



Stratford City Council Regular Council Open Session MINUTES

Meeting #: 4550th
Date: Monday, March 26, 2018
Time: 7:00 P.M.
Location: Council Chamber, City Hall

Council Present: Mayor Mathieson - Chair Presiding, Councillor Beatty, Councillor Brown, Councillor Bunting, Councillor Clifford, Councillor Henderson, Councillor Ingram, Councillor Mark, Councillor Ritsma, Councillor Vassilakos

Regrets: Councillor McManus

Staff Present: Rob Horne - Chief Administrative Officer, Joan Thomson - City Clerk, David St. Louis - Director of Community Services, Ed Dujlovic - Director of Infrastructure and Development Services, Michael Humble - Director of Corporate Services, John Paradis - Fire Chief, Carole Desmeules - Director of Social Services, Jeff Leunissen - Manager of Development Services, Tatiana Dafoe - Deputy Clerk, Mike Beitz - Corporate Communications Lead, Rachel Tucker - Planning, Michael Mousley - Transit Manager

Also Present: Members of the Public and Media

1. Call to Order:

Mayor Mathieson, Chair presiding, called the Council meeting to order.

Singing of O Canada

Moment of Silent Reflection

Councillor McManus provided regrets for this meeting.

2. Declarations of Pecuniary Interest and the General Nature Thereof:

The *Municipal Conflict of Interest Act* requires any member of Council declaring a pecuniary interest and the general nature thereof, where the interest of a member of Council has not been disclosed by reason of the member's absence from the meeting, to disclose the interest at the first open meeting attended by the member of Council and to otherwise comply with the *Act*.

Name, Item and General Nature of Pecuniary Interest

Councillor Bunting declared a pecuniary interest on Item 5.1 of the Infrastructure, Transportation and Safety Committee agenda as one of the members of the Animal Control By-law Review Committee assisted him with his election campaign.

3. Adoption of the Minutes:

R2018-135

Motion by Councillor Vassilakos

Seconded By Councillor Ingram

THAT the Minutes of the Regular Meeting of Council of The Corporation of the City of Stratford dated March 5, 2018 be adopted as printed.

Carried

4. Adoption of the Addenda to the Agenda:

R2018-136

Motion by Councillor Mark

Seconded By Councillor Ingram

THAT the Addenda to the Regular Agenda of Council dated March 26, 2018, be adopted to add the following items to the Agenda:

7.7 Proclamation for World Autism Day

7.8 Resolution for Home for Good Project

11.12 By-law for Home for Good Project

and to add Item 6.2 of the Infrastructure, Transportation and Safety Committee to the reconvene Council meeting.

Carried

5. Report of the Committee of the Whole In-Camera Session:

5.1 From the March 5, 2018 Session under the Municipal Act, 2001 as amended, matters concerning the following items were considered:

North Shore Washroom Tender

Litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board (section 239.(2)(e)) and Advice that is subject to solicitor-client privilege including communications necessary for that purpose (section 239.(2)(f)).

By-law 146-2017

To authorize the acceptance of the tender, execution of the contract and the undertaking of the work by Elgin Contracting and Restoration Ltd., of the North Shore Washroom.

R2018-137

Motion by Councillor Beatty

Seconded By Councillor Brown

THAT By-law 146-2017 be read a Third time and Finally passed.

Carried

5.2 At the March 26, 2018 Session under the Municipal Act, 2001 as amended, matters concerning the following items were considered

Proposed or pending acquisition or disposal of land by the municipality or local board (section 239.(2)(c)) (includes municipal property leased for more than 21 years and, Advice that is subject to solicitor-client privilege including communications necessary for that purpose (section 239.(2)(f));

Litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board (section 239.(2)(e));

A trade secret or scientific, technical, commercial, financial or labour

relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons or organization (section 239.(2)(i));

Litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board (section 239.(2)(e)) and Advice that is subject to solicitor-client privilege including communications necessary for that purpose (section 239.(2)(f));

Proposed or pending acquisition or disposal of land by the municipality or local board (section 239.(2)(c)) (includes municipal property leased for more than 21 years;

Proposed or pending acquisition or disposal of land by the municipality or local board (section 239.(2)(c)) (includes municipal property leased for more than 21 years; and

Labour relations or employee negotiations (section 239.(2)(d)).

The City Clerk advised of an additional item considered at the In-camera Session relating to Advice that is subject to solicitor-client privilege including communications necessary for that purpose (section 239.(2)(f)).

At the In-camera Session, direction was given on all items except for the matter relating to a trade secret or scientific, technical, commercial, financial or labour relations information and the Added Item relating to advice that is subject to solicitor-client privilege.

5.3 Agreement of Purchase and Sale - Proposed or pending acquisition or disposal of land by the municipality or local board (section 239.(2)(c)) (includes municipal property leased for more than 21 years

R2018-138

Motion by Councillor Ritsma

Seconded By Councillor Ingram

THAT the Agreement of Purchase and Sale for 48 Water Street be finalized by the CAO and City Solicitor and executed per Council's overall direction and approval on February 1, 2018, including any final administrative requirements;

AND THAT the associated License Agreements to permit portions of road allowances to be used by the Stratford Festival also be executed.

