



# TOWN OF STRATFORD RESOLUTION

**No. PH013-2019 – SD003-19 – Maki MacLean – Sustainable Subdivision -  
Aintree Drive**

Motion Carried \_\_\_\_\_ ✓ \_\_\_\_\_  
Motion Lost \_\_\_\_\_  
Motion Withdrawn \_\_\_\_\_

Council Chambers  
Town Council

August 14, 2019

Committee Planning, Development & Heritage  
Moved by Councilor Jill Burridge  
Seconded by Councilor Darren MacDougall

**WHEREAS** an application has been received from Maki MacLean for a Sustainable Subdivision on parcel number 399725 (approx. 6.45 acres) located on Aintree Drive; and

**WHEREAS** the developer has proposed 1.62 acres (25.1% 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 #45, including the area proposed for stormwater management; and

**WHEREAS** the development scheme is proposing 4 single dwellings, 2 two-unit semi-detached and 2 six-unit townhouse units for a total of 20 units in total on 7 proposed lots; and

**WHEREAS** the applicant has organized three open public open house sessions, which led to the proposal of a Development Scheme showing proposed lots, parkland dedication, streets, housing types as well as preliminary stormwater management area; and

**WHEREAS** the proposed scoring package has been reviewed by Town staff and has met the requirements to be considered for a “Certified Sustainable Subdivision” (71% of applicable points).

**BE IT RESOLVED** that preliminary subdivision approval be granted to an application from Maki MacLean for a Sustainable Subdivision on parcel number 399725 (approx. 6.45 acres) located on Aintree Drive which is currently zoned Low Density Residential Zone (R1), proposing a total of 20 units (4 single dwellings, 2 two unit semi-detached and 2 six-unit townhouses) to be approved as a Sustainable Subdivision including a Development Scheme and Preliminary Evaluation Table, subject to the following conditions:

- A. Conformance with the Plan of Survey (Development Scheme) showing 20 units (4 single dwellings, 2 two unit semi-detached and 2 six-unit townhouses) prepared by ISE dated August 1, 2019.
- B. 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.
- C. That the proposed parkland area, as shown on the plan of survey, be deeded to the Town of Stratford as parkland dedication, totaling 70,661sq.ft. (25%).
- D. 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.

- 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 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.
- G. That the developer makes an agreement with Canada Post and meets Canada Post's requirements for establishing Community Mail Box(s) in new subdivisions.
- H. That the proposed subdivision meets all other relevant requirements of Town of Stratford Zoning and Development Bylaw #45 except for the lot standards which are being approved as part of the development scheme. (See condition A. above).
- I. That the developer complete the requirements based on of the sustainable subdivision scoring table.
- J. That the 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 August 5, 2019***