



TOWN OF STRATFORD RESOLUTION

No. PH004-2012 – SD029-11 - Roger Balderston Subdivision

Motion Carried _____ ✓
Motion Lost _____
Motion Withdrawn _____

Council Chambers
Town Council

January 11, 2012

Committee
Moved by Councilor
Seconded by Councilor

Planning & Heritage
Diane Griffin
Steve Ogden

WHEREAS a new Subdivision (Forest Trails) concept plan has been received from Roger Balderston to subdivide his property located at the Trans-Canada Highway, parcel No. 289512, approximately 40 acres which is currently zoned R2; and

WHEREAS the developer has applied for a “Sustainable Subdivision” certificate and the proposal aims to create 113 quality housing units including, 42 Semi-Detached and 71 Townhouses; and

WHEREAS Section 18 of the Town’s Development Bylaw sets out the criteria and related scoring table for evaluation of a sustainable subdivision proposal; and

WHEREAS according to the subsection 18.1 *The Sustainable Subdivision Overlay Zone will replace the requirement of the R1, R1L, R2 and PURD Zones where:*

- (i) the Developer initiates an application under this Section; and*
- (ii) the proposed subdivision meets the requirement for a Sustainable Subdivision as set forth in this Section 18.*

WHEREAS the initial assessment of the proposed application and the scoring table has been completed by planning staff and the plan has acquired 70 percent of applicable points (per the attached table) and qualified as a sustainable subdivision at the “Certified” level; and

WHEREAS the Planning Board has reviewed the plan at the meetings on December 19, 2011 and Jan 9, 2012.

BE IT RESOLVED that the proposed plan submitted by Roger Balderston for property PID 289512 be granted a sustainable subdivision designation at “Certified” level, and

BE FURTHER RESOLVED that a preliminary approval is granted to the proposed conceptual design for a sustainable subdivision subject to the following conditions:

1. Conformance with the concept plan Rev No 3 prepared by Harland Associates, dated on Jan 10, 2012.
2. That a Development Agreement will be signed by developer in order to elaborate the specifications and details of the proposal as defined in Section 18.
3. Approval from the Department of Transportation and Infrastructure Renewal, Department of Environment and Stratford’s Utilities Department.
4. All other relevant provisions of the Town of Stratford Zoning and Subdivision Control (Development) Bylaw must be satisfied.
5. This preliminary approval will be valid for three years from the date of this resolution.

This resolution bears the recommendation of the Planning & Heritage Committee as discussed at a meeting held on January 9, 2012.