



TOWN OF STRATFORD RESOLUTION

PH014-2017 - 754653 Alberta Ltd. -
35 Lot Subdivision (R1-L Zone) - Keppoch Road

Motion Carried ✓
Motion Lost
Motion Deferred

Council Chambers
Town Council

October 11, 2017

Committee
Moved by Councilor
Seconded by Councilor

Planning & Heritage
Keith MacLean
Randy Cooper

WHEREAS application SD003-2017 has been received from 754653 Alberta Limited to subdivide parcel number 516021 into 35 Lots located on Keppoch Road within the Large Single Family Residential (R1L) Zone;

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

AND WHEREAS the Developer is proposing 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 is proposing 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 subdivision is consistent with the Town of Stratford Official Plan, specifically with regard to connected and desirable parkland, active transportation, connectivity and stormwater management best practices;

AND WHEREAS preliminary review of the proposed subdivision has been completed by the P.E.I. Department of Transportation, Infrastructure and Energy and Department of Communities, Land and Environment as well as Town of Stratford Utility Corporation and Town of Stratford Recreation, Culture and Events Department;

BE IT RESOLVED that Council grant preliminary subdivision approval to application SD003-2017 from 754653 Alberta Ltd. to subdivide parcel number 516021 into 35 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 Morello and Associates and SCL Engineering (File #216043) showing Lots 1 through 35 for Single Family Residential use, dated May 2017.
- 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 2.63 acres (9.7% of total area) and that the Developer pay a Park dedication fee for the remaining 0.09 acre (0.3% 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 October 2, 2017.