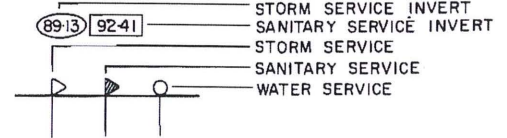
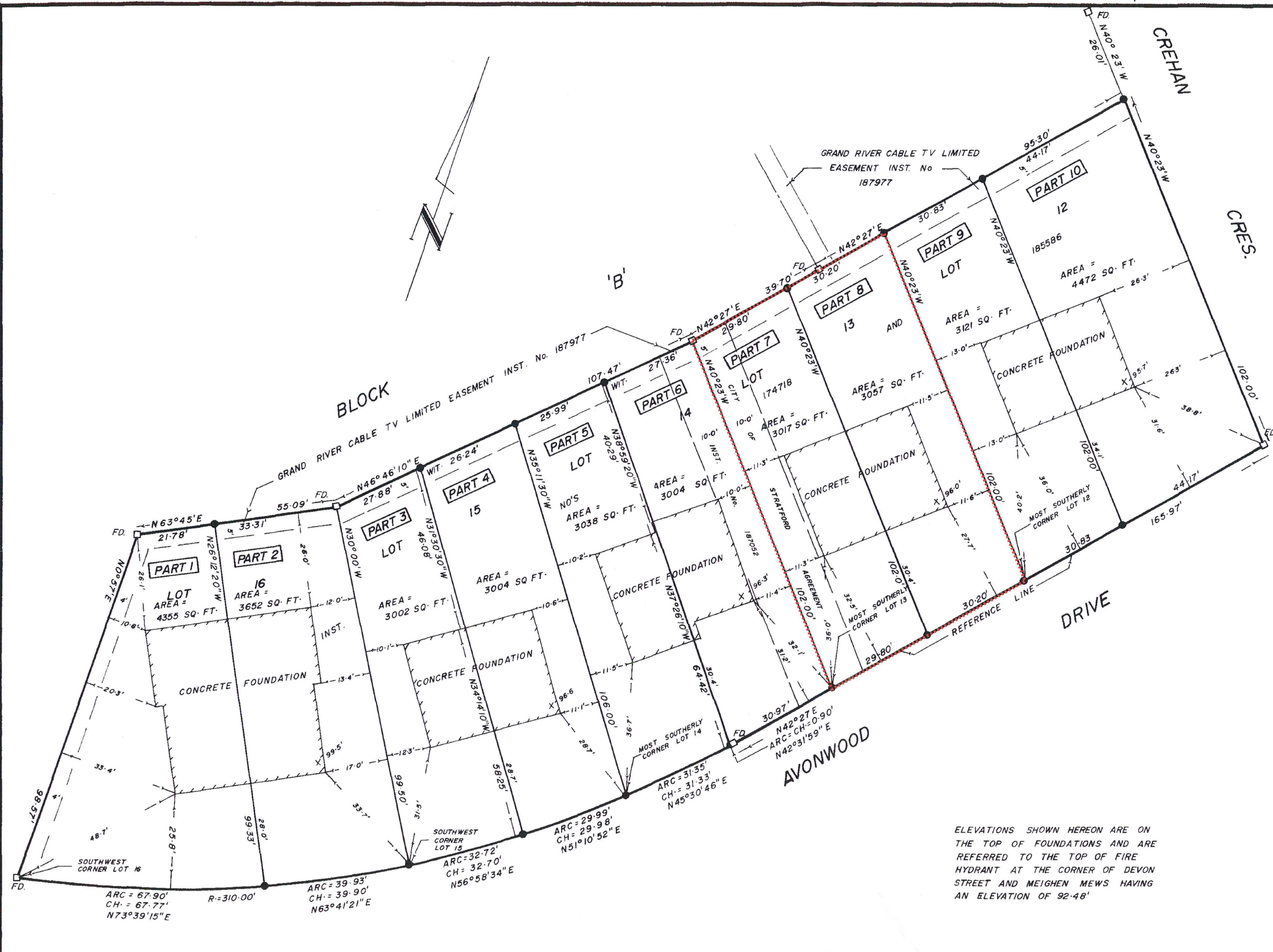


LEGEND FOR LOT SERVICE CONNECTIONS



NOTE: FOR STANDARD SERVICE LOCATIONS
SEE DRAWING B-73370-G10.