Carried

6. Hearings of Deputations and Presentations:

6.1 Public Meeting Planning Report- Zone Change Application Z01-18, 1067 Ontario Street (COU18-020)

R2018-139

Motion by Councillor Ingram

Seconded By Councillor Henderson

THAT the Regular Council meeting adjourn for the purposes of holding a Public Meeting under the Planning Act to hear zone change application Z01-18 for 1067 Ontario Street, to reconvene at the conclusion of the Public Meeting.

Carried

The Regular Council meeting adjourned to the Public meeting at 7:07 pm and reconvened at 7:19 pm.

6.2 Presentation by Andy Werner - Update on Hospice

The City Clerk advised that following a request from Mr. Andy Werner, the presentation on the Hospice was deferred to a future Council meeting.

7. Orders of the Day:

7.1 Resolution - Agreements for a Textile Diversion Program (COU18-019)

A request was made for the reports received from the National Diabetes Trust to be posted to the City's website. Further, it was requested that prior to renewal of the agreement that a report be prepared providing information on where the end use of products go, whether in Canada or abroad.

It was questioned whether the Diabetes Association would continue to offer their pick-up program. The Director of Infrastructure and

Development Services advised they would be continuing with this program. A request was made for information to be provided on the amount of individuals who switch to the City's program.

R2018-140

Motion by Councillor Henderson

Seconded By Councillor Brown

THAT The Corporation of the City of Stratford enter into a Recycling Bin Licence Agreement and a Textile Curbside Recycling Agreement with the National Diabetes Trust to initiate a Textile Diversion Program;

AND THAT the Mayor and Clerk be authorized to execute the Agreements.

Carried

7.2 Correspondence - Perth County Accessibility Forum

Members were advised the Perth County Accessibility Forum is scheduled for Thursday, April 12 from 8:30 a.m. to 1:00 p.m. The theme for this year's event is "Heritage Marrying Accessibility".

Councillors wishing to attend were advised to make arrangements with the CAO's office.

For the information of Council.

7.3 Proclamation - Canadian Public Works Association

R2018-141

Motion by Councillor Ingram

Seconded By Councillor Vassilakos

THAT Stratford City Council hereby proclaims the week of May 20-26th, 2018 as "National Public Works Week" in the City of Stratford to educate the public on the importance of our nation's public infrastructure and services and recognize the contributions of public works professionals who work in the public interest to build, manage and operate the essential infrastructure and services of our communities.

Carried

**7.4 Correspondence - Upper Thames River Conservation Authority
2018 Draft Budget**

Members were advised the UTRCA 2018 draft budget was reviewed by the UTRCA's Board of Directors.

It was noted there is a thirty (30) day appeal period from receipt of the levy notice should the City wish to appeal its apportionment of the 2018 levy.

The City's 2018 Levy is \$396,208.00.

R2018-142

Motion by Councillor Brown

Seconded By Councillor Clifford

THAT the correspondence dated March 9, 2018 from the Upper Thames River Conservation Authority with respect to the 2018 Levy for the City of Stratford be received by City Council.

Carried

7.5 Resolution - Resignation from Advisory Committee

R2018-143

Motion by Councillor Beatty

Seconded By Councillor Henderson

THAT the resignation of Katie McLeod from the Communities in Bloom Committee be accepted.

Carried

7.6 Acceptance of Tender T2018-09 Sweeper Unit (COU18-021)

R2018-144

Motion by Councillor Ritsma

Seconded By Councillor Bunting

THAT Council approve the award of T2018-09 to supply and deliver one new or demo self-propelled, hydrostatic drive, full vacuum Sweeper unit to Cubex Ltd. at a total tender price of \$300,535.76 including HST.

Carried

7.7 ADDED Proclamation - World Autism Day

R2018-145

Motion by Councillor Henderson

Seconded By Councillor Ritsma

THAT City Council hereby proclaims April 2, 2018 as World Autism Awareness Day in the City of Stratford and authorizes the flying of Autism Ontario's Flag on Tuesday, April 3, 2018 due to Easter Monday office closures on the official day.

Carried

7.8 ADDED Resolution - Home for Good Project

R2018-146

Motion by Councillor Ritsma

Seconded By Councillor Henderson

THAT The Corporation of the City of Stratford as Service Manager, enter into contribution agreements with 2398315 Ontario Ltd., and with Evoglobe Inc., with respect to the Proponents' and the City's obligations related to the Home for Good project;

AND THAT the Mayor and Clerk of The Corporation of the City of Stratford be authorized to execute the agreements and all necessary documents with respect to this project.

