



# TOWN OF STRATFORD RESOLUTION

## No. PH016-2022 – SD004-22 - Subdivision Approval Revision - Macdonald's Quality Housing Ltd. - Phase 4 Clearview Subdivision

Motion Carried       √        
Motion Lost                       
Motion Deferred                     

Council Chambers  
Town Council

**April 13, 2022**

Committee  
Moved by Councillor  
Seconded by Councillor

Planning & Heritage  
Jill Burridge  
Gary Clow

**WHEREAS** an application has been received from Macdonald’s Quality Housing Ltd. that revised subdivision plan for Phase 4 of the Clearview subdivision with changes from the original approved subdivision plan; and

**WHEREAS** the proposed changes include the reorientation of the three lots originally fronting on Road D such that they now front on Road C, the addition of a future access to the lands South of the development, a reduction of frontage widths for lots 73-79 to accommodate the re-orientation of lots and the future access, and an increase in the parkland frontage on Road D from 10.2m to 30.65m resulting in an increase of 1276m<sup>2</sup> (0.32ac) to the parkland area.

**BE IT RESOLVED** that preliminary approval be granted to an application from MacDonald’s Quality Housing to revise the original preliminary subdivision plan for Phase 4 of the Clearview Subdivision on parcel number 289637 subject to the following:

1. Conformance with the Clearview Subdivision Phase 4 Proposed Property Plan, Revision 11, prepared by Harland Engineering Services Inc. dated March 29, 2022.
2. That the proposed parkland area of 9855m<sup>2</sup> (2.42 acres in area), as shown on the plan be deeded to the Town of Stratford as parkland dedication.
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 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.

***This resolution bears the recommendation of the Planning & Heritage Committee as discussed at a meeting held on April 4, 2022.***