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER PART II OF THE REGISTRY ACT

RECEIVED AND DEPOSITED AS
PLAN 44R-597
 25 November 1976

Donald W. J. McNeil
 DONALD W. J. McNEIL

David Donovan
 DEPT. LAND REGISTRAR
 FOR THE REGISTRY DIVISION OF
 PERTH (No. 44)

NOVEMBER 24, 1976

CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF SECTIONS 29, 32 OR 33 OF THE PLANNING ACT

ALL HANGING LINES SHOWN ON THIS PLAN HAVE BEEN VERIFIED

REFERENCE PLAN
 LOTS 12, 13, 14, 15, & 16
 REG. PLAN 468
 City of Stratford
 County of Perth
 Scale: 1" = 20'
 1976

BEARINGS SHOWN HEREON ARE REFERRED TO THE SOUTHEASTERLY LIMITS OF LOTS 12 AND 13 REG. PLAN 468 IN THE CITY OF STRATFORD ASSUMED TO BE N42°27'E (ASTRONOMIC)

LEGEND

All Bars are placed unless denoted found (FD.)
 WIT. - denotes witness monument
 ⊕ - denotes 1" Standard Iron Bar 4' long
 ⊙ - denotes 5/8" Iron Bar 2' long
 ⊛ - denotes 3/4" Round Iron Bar 2' long
 ✕ - denotes Cut Cross

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT:

- This survey and plan are correct and in accordance with THE SURVEYS ACT and THE REGISTRY ACT and the regulations made thereunder.
- The survey was completed on the 12th day of November 1976

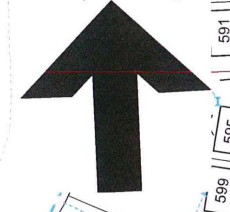
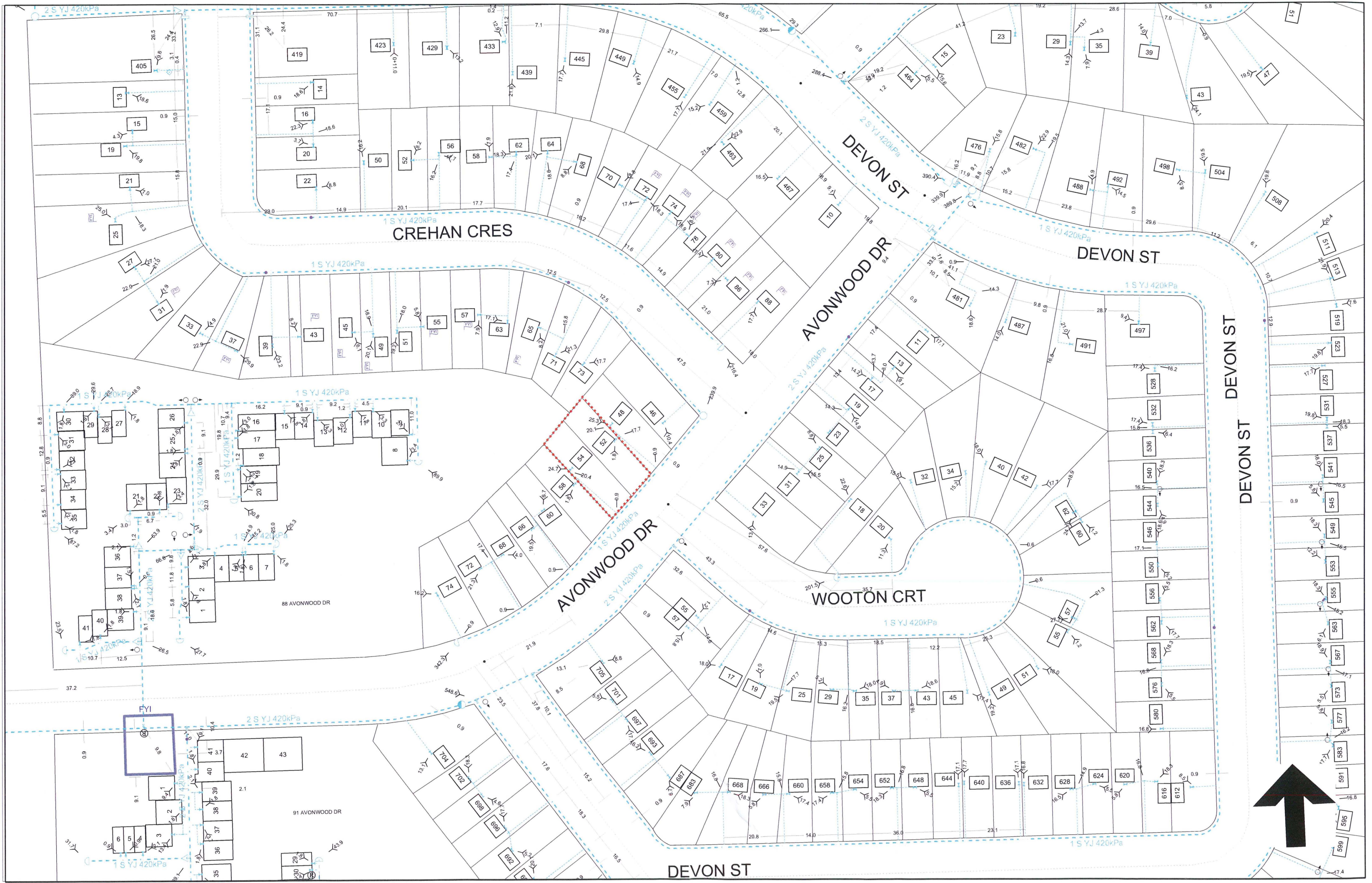
Dated at Stratford this 12th day of November 1976.

