

Phase 2 section on parcel number 398552 to create 8 Single Dwelling lots as a Sustainable Subdivision, subject to the following conditions:

1. Conformance with the Development Scheme (Phase 2) showing Lots 150 to 157 prepared by CBCL Limited, Drawing SK1 (CBCL File Number 212619.00), Issued for Approval dated March 30, 2021, including the lot requirements for this development.
2. That the proposed subdivision meets all other requirements of relevant Town of Stratford bylaws and policies except for the lot standards which are being approved as part of the development scheme. (See condition 1. above)
3. That a stormwater management plan be designed by a licensed engineer using Low Impact Development guidelines approved by both DOTI and the Town of Stratford.
4. That the proposed parkland areas, as shown on the Development Scheme, be deeded to the Town of Stratford as parkland dedication.
5. 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.
6. 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.
7. 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.
8. That the developer makes an agreement with Canada Post and meets Canada Post's requirements for establishing Community Mailbox(s) in new subdivisions.
9. That all other relative provisions of the Town of Stratford Zoning and Development Bylaw, Bylaw #45 are met.
10. 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 May 3rd, 2021