Carried

8. Business for Which Previous Notice Has Been Given:

8.1 Amendment to Noise Control By-law - Delegated Authority

At the September 25, 2017 Council meeting, City Council adopted Delegation of Authority By-law 135-2017 and resolutions, including:

THAT existing by-laws and policies requiring amendments to implement the delegated authorities in Revised Schedule A as further amended, be prepared for Council's consideration without further staff reports, unless significant changes to the particular by-law or policy are involved.

Staff presented an amendment to Noise Control By-law 113-79 to amend the by-law to implement the decision to delegate authority to the Director

of Community Services and the Director of Corporate Services to grant or refuse exemptions.

The by-law amendment was listed under Section 11 - By-laws and also includes an updated Schedule A of the City's corporate boundaries.

8.2 Amendment to appointment by-law for by-law enforcement officers

At the September 25, 2017 Council meeting, City Council adopted Delegation of Authority By-law 135-2017 and resolutions, including:

THAT existing by-laws and policies requiring amendments to implement the delegated authorities in Revised Schedule A as further amended, be prepared for Council's consideration without further staff reports, unless significant changes to the particular by-law or policy are involved.

Staff presented an amendment to Appointment By-law 195-2009 as amended to implement the decision to delegate authority to the Director of Corporate Services, City Clerk and Deputy Clerk to appoint and rescind the appointment of special by-law enforcement officers to enforce certain parking provisions on private property.

The by-law amendment was listed under Section 11 - By-laws.

9. Reports of the Standing Committees:

9.1 Report of the Infrastructure, Transportation and Safety Committee:

R2018-147

Motion by Councillor Ingram

Seconded By Councillor Vassilakos

THAT the Report of the Infrastructure, Transportation and Safety Committee dated March 26, 2018 be adopted as printed.

Carried

9.1.1 Grand Trunk Master Plan: Public Consultation Summary Report (ITS18-012)

THAT Stratford City Council adopt the Grand Trunk Master Plan, in accordance with the City of Stratford Official Plan, as a key document that will inform and guide future detailed design decisions for development and redevelopment of the Site;

AND THAT the Grand Trunk Master Plan be used to initiate and inform the design process for a proposed Grand Trunk Community Hub, and for additional new development, including University of Waterloo facilities, on the Site.

9.2 Report of the Finance and Labour Relations Committee:

R2018-148

Motion by Councillor Clifford

Seconded By Councillor Beatty

THAT the Report of the Finance and Labour Relations Committee dated March 26, 2018, be adopted as printed.

Carried

9.2.1 2018 Community Grant Appeal – Stratford Arts & Culture Collective (FIN18-006)

THAT the Stratford Arts and Culture Collective's 2018 grant request in the amount of \$4,000 be approved and be paid from the contingency fund.

9.2.2 Tax Adjustments – February 20, 2018 (FIN18-008)

THAT the Report of the Supervisor of Tax Revenue dated February 20, 2018 regarding the approval of tax adjustments under Section 357 for 2016 and 2017 be approved;

AND THAT the Minutes of Settlement under Section 39.1 for 2017 and the Amended Property Assessment Notice for 2017 be received for information.

9.2.3 Economic Development Corporation Nominating Committee (FIN18-007)

THAT City Council approve the recommendation from the SEED Co., Board of Directors, Option 2, and authorize the Board to seek out applicants, identify, evaluate and recommend appointments to City Council for Board positions;

THAT City Council continue to appoint the Mayor and two named members of Council to the Board of Directors to serve for four (4) year terms concurrent with the term of Council;

THAT the City Clerk inform the public regarding the citizen position on the Board when a vacancy occurs;

THAT the University of Waterloo and Festival Hydro Services Inc., be provided the opportunity to each nominate their respective representatives to the SEED Co., Nominating Committee and that these applications be forwarded to the Nominating Committee;

THAT the SEED Co. Nominating Committee seek an exemption by City Council on the requirement for a nominee(s) to be eligible electors in Stratford on a case by case basis with a rationale provided for Council's consideration;

THAT the SEED Co., Nominating Committee be authorized to recommend individuals when mid-term vacancies occur on the Board of Directors;

AND THAT By-laws 23-2013 and 24-2013, authorizing the Economic Development Corporation Nominating Committee, be repealed.

10. Notice of Intent:

10.1 Notice of Motion for Reconsideration

R2018-149

Motion by Councillor Ritsma

Seconded By Councillor Clifford

THAT the May 24, 2016 Council decision regarding the White House, 265 St. David Street, heritage designation be reconsidered.

Carried

R2018-150

Motion by Councillor Ritsma

Seconded By Councillor Clifford

THAT the White House, 265 St. David Street, heritage designation and related ancillary matters be considered at a Special Planning and Heritage Committee meeting on Wednesday, April 4, 2018, at 7:00 pm in the Council Chamber.

Carried

Interested persons wishing to speak on this matter were requested to submit delegation requests to the City Clerk by Thursday, March 29, 2018.

11. Reading of the By-laws:

The following By-laws required First and Second Readings and Third and Final Readings and were taken collectively upon unanimous vote of Council present.

