

TOWN OF STRATFORD RESOLUTION

No. PH005-2021 – SD007-21 - Z & C Flourish - Foxwoods Revised Development Scheme - Major Subdivision

Motion Carried \lambda \qquad	Council Chambers Town Council
Motion Withdrawn	May 12, 2021
Committee Moved by Councillor Seconded by Councillor	Planning, Development & Heritage Jill Burridge 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; and

WHEREAS On August 29, 2019, an open house was held to present the proposed revisions to the Development Scheme; and

WHEREAS the area off the end of Windsor Drive was presented having 5 lots in 2019 but has further been revised to now have 6 lots; and

WHEREAS the area off the end of Windsor Drive and the two new lots on Cardiff Lane are acceptable to both the Town and DOTI so it has been suggested that this area be forwarded for preliminary approval and the remaining lands will be back for consideration after the necessary revisions have been made; and

WHEREAS On April 24, 2021, seven (7) notifications letters were hand delivered to residents who live on Windsor drive explaining the proposed changes to the cul-de-sac, mainly the addition of 1 additional lot bringing the number of lots proposed within the cul-de-sac from 5 to 6; and

WHEREAS the Town received two phone inquiries from residents within the notification area and their comments are included in the attached table from CBCL.

BE IT RESOLVED that preliminary approval be granted to an application received from Z&C Flourish International Inc. to revise the Foxwoods Subdivision Development Scheme for the new

Phase 2 section on parcel number 398552 to create 8 Single Dwelling lots as a Sustainable Subdivision, subject to the following conditions:

- 1. Conformance with the Development Scheme (Phase 2) showing Lots 150 to 157 prepared by CBCL Limited, Drawing SK1 (CBCL File Number 212619.00), Issued for Approval dated March 30, 2021, 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, 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 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.