



# TOWN OF STRATFORD

## RESOLUTION

### No. PH032-2009 - SD016-09 - Clearview Estates Phase II - 30 Lot Subdivision

Motion Carried √  
Motion Lost \_\_\_\_\_  
Motion Withdrawn \_\_\_\_\_

Council Chambers  
Town Hall

October 14, 2009

Committee  
Moved by Councillor  
Seconded by Councillor

Planning & Heritage  
Sandy McMillan  
Emile Gallant

**WHEREAS** an application has been received from Clearview Estates (2001) Inc. to subdivide parcel number 289637 (a portion of approx. 47.68 acres), located within the Single Family Residential Zone (R1-L) into 30 lots for single family residential development; and

**WHEREAS** currently Clearview Estates has 68.38 acres of land available for development, but due to unknowns at this time, the developers are only proposing to develop approx. 47 acres in the southern part of the property and then re-evaluate developing the remaining 21 acres closer to the TCH in the future; and

**WHEREAS** the lots proposed within this subdivision will be serviced with municipal sewer, that is already available in the area and Municipal water which is not available in the immediate area, therefore the developer must construct a water supply system that will be turned over to the Stratford Utility Corporation for ownership and operation; and

**WHEREAS** the parkland dedication for the proposed 30 lot subdivision (totaling 47.68 acres) consists of 2 areas within the centre of each enlarged cul-de-sacs shown on the plan and total 2.79 acres combined. This area only calculates to be 5.8% parkland dedication within this 47.68 acre portion, however the original concept plan shows an additional 13.2 acres of open space to be dedicated in the remaining 21 acres of land which would place the overall parkland dedication for the entire 68.38 acres at 15.99 acres in total or 23.4%. Due to the future road development plans to be somewhat unknown at this time for the remaining 21 acres closer to the TCH, the proposed 2.79 acres within this phase should be sufficient for this portion and the overall parkland dedication will be further evaluated when the remaining lands are proposed for development.

**BE IT RESOLVED** that preliminary approval be granted to an application received from Clearview Estates (2001) Inc. to subdivide parcel number 289637 (a portion of approx. 47.68 acres) into 30 lots for single family residential development subject to the following conditions:

1. Conformance with the concept plan prepared by P. Wood and Associates and drawn by ADI Limited, Project No. (81) 6416-001.1.

2. That a subdivision storm water management plan shall be completed by a licensed engineer and approved by the Town of Stratford in accordance with the concept plan submitted.
3. That a parkland dedication of 2.79 acres (or 5.8%) as shown on the concept plan shall be deeded to the Town as part of this 47.68 acre development and the remaining parkland dedication for the overall 68.38 acres shall be re-evaluated when the future 21 acres of land are proposed for development.
4. That comments and approval shall be received from the Active Transportation Committee regarding the location of proposed trails within the subdivision.
5. That the concept design meets all the Provincial Government requirements and approved by the PEI department of Environment, Energy and Forestry.
6. That the concept design meets all the Provincial Government requirements and approved by the PEI department of Transportation and Public Works.
7. That new sewer and water services shall be designed in accordance with the Stratford Utility Corporation Servicing Standards and a Utility Agreement shall be executed between the Developer and the Stratford Utility Corporation.
8. All other relative provisions of the Town of Stratford Zoning and Subdivision Control (Development) Bylaw being satisfied prior to obtaining a preliminary approval.

***This Resolution bears the recommendation of the Planning & Heritage Committee as discussed at a meeting held on October 6<sup>th</sup>, 2009.***