

TOWN OF STRATFORD RESOLUTION

No. PH024-2022 – SD019-21 – Chen Sun - 28 Lot Subdivision – Mason Road

Motion Carried √ Motion Lost		Council Chambers Town Council
Motion Deferred		
		June 8, 2022
Committee	Planning & Heritage	
Moved by Councillor	Darren MacDougall	
Seconded by Councillor	Gary Clow	

WHEREAS an application has been received from Chen Sun to subdivide parcel number 190066 (approx. 3.5ha or 8.74 acres in total area) into 28 lots located off the Mason Road within the Low-Density Residential Zone (R1); and

WHEREAS within the Low-Density Residential Zone (R1) a developer is permitted to have up to 20% of the units within the block to be Duplex, or Semi-detached as a conditional use with the remaining to be Single dwellings. The total area of the proposed subdivision is approximately 3.5ha (8.74 acres) and the developer is proposing 22 single dwelling lots and 6–2 unit semi-detached lots; and

WHEREAS with the proposed subdivision being a Conditional Use in the Low-Density Residential Zone (R1) letters were sent out to all adjacent property owners on March 14, 2022 and three responses was received back from adjacent property owners; and

WHEREAS in accordance with the Zoning and Development Bylaw #45, Section 4.9.2: When a dedication of land is not deemed to be appropriate or the exercising of the full ten percent (10%) conveyance is not appropriate, Council shall impose a Park dedication fee of up to 10% of the value of the lands being subdivided, which sum shall be specifically designated for the purchase, Development or maintenance of public parklands in the Town, and

WHEREAS in consultation with the PEI Taxation Department the assessed value of all lots within the subdivision have been calculated at \$1,963,228 with a 50% discount applied to the developer of the subdivision leaving an overall assessed value of \$981,614. Based on this the developer is now proposing 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.

BE IT RESOLVED that preliminary approval be granted to an application from Chen Sun to subdivide parcel number 190066 (approx. 3.5ha or 8.74 acres in total area) into 28 lots located off Mason Road within the Low-Density Residential Zone (R1) subject to the following conditions:

- 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.