PER *Donald W. J. McNeil* O.L.S.
 Donald W. J. McNeil, Ontario Land Surveyor

ELEVATIONS SHOWN HEREON ARE ON THE TOP OF FOUNDATIONS AND ARE REFERRED TO THE TOP OF FIRE HYDRANT AT THE CORNER OF DEVON STREET AND MEIGHEN MEWS HAVING AN ELEVATION OF 92.48'

McNEIL, CAMPBELL, BRUBACHER LIMITED
 ONTARIO LAND SURVEYOR
 (519) 271-7952
 123 Ontario Street, Stratford

DRAWN BY D.G. CHECKED BY D. McN. FILE No 76-90





**BY-LAW NUMBER 65-70
OF THE CORPORATION OF
THE CITY OF STRATFORD**

BEING a By-law to control the discharge of sewage into the sewage system of the municipality pursuant to paragraphs 69 and 125 of subsection 1 of section 379 of the *Municipal Act, R.S.O. 1960, Chapter 249*.

WHEREAS it is expedient to prohibit and regulate the discharge of domestic sewage and industrial wastes into drains, sewers, sewer systems and sewage works;

AND WHEREAS Section 210 subsection 150 of the *Municipal Act, R.S.O., 1990 chapter M.45* now regulates and governs the discharge of any gaseous, liquid or solid matter into land drainage works, private branch drains, and connections to any sewer, sewer system or sewage works for the carrying away of domestic sewage or industrial wastes or both, whether connected to a treatment works or not;

AND WHEREAS it is deemed expedient to amend the said by-law;

NOW THEREFORE BE IT ENACTED by council of The Corporation of the City of Stratford as follows:

1. In this By-law,
 - a) "**biochemical oxygen demand (B.O.D.)**" means the quantity of oxygen utilized in the biochemical oxidation of organic matter in five (5) days at twenty (20) degrees centigrade as determined in accordance with Standard Methods and expressed in milligrams per litre;
 - b) "**coliform count**" means the number of all coliform bacteria per 100 millilitres of solution as determined in accordance with Standard Methods;
 - c) "**colour of a liquid**" means the appearance of a liquid from which the suspended solids have been removed as determined in accordance with Standard Methods;
 - d) "**combined sewer**" means a sewer intended to function simultaneously as a storm sewer and a sanitary sewer;
 - e) "**matter**" includes any gaseous, liquid or solid matter;
 - f) "**Municipality**" means The Corporation of the City of Stratford;
 - g) "**person**" includes a corporation, aggregate or sole;
 - h) "**pH**" means the logarithm of the reciprocal of the concentration of hydrogen ions in grams per litre of solution;
 - i) "**phenolic compounds**" means those hydroxyl derivatives of benzene, or its condensed nuclei which can be identified by the 4-- Aminoantipyrine method in accordance with Standard Methods or the Gibbs procedures as set out in the

eleventh edition of Standard Methods for the Examination of Water and Wastewater;

