



# TOWN OF STRATFORD RESOLUTION

## No. PH001-2021 – SD015-19 – Concord Properties – Revised Subdivision Concept Plan – Bunbury Road

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Motion Withdrawn \_\_\_\_\_

Council Chambers  
Town Council

February 10, 2021

Committee  
Moved by Councillor  
Seconded by Councillor

Planning, Development & Heritage  
Jill Burrige  
Derek Smith

**WHEREAS** in August of 2019 preliminary approval was given to 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** during engineering design, it was discovered that the developer would require additional storage for stormwater so they acquired an additional adjacent property and have proposed a larger stormwater pond which now is primarily on the newly acquired land; and

**WHEREAS** upon a recent review by the Town’s new Environmental Sustainability Coordinator, it was discovered that a mature stand of trees containing local native species was within an area that had been approved for semi-detached lots to be developed; and

**WHEREAS** after an internal staff discussion, the Town approached the developer asking if they would be open to revising the concept plan to save this treed area, with the knowledge that no units would be lost from what was previously approved; and

**WHEREAS** after some consultation with their consultant, the developer agreed and has submitted a new concept plan which revises several the lot types along Street “A” but also preserves the treed area in its entirety; and

**WHEREAS** the new concept plan will make changes to the percentage of uses within the overall subdivision increasing the number of lots above Single Dwellings from 38.5% to 43.3% and Town staff are proposing since it was the Town that initiated this proposed revision to the concept plan that Council use its authority to approve this revision as a conditional use within the Medium Density Residential Zone (R2); and

**WHEREAS** the original concept plan had proposed 18,600m<sup>2</sup> (10.01% of total area) for parkland dedication, excluding the 2,060m<sup>2</sup> area proposed for stormwater management; and

**WHEREAS** the new concept plan has proposed 23,200m<sup>2</sup> (11.9% of total area) for parkland dedication, excluding the 7,800m<sup>2</sup> area proposed for stormwater management.

**BE IT RESOLVED** that preliminary approval be granted to a revised concept plan from Concord Properties to subdivide parcel number 393000 and 191643 (19.44 hectares in total or 48.02 acres), increasing the number of lots above Single Dwellings from 38.5% to 43.3%, into 111 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 111 prepared by CBCL Ltd., Drawing No. 192627, revision B dated January 21, 2021.
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 23,200m<sup>2</sup> (11.9%% 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 7,800m<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.

**BE IT FURTHER RESOLVED** that the Mayor and Chief Administrative Officer are hereby authorized to sign the Agreement(s) on behalf of the Town (or the Stratford Utility Corporation).

***This resolution bears the recommendation of the Planning & Heritage Committee as discussed at a meeting held on February 1<sup>st</sup>, 2021***