

TOWN OF STRATFORD RESOLUTION

No. PH025-2022 – SD013-22 - Foxwoods Subdivision Revised Development Scheme

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

WHEREAS in May of 2017 Z & C Flourish International received preliminary approval to subdivide parcel number 398552 into 154 lots including 129 Single Dwelling lots and 25 Semi-Detached lots, for a total of 179 Units to be approved as a Sustainable Subdivision; and

WHEREAS early in 2019 the developers began the process to revise the original development scheme changing the number of units to 110 Single Dwelling lots and 47 semi-detached lots, for a total of 204 units. On August 29, 2019, an open house was held to present the proposed revisions to the Development Scheme; and

WHEREAS the original Sustainable Subdivision Scoring table has also been updated and is included for additional information.

BE IT RESOLVED that Council grant preliminary subdivision approval to an application received from Z&C Flourish International Inc. to revise the Foxwoods Subdivision Development Scheme on parcel number 398552, subject to the following conditions:

- 1. Conformance with the Development Scheme showing Lots 1 to 157 prepared by CBCL Limited, Drawing No. 01 (CBCL File Number 192623), Issued for Review dated May 10, 2022, 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 and Infrastructure 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.