- j) "**sanitary sewer**" means a sewer for the collection and transmission of domestic, commercial and industrial wastes or any of them;
 - k) "**sewage**" includes drainage, storm water, commercial wastes, industrial wastes and wastewater;
 - l) "**sewage works**" means all sewers, sewer systems, sewage pumping stations, sewage treatment plants and other works for the collection, acceptance, transmission, treatment and disposal of sewage or for any one or more of them;
 - m) "**Standard Methods**" means, unless the context otherwise requires, the methods and procedures set out in the edition of "Standard Methods for the Examination of Water and Wastewater" published by the American Public Health Association and current at the time of any examination of any sewage;
 - n) "**storm sewer**" means a sewer for the collection and transmission of storm water run-off, draining of land or from a watercourse or any one or more of them;
 - o) "**suspended solids**" means solid matter in or on a liquid which matter is removable by filtering with a glass fibre filter paper equivalent to a Reeve Angel Glass Fibre Filter Paper No. 934 AH;
 - p) "**watercourse**" means an open channel or ditch constructed as or resulting from the construction of a municipal work in which a flow of storm water occurs either continuously or intermittently, including road ditches and including other natural depressions or watercourses draining into any such open channel or ditch whether connected to a storm sewer or not.
2. No person shall discharge into land drainage works, private branch drains or connections to any sewer, sewer system or sewage works for the carrying away of domestic sewage or industrial wastes or both, which are connected directly or indirectly to the sewage system provided by the Ontario Water Resources Commission under an agreement between the Municipality and the Ontario Water Resources Commission and dated the 23rd day of February 1970, any matter or quantity of matter which may be or become harmful to any sewage works or which may interfere with their proper operation, or which may impair or interfere with any sewage treatment process, or which may or may tend to obstruct any sewer, or which may be or may become a hazard to persons, property or animals, and, without limiting the generality of the foregoing, any of the following:
- a) sewage containing more than a total of 150 milligrams per litre of oil, fat and grease of animals and vegetable origin;
 - b) sewage containing more than a total of 15 milligrams per litre of oil, grease and tar of mineral origin;
 - c) sewage at a temperature in excess of 150 degrees Fahrenheit;
 - d) subject to subparagraph (b) hereof, flammable or explosive matter and without limiting the generality of the foregoing, gasoline, benzene, naphtha, fuel oil, acetone or other solvents;
 - e) any quantity of matter capable of obstructing the flow in or interfering with the proper operation of any part of the sewage works and without limiting the generality of the foregoing, any such quantity of ashes, cinders, garbage, sand, straw, mud, shavings, metal, glass, rags, feathers, plastic, wood or cellulose;
 - f) sewage having a pH less than 5.5 or greater than 9.5 or which, due to its nature or content, becomes less than 5.5 or greater than 9.5 during transmission to a sewage treatment plant;

- g) sewage of which the B.O.D. exceeds 300 milligrams per litre;
 - h) sewage in which suspended solids exceed 350 milligrams per litre;
 - i) sewage that may cause a nuisance, and without limiting the generality of the foregoing, sewage containing hydrogen sulphide, carbon disulphide, ammonia, trichloroethylene, sulphur dioxide, formaldehyde, chlorine, bromine, or pyridine, in such quantity that an offensive odour could emanate from the sewage works or could cause a nuisance;
 - j) sewage containing animal waste, and without limiting the generality of the foregoing, containing intestines, stomach casings, intestinal contents, hides, hooves, toenails, horns, bones or poultry heads or sewage containing hair, wool, fur, feathers, paunch manure or fleshings in a quantity sufficient to interfere with the property operation of the sewage works;
 - k) sewage containing any of the following matter in excess of the indicated concentrations:

