



## TOWN OF STRATFORD RESOLUTION

**No. PH015-2013 Greenway Realty SD014-13 – Kinlock Rd.**

Motion Carried \_\_\_\_\_ ✓  
Motion Lost \_\_\_\_\_  
Motion Withdrawn \_\_\_\_\_

Council Chambers  
Town Council

**September 11, 2013**

Committee  
Moved by Councilor  
Seconded by Councilor

Planning & Heritage  
Gary Clow  
Steve Ogden

**WHEREAS** an application has been received from Greenway Realty to subdivide parcel no. 588665 to create 75 Townhouses, 24 Apartment Units and 48 Community Care Units, 147 units in total.

**WHEREAS** at a regular Council Meeting was held on Wednesday June 12th 2013, Council approved the developer's request for a special permit use of one 24 unit apartment building in their proposal subject to the developer's collaboration with the Town, DOTIR and residents and other stakeholders to perform a study and provide appropriate solution(s) to stormwater issues in the area; and

**WHEREAS** the CBCL, a private Engineering Consultant hired by the developer, performed the required studies and prepared an alternative solution to the stormwater issue in the proposed area; and

**BE IT RESOLVED** that preliminary approval is granted to Greenway Realty's proposal to subdivide parcel no. 588665 to create 75 Townhouses, 24 Apartment Units and 48 Community Care Units, 147 units in total, subject to the following conditions:

1. Conformance with the Preliminary Concept Plan showing Lots 1-6 and the proposed green space prepared by CBCL, Drawing No 1, dated August 5th 2013.
2. That a stormwater management plan be designed by a licensed engineer using Low Impact Development guidelines approved by both DOTIR and the Town of Stratford.
3. That the proposed 1.7 acres parkland area, as shown on the concept plan, be deeded to the Town of Stratford as parkland dedication. The area of the proposed parkland shall be at least 10% of the subdivision area.
4. That the concept design meets all the Provincial Government requirements and is approved by the Department of Environment.
5. That the sewer and water systems be designed in accordance with the Stratford Utility Corporation Servicing Standards and that a Utility Agreement be executed between the Developer and the Stratford Utility Corporation. The developer shall

also pay the water supply contribution fees as required by Stratford's Utility Corporation.

6. That the developer makes an agreement with Canada Post and meet Canada Post's requirements for establishing Community Mail Box(es) in the new subdivision.
7. That all other relative provisions of the Town of Stratford Zoning and Subdivision Control (Development) Bylaw are met.
8. Preliminary approval shall be valid for a period of 3 years.

*This resolution bears the recommendation of the Planning & Heritage Committee as discussed at a meeting held on September 9, 2013.*