



TOWN OF STRATFORD RESOLUTION

No. PH010-18 – 754653 Alberta Ltd. (Koughan Heights) – 36 Lot Subdivision (R1-L Zone) – Keppoch Road

Motion Carried ✓

Motion Lost

Motion Deferred

Council Chambers

Town Council

April 11, 2018

Committee

Moved by Councilor

Seconded by Councilor

Planning & Heritage

Keith MacLean

Jody Jackson

WHEREAS Council granted preliminary subdivision approval on October 11, 2017 to an application (SD003-2017) from 754653 Alberta Ltd. (Koughan Heights) to subdivide parcel number 516021 into 35 Single Family Dwelling lots, subject to conditions;

AND WHEREAS the total area of the proposed subdivision is approximately 27.23 acres and the Developer was proposing to create 35 Single Family Residential Lots;

AND WHEREAS the Developer had proposed 2.63 acres (9.7% of total area) for open space to the Town of Stratford pursuant to Section 25.7(1) of the Town of Stratford Zoning and Subdivision Control (Development) Bylaw, not including the 0.9 acres proposed for dedication to the Town for stormwater management;

AND WHEREAS the Developer proposed to pay a Park dedication fee for the remaining 0.3% pursuant to Section 25.7(2) Town of Stratford Zoning and Subdivision Control (Development) Bylaw;

AND WHEREAS the proposed stormwater management system has been required to be redesigned to meet DOTIE's approval which in turn redesigned some of the lots within the subdivision;

AND WHEREAS the revised subdivision plan of 27.19 acres now shows 36 lots with a proposed parkland dedication of 2.60 acres (9.56%) not including 0.76 acres proposed for dedication to the Town for stormwater management;

AND WHEREAS if the flooded area within the proposed dry retention pond were to be included in the parkland dedication area the total would be 2.77 acres (10.07%);

AND WHEREAS the Developer is proposing to pay a park dedication fee for the remaining 0.12 acres (0.44%) pursuant to Section 25.7(2) Town of Stratford Zoning and Subdivision Control (Development) Bylaw;

BE IT RESOLVED that Council grant preliminary subdivision approval to application SD003-2017 from 754653 Alberta Ltd. (Koughan Heights) to subdivide parcel number 516021 into 36 Single Family Dwelling lots, subject to the following conditions to be satisfied prior to receiving Final Subdivision Approval:

- A. Conformance with the Survey Plan by Mantha Land Surveys Inc., Dwg. No. M-18-50-rev1, showing Lots 17-1 to 17-36, dated April 6, 2018.
- B. That a stormwater management plan be designed by a registered engineer in conformance with the relevant Town of Stratford Official Plan policies and be approved by both the Town, and P.E.I. Department of Transportation, Infrastructure and Energy.
- C. That the proposed parkland areas, as shown on the Survey Plan, be deeded to the Town of Stratford as Parkland Dedication, totaling 2.60 acres (9.56% of total area) and that the Developer pay a Park dedication fee for the remaining 0.12 acres (0.44% of total area), pursuant to Section 25.7(2).
- D. 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 any applicable fees required by the Utility Corporation.
- E. 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.
- F. That the developer makes an agreement with Canada Post and meets Canada Post's requirements for establishing Community Mail Box(s) in new subdivisions.
- G. That all other relative provisions of the Town of Stratford Zoning and Subdivision Control (Development) Bylaw are met.
- H. 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 9th, 2018.