phenolic compounds	- 1.0 milligrams per litre
total cyanides, expressed as HCN	- 3.0 milligrams per litre
total sulphides, expressed as H ₂ S	- 3.0 milligrams per litre
total copper, expressed as Cu	- 5.0 milligrams per litre
total chromium, expressed as Cr	- 5.0 milligrams per litre
total nickel, expressed as Ni	- 5.0 milligrams per litre
total lead, expressed as Pb	- 5.0 milligrams per litre
total zinc, expressed as Zn	- 5.0 milligrams per litre
total cadmium, expressed as Cd	- 5.0 milligrams per litre
chlorides, as Cl	- 1500 milligrams per litre
sulphates, as SO ₄	- 1500 milligrams per litre
 - l) radioactive materials except as may be permitted under the *Atomic Energy Control Act, R.S.C. 1952, Chapter 11* and amendments thereto and regulations thereunder;
 - m) storm run-off, sewage derived under the drainage of land or roofs or water used for cooling purposes.
3. No person shall discharge, cause or permit the discharge or deposit into or in i) land drainage works, private branch drains or connections to any sewer, sewer system or sewage works for the carrying away of domestic sewage or industrial wastes or both, that are capable of discharging sewage into any well, lake, river, pond, spring, stream, reservoir, or other water or watercourse, or onto any shore or bank thereof, or into any place from which the sewage may be discharged into or deposited in any well, lake, river, pond, spring, stream, reservoir, or other water or watercourse, ii) any storm sewer or any sewer connected to a storm sewer, any of the following:
- a) sewage at a temperature in excess of one hundred and fifty degrees fahrenheit (150 degrees F.);
 - b) sewage containing more than a total of fifteen (15) milligrams per litre of fat, oil, grease and other matter which is soluble in ether;
 - c) subject to subparagraph b) hereof, flammable or explosive matter and, without limiting the generality of the foregoing, gasoline, benzene, naphtha, fuel oil, acetone or other solvents;
 - d) any quantity of matter capable of obstructing the flow in or interfering with the proper operation of any part of the sewage works and without limiting the generality of the foregoing, any such quantity of ashes, cinders, garbage, sand, straw, mud, shavings, metal, glass, rags, feathers, plastics, wood, cellulose, tar, animal wastes or other matter that is not dissolved in a liquid at the time of its introduction into the sewage works;

- e) sewage containing any matter in a quantity or concentration that will or may cause the death of or injury of any person, property or animal;
 - f) sewage having a pH less than 5.5 or greater than 9.5 or which, due to its nature or content becomes less than 5.5 or greater than 9.5 during transmission through the sewage works;
 - g) sewage in which suspended solids content exceeds fifteen (15) milligrams per litre, or sewage containing any suspended solids which are incapable of passing through a screen having openings not larger than one-quarter (1/4) of an inch square;
 - h) sewage that has or may cause an offensive odour, and without limiting the generality of the foregoing, sewage containing hydrogen sulphide, carbon disulphide, ammonia, trichloroethylene, sulphur dioxide, formaldehyde, chlorine, bromine, pyridine, in such quantity that an offensive odour could emanate from the sewage works or could cause a nuisance;
 - i) sewage of which the B.O.D. exceeds fifteen (15) milligrams per litre;
 - j) sewage containing coloured matter which sewage would require a dilution in excess of four (4) parts of distilled water to one (1) part of such sewage to produce a mixture the colour of which is not distinguishable from that of distilled water when tested in accordance with the Ontario Water Resources Commission Standard Laboratory Sewage Colour Determination Test;
 - k) sewage containing toxic or poisonous matter in sufficient quantity to constitute a hazard to persons, property or animals, and, without limiting the generality of the foregoing, sewage containing any of the following matter in excess of the indicated concentrations:

