

TOWN OF STRATFORD RESOLUTION

No. PH023-2020 – SD017-20 – 102519 PEI Inc. (Jackson / Livingston) 22 Lot Subdivision – Rankin Drive

Motion Carried <u>✓</u>		Council Chambers
Motion Lost		Town Council
Motion Deferred		
		December 9, 2020
Committee	Planning & Heritage	
Moved by Councillor	Jill Burridge	
Seconded by Councillor	Darren MacDougall	

WHEREAS An application has been received from 102519 PEI Inc. (Jackson/Livingston) to subdivide parcel numbers 839365 and 876276 (approx. 3.81ha in total area) into 22 lots located off Rankin Drive within the Medium Density Residential Zone (R2); and

WHEREAS the concept plan has been revised based on comments received from Planning staff as well as Recreation Department staff; and

WHEREAS within the Medium Density Residential 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. The total area of the proposed subdivision is approximately 3.81ha (9.43 acres) and the developer is proposing 14 single dwelling lots and 8 three-unit townhouse lots; and

WHEREAS the developer has proposed 4,270m2 (11.2% 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, excluding the 960m2 area proposed for stormwater management; and

WHEREAS the recreation department has reviewed the proposed subdivision and agree with the proposed parkland as shown.

BE IT RESOLVED that preliminary approval be granted to an application from 102519 PEI Inc. (Jackson/Livingston) to subdivide parcel numbers 839365 and 876276 (approx. 38,138m2 in total area) into 22 lots located off Rankin Drive within the Medium Density Zone (R2) subject to the following conditions:

1. Conformance with the Preliminary Plan showing Lots 2020-1 to 2020-22 prepared by Mantha Land Surveys, File No. 2020-S-9, Rev 1 dated November 30, 2020.

- 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 parkland area, as shown on the preliminary plan, be deeded to the Town of Stratford as parkland dedication, totaling 4,270m2 (11.2% of total area) excluding the 960m2 area proposed for stormwater management, pursuant to Section 4.9 of the bylaw.
- 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.