.