R2018-151

Motion by Councillor Ingram

Seconded By Councillor Vassilakos

THAT By-laws 31-2017 to 40-2017 and 42-2017 be taken collectively.

Carried unanimously

R2018-152

Motion by Councillor Clifford

Seconded By Councillor Mark

THAT By-laws 31-2017 to 40-2017 and 42-2017 be read a First and Second Time.

Carried two-thirds support

R2018-153

Motion by Councillor Bunting

Seconded By Councillor Ritsma

THAT By-laws 31-2017 to 40-2017 and 42-2017 be read a Third Time and Finally Passed.

Carried

11.1 Amendment to Noise Control By-law to provide for delegation of authority-By-law 31-2017

To amend Noise Control By-law 113-79 as amended, to delegate authority to certain staff to grant exemptions from the noise control provisions

under certain conditions and to update the map showing the corporate boundaries and annexed lands.

11.2 National Diabetes Trust Agreements-By-law 32-2017

To authorize the entering into and execution of agreements with National Diabetes Trust for the operation of a textile recycling program via curbside collection services and textile recycling bins located at the City of Stratford landfill.

11.3 Amendment to Emergency Plan-By-law 33-2017

To amend By-law 31-2014 as amended to adopt the revised Emergency Plan regarding the change in the location of the registration centre from the KCC to the Rotary Complex.

11.4 Repeal By-laws 23- 2013 and 24-2013-By-law 34-2017

To repeal By-law 23-2013 and By-law 24-2013 with respect to the nominating selection process for the initial board of directors of SEED Co.

11.5 Amendment to By-law 195-2009-By-law 35-2017

To amend By-law 195-2009 as amended, to delegate authority to appointment special by-law enforcement officers to enforce certain parking provisions on private property.

11.6 Part Lot Control By-law-By-law 36-2017

To exempt Parts 1 and 2 on Plan 44R- 5479 (333-335 Albert Street) from the provisions of part-lot control for a period of one year for the purpose of conveying semi-detached dwelling units to individual owners.

11.7 Acceptance of Tender T2018-09 for sweeper unit-By-law 37-2017

To authorize the acceptance of the tender and the undertaking of the work to supply and deliver of a new or demo self-propelled hydrostatic drive, full vacuum sweep unit by Cubex Ltd.

11.8 Conveyance from 2579011 Ontario Inc as condition of site plan approval-By-law 38-2017

To authorize the acceptance of a conveyance from 2579011 Ontario Inc., of Part 2 on Plan 44R-5415 for road widening.

11.9 Dedication as public highway forming part of Cambria Street-By-law 39-2017

To dedicate Part 2 on Plan 44R-5415 as public highway forming part of Cambria Street.

11.10 Licensing Agreement-By-law 40-2017

To authorize the entering into and execution of a licensing agreement with Stratford Shakespearean Festival Holding Foundation with respect to a portion of the Water Street road allowance.

11.12 ADDED Home for Good Project Agreement-By-law 42-2017

To authorize the entering into and execution of contribution agreements with 2398315 Ontario Ltd. and with Evoglobe Inc., for the Home for Good program

12. Consent Agenda: CA-2018-040 to CA-2018-046

Council did not advise of any items to be considered on the Consent Agenda.

13. New Business:

13.1 Agriplex Improvements and SLAAA Transition

City staff were thanked for their work in transitioning SLAAA from the Kiwanis Centre to the Agriplex.

13.2 Senior Curling Championship

The Community Services department was thanked for their work in holding a successful Senior Curling Championship at the Rotary Complex. Members of the public were encouraged to attend.

13.3 Canadian Dairy Xpo

Members were reminded that the Dairy Xpo will be held from April 4-5, 2018 at the Rotary Complex.

13.4 Transit Route Changes

Concerns were expressed with the transit route travelling through Market Place. A request was made for this route to be reviewed, for information

to be provided on whether it is temporary and if any consideration had been given to a route change when the road is closed for special events.

R2018-154

Motion by Councillor Vassilakos

Seconded By Councillor Henderson

THAT a report be prepared for an upcoming Community Services Sub-committee meeting regarding transit route changes, including information on:

- **the rational for the route travelling through Market Place; and**
- **consideration for route changes when Market Place is closed for Special Events.**

Carried

13.5 Dairy Xpo and Parking Agreement

It was questioned whether the parking plan developed for the 2017 Dairy Xpo will be used for the 2018 event. The Director of Community Services advised it would be.

13.6 Parking Restrictions along McCarthy Road West

A request was made for information on moving parking to the other side of McCarty Road West and making a two-way bicycle lane. The Director of Infrastructure and Development Services advised staff were in the process of reviewing this request.

14. Adjournment to Standing Committees:

The next Regular Council meeting is April 9, 2018 in the Council Chamber, City Hall.

