

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.

This resolution bears the recommendation of the Planning & Heritage Committee as discussed at a meeting held on December 7, 2020.