



## TOWN OF STRATFORD RESOLUTION

### No. PH007-2023 – SD006-23 – Town of Stratford – Subdivision Concept Plan – Community Campus

Motion Carried       X        
Motion Lost                       
Motion Withdrawn                     

Council Chambers  
Town Council

April 12, 2023

Committee  
Moved by Councillor  
Seconded by Councillor

Planning, Development & Heritage  
Jeff MacDonald  
Jody Jackson

**WHEREAS** An application has been received from the Town of Stratford to subdivide parcel numbers 1137884 and 1137892 (69.96 Ha. or 172.90 Ac. in total area) into three (3) lots within the Public Service Institutional Zone and five (5) lots within the Industrial Zone (M1) located off Hollis Avenue, with a second access off the Bunbury Road, and a third connection to Mason Road once the property to the south-east is developed; and

**WHEREAS** the purpose of the Community Campus Plan was to develop a site whose form and function would facilitate a public space with all elements and amenities laid out in accordance with their relationship to one another. The Campus would be able to grow over time and adapt to changes in philosophies of work, education, and recreation as they emerge to become the heart of civic life in Stratford; and

**WHEREAS** the long-term vision for the Community Campus was unveiled at a public meeting in 2018 with further engagement conducted in 2019 by the Community Campus Planning Committee. A consultant, Upland Planning + Design, was enlisted to further engage residents and establish a community vision including schools, recreational/cultural facilities, active transportation networks, sports fields, and additional community development space on 170 acres of land purchased by the Town. A resolution (CC001-2022) was passed by Council on May 11<sup>th</sup>, 2022 adopting the Community Campus Master Plan as prepared by Upland Planning + Design.

**WHEREAS** In accordance with *Section 1.5.1. Authority of Development Officer* of the Town of Stratford Zoning and Development Bylaw #45:

1.5.1. "...a Development Officer shall have the authority to approve or deny applications made in accordance with this Bylaw in all areas except for:

- (h) Preliminary approval of subdivisions of greater than five (5) Lots or where the extension of water mains, sewer mains or Streets is required; and

**WHEREAS** The subdivision application includes eight (8) total lots and the extension of water mains, sewer mains, and streets per the Development Scheme. The application has been reviewed in accordance with the Bylaw; all Uses as noted are permitted within the Public Service Institutional Zone (PSI) and each proposed lot meets the minimum lot standards per Section 17.1.4.

**WHEREAS** As part of the application Servicing, Stormwater Management, Erosion and Sedimentation Control Plans, as well as a Traffic Impact Statement have been prepared. The appropriate plans have been circulated to the Stratford Utility Corporation, Department of Transportation and Department of Environment for comment; and

**WHEREAS** The Development Scheme shows the parkland dedication which exceeds 10% and the Plan will be updated to accurately reflect the area to be shown as parkland, excluding the area for stormwater management, in accordance with Section 4.9 of the Bylaw.

**BE IT RESOLVED** that preliminary approval be granted to an application from the Town of Stratford to subdivide parcel numbers 1137884 and 1137892 (69.96 Ha. or 172.90 Ac. in total area) into three (3) lots within the Public Service Institutional Zone and five (5) lots within the Industrial Zone (M1) located off Hollis Avenue, with a second access off the Bunbury Road, and a third future connection to Mason Road subject to the following conditions:

1. Conformance with the Development Scheme showing the Town of Stratford Community Campus prepared by CBCL Ltd., Drawing No. 222617.00, dated March 14, 2023.
2. That the developer executes a Subdivision Agreement with the Town of Stratford in accordance with Section 4.12 of the Town of Stratford Zoning and Development Bylaw #45.
3. 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.
4. That the proposed parkland area, as shown on the development scheme, be deeded to the Town of Stratford as parkland dedication, exceeding 10%, excluding the area for stormwater management, pursuant to Section 4.9.
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, Infrastructure and Energy 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 Mail Box(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.

*This resolution bears the recommendation of the Planning & Heritage Committee as discussed at a meeting held on April 3, 2023.*