

- (a) the applicant proposes by submitting design and servicing details to ensure a private road that demonstrates safe access, effective stormwater management and adequate pedestrian amenities based on the proposed density;....
- (b) an agreement is registered in the Province's Land Registry Office, binding on all Property Owners abutting or fronting on a private Right-Of-Way providing for the long term ownership and maintenance of the Right-Of-Way, which agreement shall be binding on all heirs, successors and assigns of the parties to the agreement; and

WHEREAS since the original proposal has been submitted and the letters were received from the neighbors the developer has removed the original lot 1 and is now only applying for two new lots at the rear of the property accessed via a private right-of-way from between lots 7 and 8 within the Koughan Heights subdivision.

BE IT RESOLVED that preliminary approval be granted to an application from Jacinta Gallant and Glen Smiley to subdivide parcel number 859991 (approx. 4.32 acres in total area) into 3 lots located at 183 Creekside Drive within the Eastern Realities subdivision subject to the following:

1. Conformance with the revised Plan of Survey showing Lots 2018-1 to 2018-3 prepared by Mantha Land Surveys, Drawing No. M-18-91, dated June 3, 2019.
2. That the developer shall pay a Park dedication fee of 10% of the value of the lands being subdivided and that the Park dedication fee shall be calculated on the projected value of the lands being subdivided upon final approval.
3. That the proposed private road shall be designed to meet TAC standard and that a private right-of-way agreement must be executed providing for the long term ownership and maintenance of the right-of-way.
4. 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.
5. That all other relative provisions of the Town of Stratford Zoning and Development Bylaw, Bylaw #45 are met.
6. 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 June 3, 2019