



# TOWN OF STRATFORD RESOLUTION

## No. PH014-2019 – SD015-19 – Concord Properties – Subdivision Concept Plan – Bunbury Road

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Motion Withdrawn \_\_\_\_\_

Council Chambers  
Town Council

August 14, 2019

Committee  
Moved by Councilor  
Seconded by Councilor

Planning, Development & Heritage  
Jill Burridge  
Derek Smith

**WHEREAS** an application has been received from Concord Properties to subdivide parcel number 393000 (18.59 hectares or 45.9 acres in total area) into 117 lots located off the Bunbury Road / Heron Drive / Squire Lane within the Medium Density 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 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 single dwellings. The developer is proposing 72 single dwellings, 36 semi-detached and 9 three-unit townhouses; and

**WHEREAS** the developer has proposed 18,600m<sup>2</sup> (10.01% 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 2,060m<sup>2</sup> area proposed for stormwater management; and

**WHEREAS** the Recreation Department have reviewed the proposed subdivision and are recommending that parkland should be provided as part of this subdivision and are satisfied with the proposed parkland dedication areas; and

**WHEREAS** the proposed stormwater management system is required to be designed to meet DOTIE's approval.

**BE IT RESOLVED** that preliminary approval be granted to an application from Concord Properties to subdivide parcel number 393000 (18.59 hectares or 45.9 acres in total area) into 117 lots located off the Bunbury Road / Heron Drive / Squire Lane within the Medium Density Zone (R2) subject to the following conditions:

1. Conformance with the Preliminary Plan showing Lots 1 to 117 prepared by CBCL Ltd., Drawing No. 192627, dated July 31, 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 parkland area, as shown on the preliminary plan, be deeded to the Town of Stratford as parkland dedication, totaling 18,600m<sup>2</sup> (10.01% 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 2,060m<sup>2</sup> area proposed for stormwater management.
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 Mailbox(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 August 5, 2019*