

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 were 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