phenolic compounds	- 0.020 milligrams per litre
total cyanides, expressed as HCN	- 0.1 milligrams per litre
total cadmium, expressed as Cd	- 1.0 milligrams per litre
total chromium, expressed as Cr	- 1.0 milligrams per litre
total copper, expressed as Cu	- 1.0 milligrams per litre
total nickel, expressed as Ni	- 1.0 milligrams per litre
total zinc, expressed as Zn	- 5.0 milligrams per litre
total iron, expressed as Fe	- 17.0 milligrams per litre
chlorides, as Cl	- 1500 milligrams per litre
sulphates, as SO ₄	- 1500 milligrams per litre
 - l) sewage in which the coliform count exceeds two thousand four hundred (2400) per one hundred (100) millilitres as determined by Standard Methods;
 - m) radioactive materials except as may be permitted under the *Atomic Energy Control Act, R.S.C. 1952, Chapter 11*, and amendments thereto and regulations thereunder.
4. Except as otherwise specifically provided in this by-law, all tests, measurements, analyses and examinations of sewage, its characteristics or contents shall be carried out in accordance with Standard Methods.
 5. The discharge of sewage that would otherwise be prohibited by this By-law may be permitted to an extent fixed by agreement with the Municipality under such conditions with respect to payment or otherwise as may be necessary to compensate for any additional costs of treatment. Any such Agreement shall be subject to the approval of the Ontario Water Resources Commission.
 6. Every person who contravenes any provision of this by-law is guilty of an offence and upon conviction is liable to a fine not exceeding \$10,000 on every person who is convicted of a first offence and not more than \$25,000 for any subsequent offence under the by-law.

- a) Despite Section 6, where a corporation is convicted of an offence, the maximum penalty that may be imposed upon the corporation is \$50,000 for the first offence and not more than \$100,000 for any subsequent offence under the by-law.
 - b) The court in which the conviction has been entered and any court of competent jurisdiction thereafter, may make an order prohibiting the continuation or repetition of the offence by the person convicted and such order shall be in addition to any other penalty imposed on the person convicted.
7. For the purpose of administration of this By-law, a person appointed as an Inspector by Council of The Corporation of the City of Stratford may, upon production of identification, enter onto any land or premises to examine the flow of waste or storm water to any sewer and to collect any sample as required
- a) Except under the authority of a search warrant issued under the *Provincial Offences Act, R.S.O. 1990 chapter P.33*, as amended, the Inspector shall not enter any place or room actually used as a dwelling without requesting and obtaining the consent of the occupier, first having informed the occupier that the right of entry may be refused and entry made only under the authority of a search warrant."
8. a) Notwithstanding any other provision to the contrary, weeping tile shall not be connected to the sanitary private drain connection on any new construction or any exterior renovations to houses or additions added.
- b) Unless otherwise approved by the Director of Infrastructure and Development Services or the Chief Building Official, the weeping tile of any building shall not be connected to a storm private drain connection by gravity but shall go to a sump pump which discharges to the storm private drain connection.
9. a) Notwithstanding any other provision to the contrary, unless permitted to do otherwise under this by-law, it shall be illegal to have rainwater leaders on any house in the City of Stratford connected to a sanitary sewer.
- b) New individually owned freehold dwelling units or other occupied building in the City must be serviced with separate sanitary, storm and water private connections.
- c) Where a property is serviced by a private or communal septic tank or well used for potable water and there is a sanitary main or water main within 50 metres of the edge of the property, then that building must be serviced with a new separate sanitary or water private connection within ten (10) years of being notified that the main is available. However, no replacement or partial replacement or upgrading of any septic tank or well will be allowed during that ten (10) years. For properties that have come into the City during recent annexations, the conditions of the annexation agreement would apply.
- d) Where a property has a stormwater management system in place, it shall be illegal to remove or alter any flow control device or system without the prior approval of the Director of Infrastructure and Development Services.
10. By-law number 199-65 is and the same is hereby repealed.

Finally Passed this 27th day of April, A.D. 1970.

