

TOWN OF STRATFORD RESOLUTION

<u>No. PH006-2019 - SD002-19 - 7711557 Canada Inc. -</u> 7 Lot Subdivision - R2 Zone - 262 Stratford Road (Conditional Use)

Motion Carried ✓ Motion Lost	Council Chambers Town Council
Motion Withdrawn	May 8, 2019
Committee Moved by Councilor	Planning, Development & Heritage Jill Burridge
Seconded by Councilor	Darren MacDougall

WHEREAS an application has been received from 7711557 Canada Inc. to subdivide parcel number 289447 into 7 lots containing all semi-detached and townhouse units as a conditional use within the Medium Density Zone (R2); and

WHEREAS within the Medium Density Zone (R2) a developer is permitted to have up to 40% of the units within the block to be Duplex, Semi-detached, or Townhouse Dwelling units with the remaining to be SFD; and

WHEREAS based on the lot requirements within the bylaw this would allow for approx. 14 units in total on the 3.08 acres of land. The developer is requesting a conditional use to allow for 100% of the units within the block to be Duplex, Semi-detached, or Townhouse for a total of 20 units instead of the as of right 14 units; and

WHEREAS the total area of the proposed subdivision is approximately 12,483m² (3.08 acres) and the Developer is proposing to create 2 two-unit semi-detached, 4 three-unit townhouse and 1 four-unit townhouse for a total of 20 units within the proposed 7 Lots; and

WHEREAS the Developer has proposed 1248m² (10% of total area) for parkland dedication to the Town of Stratford pursuant to Section 4.9 of the Town of Stratford Zoning and Development Bylaw, not including the 362m² proposed for dedication to the Town for stormwater management; and

WHEREAS the Recreation Department have reviewed the proposed subdivision and are recommending that parkland should be provided as part of this subdivision as the closest existing park space is almost 1km away; and

WHEREAS the proposed stormwater management system is required to be designed to meet DOTIE's approval; and

WHEREAS because this proposal is a conditional use Council have asked for letters to be sent to property owners who are immediately adjacent to the proposed subdivision so they can provide their comments on the conditional use; and

WHEREAS on March 28, 2019 fifteen notification letters where hand delivered to property owners who are adjacent to the proposed subdivision and as of April 5, 2019, six response letters have been received with none of the responses supporting the conditional use request.

BE IT RESOLVED that approval be granted to an application from 7711557 Canada Inc. to subdivide parcel number 289447 into 7 lots containing all semi-detached and townhouse units as a conditional use, located within Medium Density Zone (R2) at 262 Stratford Road subject to the following conditions:

- 1. Conformance with the Preliminary Plan showing Lots 1 to 7 prepared by CBCL Ltd., Drawing No. 192608.00, dated February 21, 2019.
- 2. That a stormwater management plan be designed by a licensed engineer using Low Impact Development guidelines approved by both DOTIE and the Town of Stratford.
- 3. That the proposed 1248m² (0.31 acres) parkland area, as shown on the concept plan, be deeded to the Town of Stratford as parkland dedication.
- 4. That the concept design must meet all the Department of Environment requirements and a plan must be prepared showing how erosion and sedimentation will be controlled and contained during construction.
- 5. That proposed public roads shall be designed in accordance with the provincial road standards of the P.E.I. Department of Transportation, Infrastructure and Energy and that a subdivision road agreement shall be executed.
- 6. That the sewer and water systems shall be designed in accordance with the Stratford Utility Corporation Servicing Standards and that a Utility Agreement shall be executed along with the payment of all applicable capital contribution fees required by the Utility Corporation.
- 7. That the developer makes an agreement with Canada Post and meets Canada Post's requirements for establishing Community Mail Box(s) in new subdivisions.
- 8. That all other relative provisions of the Town of Stratford Zoning and Development Bylaw, Bylaw #45 are met.
- 9. That 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 April 1st, 2019