R2018-155

Motion by Councillor Beatty

Seconded By Councillor Henderson

THAT the Council meeting adjourn to convene into Standing Committees as follows:

- **Planning and Heritage Committee [7:45 pm or thereafter following the Regular Council meeting];**
- **Community Services Committee [8:15 pm or thereafter following the Regular Council meeting]**

- **Infrastructure, Transportation and Safety Committee [8:30 pm or thereafter following the Regular Council meeting]; and**
 - **Finance and Labour Relations Committee [9:00 pm or thereafter following the Regular Council meeting];**
- and to Committee of the Whole if necessary, and to reconvene into Council.**

Carried

15. Council Reconvene:

15.1 Declarations of Pecuniary Interest made at Standing Committees

The Municipal Conflict of Interest Act requires any member of Council declaring a pecuniary interest and the general nature thereof, where the interest of a member of Council has not been disclosed by reason of the member's absence from the meeting, to disclose the interest at the first open meeting attended by the member of Council and otherwise comply with the Act.

Declarations of Pecuniary Interest made at Standing Committee meetings held on March 26, 2018 with respect to the following Items and re-stated at the reconvene portion of the Council meeting:

Name, Item and General Nature of Pecuniary Interest

Councillor Bunting advised of a declaration of pecuniary interest on item 5.1 of the Infrastructure, Transportation and Safety Committee agenda as one of the members of the Animal Control By-law Review Committee assisted him with his election campaign.

15.2 Committee Reports

15.2.1 Finance and Labour Relations Committee

R2018-156

Motion by Councillor Clifford

Seconded By Councillor Mark

THAT Item 4.1 of the Finance and Labour

Relations Committee meeting dated March 26, 2018 be adopted as follows:

4.1 Council Remuneration

THAT the report of the Director of Corporate Services dated March 20, 2018, regarding 2017 Council remuneration and expenses be received for information.

Carried

15.2.2 Infrastructure, Transportation and Safety Committee

R2018-157

Motion by Councillor Ingram

Seconded By Councillor Vassilakos

THAT Items 6.1 and 6.2 of the Infrastructure, Transportation and Safety Committee meeting dated March 26, 2018 be adopted as follows:

6.1 Noise Control By-law Exemption for Watermain Upgrades

THAT approval be given to the request from the Water Division for an exemption from Noise Control By-law 113-79 for the installation of water valves at Ontario and Front Streets on April 15, 2018 from 10:00 a.m. to 6:00 p.m.

6.2 2017 Water Summary Report

THAT the 2017 Water Summary Report be received for information.

Carried

15.2.3 ADDED Planning and Heritage Committee

R2018-158

Motion by Councillor Ritsma

Seconded By Councillor Brown

THAT Item 4.1 of the Planning and Heritage Committee meeting dated March 26, 2018 be adopted as follows:

4.1 Planning Report Draft Plan of Subdivision 31717-001, Official Plan Amendment O01-17 and Zone Change

Application Z01-17, 4117 Perth Line 36, 495 McCarthy Road West and Block 97 44M-44

Official Plan Amendment:

THAT the application O01-17 to amend the Official Plan designation on the subject lands by amending Schedule "A" by applying special policies to the north side of McCarthy Road West ('Medium Density Residential Area-Special') to permit a range of residential uses at a density of 16-100 units per net hectare (upnh); permit a maximum height of 6 storeys for apartment dwellings and 4 storeys for other residential uses; to delete Special Policy Area #14, delete the 'Medium Density Residential Area' policies on the south side of McCarthy Road West and replace it with a 'Residential Area'; to designate a portion of the lands 'Parks and Open Space'; and to alter the 'Regulatory Flood Hazard' limit and to amend Schedule "B" by altering the 'Regulatory Flood Hazard' limit, and UTRCA Regulation limit BE APPROVED.

Zoning By-law Amendment:

THAT the application Z01-17 to amend the zoning on the subject lands from Future Residential- 5- Holding Provision (FR-5-H), Residential Fourth Density- Special – R4(2)-12, Residential Fourth Density- R4(2) in the City of Stratford Zoning By-law 201-2000 to:

- **Residential First Density R1(5)- 39 zone that permits a single detached dwelling and a group home with the following site specific regulations to reduce the exterior side yard width to 3m (except where a corner lot is sited so that its rear lot line abuts an adjacent interior side yard, in which case the exterior side yard width shall be 4.5m), to require any part of any attached or detached garage to provide a parking space between the garage door and road allowance, to allow the maximum width of any attached garage to 60% of the width of the front building elevation of a dwelling erected on a lot**

(measured from the inside face of outside wall to inside face of outside wall) and a minimum sight triangle of 3m x 3m at the intersection of two local roads.

