



TOWN OF STRATFORD RESOLUTION

PH001-2015 – Forest Trail Development Scheme

Motion Carried _____ ✓
Motion Lost _____
Motion Withdrawn _____

Council Chambers
Town Council

January 14, 2015

Committee
Moved by Councilor
Seconded by Councilor

Planning & Heritage
Diane Griffin
Randy Cooper

WHEREAS Council granted preliminary approval to the concept plan of the Forest Trail Sustainable Subdivision on December 11, 2013. The original concept plan consisted of 111 units including 77 Townhouses; 24 Semi-detached and 10 Single Family dwellings; and

WHEREAS in accordance with Section 18.5 Lot Requirements of the Sustainable Subdivision Overlay Zone:

- (1) *Each application for a Sustainable Subdivision shall include a Development Scheme that sets forth proposed Lot Areas, types and numbers of Dwellings, Frontages, Setbacks, Lot Coverages and Building Heights*
- (2) *Council shall approve the lot requirements for each Sustainable Subdivision based on the guidelines and requirements set forth in the annexed Appendix "B" and may approve variations from the zone requirements that would normally apply.*
- (3) *The lot requirements approved for the Sustainable Subdivision under Section 18.5(2) shall not be altered without Council's approval.*

WHEREAS the developer has proposed changes to the original concept plan and submitted a new concept plan including the details for a Development Scheme to the Town. The concept plan / Development Scheme consists of 113 units including 67 Townhouses; 24 Semi-detached; and 22 Single Family dwellings; and

WHEREAS a review of the new concept plan against the Sustainable Subdivision criteria and scoring system shows the sustainable subdivision including wetland areas, open spaces, stormwater management, public road and infrastructure and the trail system remain unchanged and the new concept meets the minimum requirements for a sustainable subdivision designation; and

BE IT RESOLVED that approval be granted to the Development Scheme for the Forest Trail subdivision consisting of 113 units including 67 Townhouses; 24 Semi-detached; and 22 Single Family dwellings subject to the following:

- a. Conformance with the Development Scheme (Forest Trail Proposed Lot Plan) drawings prepared by Harland Engineering Services drawings A, B, C and Cover sheet, dated January 12, 2015.
- b. All developments within the subdivision must meet the requirements set forth in the Development Scheme for Lot Areas, types and numbers of Dwellings, Frontages, Setbacks, Lot Coverages and Building Heights. The lot requirements approved for the Sustainable Subdivision shall not be altered without Council's approval.
- c. That all other relative provisions of the Town of Stratford Zoning and Subdivision Control (Development) Bylaw are met.