



1. Conformance with the preliminary subdivision plan prepared by Mantha Land Surveys, Inc, Drawing M-21-193\_final, file no. 2018-W-10, dated January 31, 2022, Revision 3 dated May 31, 2022.
2. That the proposed parkland shall be taken as a parkland dedication fee of \$98,161, which represents 10% of the overall projected assessed value of the lots after final approval has been obtained. This excludes the 847m2 area designated for stormwater management.
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 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 and Infrastructure, 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 enters into 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 May 30, 2022, and a subsequent email poll on June 1, 2022.***