- **Residential Second Density R2(2)-46 zone that permits a single detached, duplex, home occupation, group home, converted dwelling, boarding house and day nursery with the following site specific regulations- minimum lot frontage for a duplex 16m and minimum exterior side yard width 7.5m , to require any part of any attached or detached garage to provide a parking space between the garage door and road allowance, to allow the maximum width of any attached garage to 60% of the width of the front building elevation of a dwelling erected on a lot (measured from the inside face of outside wall to inside face of outside wall) and a minimum sight triangle of 10m x 10m at the intersection of a local road and arterial road.**
- **Residential Fourth Density R4(2)-19(H1) zone that permits cluster single detached, semi-detached, townhouses, back-to-back townhouses, and stacked townhouses and cluster apartment dwelling units with two sets of site specific regulations (one for apartment dwellings and the other for all other permitted uses) relating to block size (area and frontage), height, minimum and maximum density, parking, setbacks from public roads, lot coverage, landscaped open space, rear yard depths and side yard setbacks.**
- **Residential Fourth Density R4(2)-19(H1)(H2) zone that permits cluster single detached, semi-detached, townhouses, back-to-back townhouses, and stacked townhouses and cluster apartment dwelling units with two sets of site specific regulations (one for apartment dwellings and the other for all other permitted uses) relating to block size (area and frontage), height, minimum and maximum density, parking, setbacks from**

public roads, lot coverage, landscaped open space, rear yard depths and side yard setbacks.

- **Residential Fourth Density R4(2)-20(H1) special zone that permits street townhouses with site specific regulations relating to height, density, garage elevations size, sight triangle and setbacks.**
- **Park (P) zone that permits auditorium, cemetery, golf course, park, private club, private club, public use, recreational park and a theatre.**
- **Park (P-4) zone that permits auditorium, cemetery, golf course, park, private club, private club, public use, recreational park and a theatre with a front yard depth of 6 m.**
- **Park- Floodplain (P-FP) zone that permits auditorium, cemetery, golf course, park, private club, private club, public use, recreational park and a theatre. These lands are below the regulatory flood line and subject to the requirements of the Upper Thames River Conservation Authority with respect to the erection of buildings and structures.**

BE APPROVED.

Approval of the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision is recommended because:

- I. **public interest was considered;**
- II. **the request is consistent with the Provincial Policy Statement;**
- III. **the request is consistent with the goals and objectives of the Official Plan;**
- IV. **the recommended zone change will facilitate development that is appropriate for the lands, will**

not impact surrounding lands and is considered to be sound land use planning;

- V. it will provide a wide range of housing to meet the needs of the existing and future residents and
- VI. the recommended zone change will encourage efficient use of land and planned infrastructure.

THAT the following:

- **Reduced exterior side yard widths: abutting arterial roads and local roads, and where a corner lot is situated so its rear lot line abuts an adjacent interior side yard;**
- **Separate site specific zoning regulations for all forms of cluster housing;**
- **The inclusion of street townhouses within the cluster R4(2)-19 (H) special zone;**
- **Maximum lot coverage for cluster housing (singles, semis, townhouses, stacked townhouses and back-to-back townhouses); and**
- **The inclusion of semi-detached dwelling, elementary school or religious institution within the R2(2)-46 special zone.**

BE REFUSED for the following reasons:

- I. the request was not consistent with abutting requested zoning provisions;
- II. the request was not appropriate for the development of the lands and is not sound land use planning;
- III. public interest was considered;
- IV. the request is consistent with the goals and objectives of the Official Plan; and
- V. the recommended zone change will encourage efficient use of land and planned infrastructure.

Draft Plan of Subdivision:

THAT the City of Stratford pursuant to Section 51(31) of the Planning Act grant draft approval to Plan of Subdivision 31T-17001 subject to the following conditions:

- 1. This draft approval applies to Plan of Subdivision 31T-17001 submitted by GSP Group, prepared for Northwest Stratford Developments Inc., and Marcor Farms Ltd., certified by Terry Dietz O.L.S., dated March 13, 2018, File No. 31T-17001, drawing no. 8004.40, which shows a total of 120 single detached residential lots, 3 duplex residential lots and 13 multi residential blocks, 2 park blocks, 2 walkway blocks, 4 lot addition blocks, 13 0.3m reserve blocks, 1 stormwater management block, 1 McNamara Drain block and 1 sanitary pumping station block all served by the extension of Butler Cove Drive, Robertson Drive, Davidson Drive and Bradshaw Drive, and 1 new local street.**
- 2. This approval of the draft plan applies for 7 years, and if final approval is not given by that date, the draft approval shall lapse, except in the case where an extension has been granted by the Approval Authority.**
- 3. The road allowances included in this draft plan shall be shown on the face of the plan and dedicated as public highways.**
- 4. The street(s) shall be named to the satisfaction of the Manager of Development Services.**
- 5. Prior to final approval, the municipal address shall be assigned to the satisfaction of the Manager of Development Services.**
- 6. Prior to final approval, the Owner shall submit to the Approval Authority a digital file of the plan to be registered in a format compiled to the satisfaction of the City of Stratford and referenced to NAD83UTM Zone 17 horizon control network for the City of Stratford mapping program.**
- 7. Prior to final approval, appropriate zoning shall be in effect for this proposed subdivision.**
- 8. The Owner shall satisfy all the requirements, financial and otherwise, of the City of Stratford in order to implement the conditions of this draft approval.**