"J.C. Neilson"
Mayor – J.C. Neilson

"L.R. Graham"
Clerk – L. R. Graham

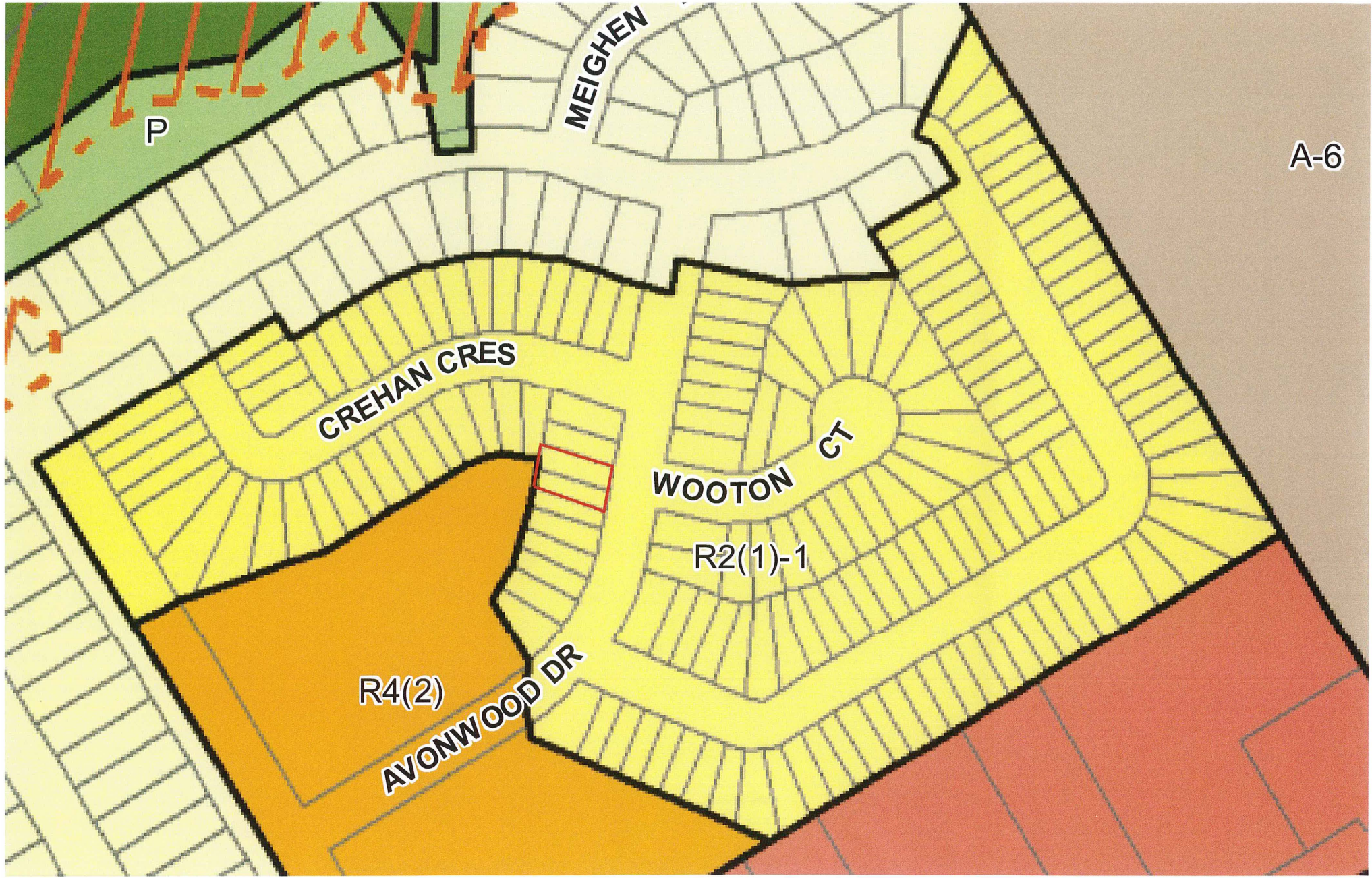
EXEMPTION

By-law 52-2009

1. That an exemption is hereby granted for the lands described in Section 2 herein, from section 2 m) of By-law 65-70 as amended, only for the purpose of the discharge of cooling water into the City's sanitary sewer.
2. That the lands referred to in Section 1 hereof are designated as Part of PIN 53272-0127 (LT) specifically Parts 3 and 5 being Part Lot C, Concession 3 in the City of Stratford on draft deference plan (to be registered) and, Part of PIN 53272-0062 (LT) specifically Parts 16 and 17 being Part Lot 4, Concession 3 in the City of Stratford on draft reference plan (to be registered).
3. All other provisions of By-law 65-70 as amended, shall remain in force and effect.

By-law 71-2019

4. That 25, 45, 65, 85, and 105 Oxford Street be exempt from section 9b) of the City of Stratford Sewer Use By-law 65-70 to allow the existing private storm system on the subject lands that is approved within a registered site plan agreement, to remain unchanged notwithstanding the lands are severed into four separate properties subject to the following conditions:
 - that provisional consent has been granted by the Committee of Adjustment for consent applications B04-19, B05-19, B06-19, and B07-19; and
 - that all properties sharing the private storm sewer connection be required to enter into a private storm servicing agreement to deal with ongoing maintenance that is to be registered on title to the satisfaction of the Director of Infrastructure and Development Services.



