



TOWN OF STRATFORD RESOLUTION

No. PH014-2023 – SD003-23 – Stewart 5 Lot Subdivision 5 Lot Subdivision – Keppoch Rd & Cottage Land

Motion Carried X
Motion Lost
Motion Deferred

Council Chambers
Town Council

June 14, 2023

Committee Planning & Heritage
Moved by Councilor Jeff MacDonald
Seconded by Councilor Jody Jackson

WHEREAS An application has been received from the Stewart family:

David Stewart – 2 Brittany Drive, Charlottetown, PE
Ronald Stewart – 22 Spindrift Lane, Stratford, PE
Audrey Stewart – 14 Spindrift Lane, Stratford, PE
Charlotte Stewart – 15 Spindrift Lane, Stratford, PE

to subdivide parcel number 811109, approximately 7.02 acres, into five (5) single unit residential lots. All four (4) members of the Stewart family referenced above share ownership of the subject parcel according to the Land Deed submitted along with the Application to Subdivide; and

WHEREAS the subject property is in the Low Density Residential Large Lot Zone (R1L) and permits Single Dwellings. The proposed five (5) lots exceed the following:

- Minimum Lot Area of 15, 070 sq. ft.
- Minimum Frontage of 82 ft.
- Minimum Circle Diameter to be Contained within the Boundaries of the Lot of 100 ft.

Note: Based on the Servicing of the proposed lots for On-Site Water & Central Waste Treatment System in the Provincial Minimum Lot Standards as noted in Schedule A: Minimum Lot Standards, all lots are in conformance based on the above minimum requirements; and

WHEREAS according to the applicants, and confirmed by the Stratford Utility Corporation, the proposed lots will be serviced by the existing municipal sewer line which extends along the Keppoch Road; and

WHEREAS lot #1 will be serviced by a gravity direct connection to the existing municipal sewer line on Keppoch Road; and

WHEREAS lots 2-5 will be serviced with a gravity service from each dwelling unit into a gravity main draining into a sewer grinder pump and chamber on lot 5 and the pump will then lift the sewer through a dedicated sewer forcemain, located in a sewer easement: and

WHEREAS lots 1-5 will be granted access to the beach using an existing five-foot right-of-way along the eastern boundary of all five (5) lots as per the Land Deed.

RECOMMENDATION:

That preliminary approval be granted to an application received from the Stewart Family (David Stewart, Ronald Stewart, Audrey Stewart, and Charlotte Stewart) to subdivide parcel number 811109, approximately 7.02 acres, into five (5) single dwelling lots subject to the following conditions:

1. That a Plan of Survey be prepared by a professional surveyor licensed to practice in Prince Edward Island showing the five (5) lots as per the Development Concept Plan for Parcel Number 811109, Dated May 31, 2023.
2. That the applicants shall pay a Park dedication fee of 10% of the value of the lands being subdivided and that the Park dedication fee shall be calculated on the projected value of the lands being subdivided upon final approval.
3. That a private right-of-way agreement shall be executed between the owner of the Cottage Lane and the Applicants providing for long-term ownership and maintenance of the right-of-way (Cottage Lane) which shall be binding on all heirs, successors, and assigns of the parties to the agreement and said agreement shall be registered at the Queens County Land Registry Office.
4. That any ingress and egress proposed along the frontage of Lot # 1 shall be assessed by the Department of Transportation, Infrastructure, and Energy (DOTIE).
5. That comments shall be obtained from the Crossroads Rural Fire Company regarding the connection of Lupin Lane and Cottage Lane for connectivity and safety purposes.
6. That the sewer system 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 all lots be serviced by individual on-site wells as there is no municipal water line currently available and all wells shall be installed in accordance with the Department of Environment (DOE).
8. That a stormwater management plan be designed by a licensed engineer using Low Impact Development Guidelines approved by both DOTIE and the Town of Stratford.
9. That the Development Concept Plan must meet all the DOE requirements and a plan must be prepared showing how erosion and sedimentation will be controlled and contained during construction on the lots.
10. That all other relevant provisions of the Town of Stratford Zoning and Development Bylaw, Bylaw # 45, are met.
11. 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 June 5, 2023.