9. **That prior to final approval the Owner shall pay in full all financial obligations/encumbrances owing to the City on the said lands, including property taxes and local improvement charges.**
10. **The subdivision agreement between the Owner and the City of Stratford shall be registered against the lands to which it applies.**
11. **The Owner shall grant to the appropriate authorities such easements and/or land dedications as may be required for utility, road, drainage or other municipal purposes.**
12. **Phasing of this subdivision (if any) shall be to the satisfaction of the Manager of Development Services and the Director of Infrastructure and Development Services.**
13. **Prior to submitting a request to the City to prepare the subdivision agreement, an updated draft plan showing the redline amendments is to be provided to the City to the satisfaction of the Manager of Development Services.**
14. **Prior to the receiving a clearance for building permits from the Manager of Engineering for each construction stage of this subdivision, all servicing works including any stormwater management facilities for the stage must be completed and operational, all to the specification and satisfaction of the City.**
15. **Prior to Final Approval, all required connections from this plan to municipal services shall be available.**
16. **Where the plan is to be phased, any dead ends and open sides of road allowances shall be terminated in 0.3m reserves that are to be conveyed to the City until required for the future production of such road allowance.**
17. **Prior to submitting a request to the City to prepare the subdivision agreement a phasing plan showing all of the 0.3m reserves required to accommodate phasing is to be submitted to the City to the satisfaction of the Director of Infrastructure and Development Services.**

18. **The subdivision agreement shall contain a provision requiring the City to remove the 0.3m reserves on Block 98, Block 100, Block 102 and part of Block 112 and a portion of Block 113 on Plan 44M-44 and Block 61 on Plan 44M-54 to the satisfaction of the Director of Infrastructure and Development Services. All costs associated with the removal of the 0.3m reserves shall be borne by the Owner.**
19. **The subdivision agreement shall contain a provision requiring the City to remove and transfer ownership of the 0.3m reserves on Block 99 and Block 101 on Plan 44M-44 to the Owner to the satisfaction of the Manager of Development Services. All costs associated with the removal of the 0.3m reserves and registering the conveyance documents shall be borne by the Owner.**
20. **Prior to registration the Owner shall provide the City with a copy of a deposited reference plan that shall describe the portion of Block 97 on 44M-44 required for the extension of Robertson Drive. These lands shall be transferred to the City at the cost of the Owner to the satisfaction of the Director of Infrastructure and Development Services. All costs associated with obtaining the reference plan and the transfer of the lands shall be borne by the Owner.**
21. **The subdivision agreement shall contain a clause requiring the Owner to submit a reference plan showing Block 97 and Block 99 and 101 of 44M-44 combined with Blocks 143- 146 of the Draft Plan to the satisfaction of the Manager of Development Services. All costs associated with obtaining the reference plan shall be borne by the Owner.**
22. **Prior to final approval the Owner shall submit an application to lift part lot control to combine:**
 - i. **Part of Block 97 and part of Block 99 on 44M-44 and Block 146 on the draft plan;**
 - ii. **Part of Block 97 and part of Block 99 on 44M-44 and Block 145 on the draft plan;**

- iii. **Part of Block 97 and part of Block 101 on 44M-44 and Block 144 on the draft plan; and**
 - iv. **Part of Block 97 and part of Block 101 on 44M-44 and Block 143 on the draft plan.**
- 23. **The subdivision agreement shall contain a clause indicating that the maximum number of units for all lands within 31T-17001 shall be 837, or until such time as the servicing has been addressed, to the satisfaction of the Manager of Engineering.**
 - 24. **Concurrent with the registration of any phase that includes the extension of Bradshaw Drive from 44M-54, the Owner shall remove easements PC 128205 & PC 134203 at the cost of the Owner to the satisfaction of the Manager of Engineering.**
 - 25. **Prior to registration of any phase, the Owner shall provide the City with a 20m wide servicing easement aligning with Street "A" to the west to the limit of the lands owned by the Owner and east to the limits of the draft plan, at the cost of the Owner to the satisfaction of the Director of Infrastructure and Development Services.**
 - 26. **Prior to registration of any phase, the Owner shall provide the City with a 10m wide easement for a forcemain from the north limit of Block 139 to the southerly limit of Perth Line 36, at the cost of the Owner to the satisfaction of the Director of Infrastructure and Development Services.**
 - 27. **Prior to registration of any phase, the Owner shall provide the City with a temporary 20m wide easement over the future extension of Bradshaw Drive, north of McCarthy Road West for construction and access to Block 139 to the satisfaction of the Manager of Engineering. This easement shall be required until Bradshaw Drive, north of McCarthy Road West, is dedicated as public highway. The Owner is responsible for all costs associated with obtaining the easement and the release of the easement.**