P

MEIGHEN

A-6

CREHAN CRES

WOOTON CT

R2(1)-1

R4(2)

AVONWOOD DR

- *the lot frontage and area of the proposed lots are adequate for the existing and proposed uses and comply with the Zoning By-law. Where it is not possible to meet the standards of the Zoning By-law, an amendment or variance shall be required as a condition of approval, where such action is considered appropriate;*

The proposed lot meets the R2(1)-1 Zone standards for a semi-detached dwelling under the City's Zoning By-law, including minimum lot frontage, lot area, and required yard setbacks. Hence, a minor variance would not be required.

Recommendation:

THAT the City of Stratford Committee of Adjustment APPROVE Application B12-25 to sever a parcel of land having a lot frontage of 9.2 m and a lot area of 283 m², submitted by Colin Vanderwoerd (Van Harten Surveying Inc.) on behalf of Myrtle M. Small c/o Fred Shuh (Shuh Cline & Grossman LLP), for lands legally known as PLAN 468 LOT 13 AS RP 44R597 PARTS 7 & 8, City of Stratford and municipally known as 52 & 54 Avonwood Drive, subject to the following conditions:

1. That the Certificate of Consent under Section 53(42) of the Planning Act shall be given within two years of the date of the notice of decision.
2. That satisfactory arrangements be made with the City of Stratford for the payment of any outstanding Municipal property taxes.
3. That any outstanding work orders or by-law enforcement issues be resolved to the satisfaction of the City.
4. Prior to the stamping of the deeds, all newly created individually owned freehold dwelling units and any other occupied buildings shall be serviced with separate private sanitary, ~~storm~~, and water services, to the satisfaction of the City's Engineering Division.
5. Prior to the stamping of the deeds, the applicant shall provide a survey identifying the locations of the existing servicing, specifically the storm service within the private lands in relation to the proposed severance line to determine which address will receive the new storm service connection. ~~Per the City's 1976 Engineering records, a new storm service connection will be required for 54 Avonwood Drive.~~
6. Prior to the stamping of the deeds, the applicant shall provide written notice to the City's Engineering Division requesting that an estimate be prepared for the installation of a new storm service. It is the owner's responsibility to pay the required deposits based on the estimate, for work to be completed within the public right-of-way.

PROPOSED
REMOVAL OF
THE WORD
"STORM"

PROPOSED
REMOVAL OF
STRUCK OUT
SENTENCE

PROPOSED
REMOVAL

PROPOSED
REMOVAL

7. That the applicant shall confirm the condition of any existing services if they are to be reused and provide the private drain connection (servicing) details to the City's Engineering Division once available.
8. That the applicant provide confirmation, to the satisfaction of the City, that gas service connections are provided and wholly contained on the severed and retained parcels to independently service each dwelling unit. Any service relocation required due to a severance would be at the cost of the property owner.
9. That prior to the stamping of the deeds, the applicant shall provide to the City a copy of the deposited reference plan in an electronic format compatible with the latest version of AutoCAD referenced to NAD83 UTM Zone 17 Horizontal Control Network for the City of Stratford. This Reference Plan shall be created from survey information utilizing the City's Survey Control Network. It is the responsibility of the applicant to obtain the necessary Reference Sketches and associated information required to complete the survey from the City.
10. That prior to the stamping of the deeds, the applicant shall provide a draft transfer prepared by the applicant's legal representative.
11. Prior to the stamping of the deeds, for the purposes of satisfying any of the above conditions, the Owner shall file with the City of Stratford a complete submission consisting of all required clearances and final plans, and to advise the City of Stratford in writing how each of the conditions has been satisfied. The Owner acknowledges that, in the event that the final approval package does not include the complete information required by The City of Stratford, such submission will be returned to the Owner without detailed review by the City.

Reasons

The proposed consent is consistent with the Provincial Planning Statement.

The proposed consent conforms to the City of Stratford Official Plan.

The proposed consent complies with the City of Stratford Comprehensive Zoning By-law.

Prepared by:

Anu Kumar, Planner

Recommended & approved by:

**Marc Bancroft, MPL, MCIP, RPP
Manager of Planning**

Report finalized: December 12, 2025