28. **Prior to the registration of any phase, the Owner shall provide the City with a temporary 10m wide easement, for construction and access to Block 139. The temporary easement is to be located approximately 10m east of the future extension of Bradshaw Drive, north of McCarthy Road West and shall be to the satisfaction of the Manager of Engineering at the cost of the Owner. The Manager of Engineering shall determine when the easement is no longer required. The Owner is responsible for all costs associated with obtaining the easement and the release of the easement.**
29. **Prior to the registration of any phase, the Owner shall provide the City with a temporary 10m wide easement on the north side of McCarthy Road West for overland flow to the satisfaction of the Manager of Engineering. The easement shall be required until an alternate overland flow route has been designed and constructed to the satisfaction of the Manager of Engineering. The Owner is responsible for all costs associated with obtaining the easement and the release of the easement.**
30. **Prior to registration of any phase, the Owner shall provide the City with an easement over Block 139 for the construction of the pumping station to the satisfaction of the Manager of Engineering. The easement shall be released concurrent with the transfer of the land to the City. The Owner is responsible for all costs associated with obtaining the easement and the release of the easement.**
31. **Concurrent with registration of the plan, Block 139 is to be dedicated to the City. The size and configuration shall be to the satisfaction of the Manager of Engineering. All costs associated with the transfer of the lands shall be borne by the Owner. The Owner may submit a claim in accordance with the Development Charges By-law #45-2017.**

- 32. In conjunction with the submission of Engineering drawings, the Owner shall submit an erosion/sediment control plan that will identify all erosion and sediment control measures for the subject lands in accordance with City of Stratford and Ministry of Environment standards and requirements, all to the satisfaction of the City of Stratford and Upper Thames River Conservation Authority. This plan is to include measures to be used during all phases on construction. Prior to any work on the site, the Owner shall implement these measures satisfactory to the Director of Infrastructure and Development Services and Upper Thames River Conservation Authority.**
- 33. In conjunction with the submission of Engineering drawings, the Owner shall submit a report prepared by a qualified consultant, and if necessary a detailed hydro geological investigation carried out by a qualified consultant, to determine the effects of the construction associated with this subdivision on the existing ground water elevations and domestic or farm wells in the area, to the satisfaction of the City's Infrastructure and Development Services Department. If necessary, the report shall also address any potential contamination impacts that may be anticipated or experienced as a result of the said construction. Any recommendations outlined in the report shall be reviewed and approved by the City's Director of Infrastructure and Development Services, included in the pertinent agreement(s) with the City of Stratford prior to any work on the site. Should any remedial works be recommended in the report, the Owner shall complete these works prior to issuance of Certificate of Approval, to the satisfaction of the City, at no cost to the City.**
- 34. Prior to any grading on the site, the Owner shall decommission and permanently cap any abandoned water wells located on the property, in accordance with the Ontario Water Resources Act and the Ministry**

of Environment requirements and file the necessary reports with the Ministry of the Environment and the City of Stratford.

35. The Owners professional engineer shall provide inspection services during construction for all work to be assumed by the City, and all works within easements or blocks to be dedicated to the City, and have its professional engineer supply the City with a certificate of compliance upon completion in accordance with the plans approved by the Director of Infrastructure and Development Services.
36. The Owner shall comply with all City of Stratford standards, guidelines and requirements in the design of this draft plan and required engineering drawings. Any deviation to the City's standards, guidelines, or requirements shall be completed to the satisfaction of the Director of Infrastructure and Development Services.

ARCHAEOLOGICAL SURVEY

37. Prior to any final approval and prior regrading, soil disturbance or site excavation, the Owner shall obtain and submit to the Manager of Development Services a letter from the Ministry of Tourism, Culture and Sport that indicates provincial concerns for archaeology have been satisfied.

PARKLAND

38. The Owner shall dedicate Block 137 and Block 160 to the City of Stratford for Park purposes pursuant to the provisions of Section 51.1 of the Planning Act. The dedication of Block 137 and Block 160 will satisfy the parkland dedication requirements for all lands within the boundary of this draft plan and approximately 5.8ha of land to the west also owned by the Owner.
39. The subdivision agreement shall contain a provision outlining that parkland dedication may be conveyed to

the City in phases until the third registration at which time all of the parkland dedication (Block 137 and Block 160) shall be conveyed to the City to the satisfaction of the Manager of Development Services. All costs associated with the conveyance of the lands shall be borne by the Owner.

- 40. In conjunction with the submission of engineering drawings, the Owner shall submit park design and grading and servicing plans for Block 137 and Block 160 which shall accommodate a 4m wide pathway on Block 142 for review and approval by the Director of Infrastructure and Development Services and the Director of Community Services.**
- 41. The subdivision agreement shall contain a provision requiring the Owner to complete the grading and seeding of Block 137 and Block 160 all at once within one year of the first registration to the satisfaction of the Director of Infrastructure and Development Services and the Director of Community Services. No access will be provided to Block 137 and Block 160 from McCarthy Road West.**
- 42. Concurrent with registration, the Owner shall convey Block 141 (3m wide) to the City of Stratford as a pedestrian walkway. The Owner shall construct the walkway and fencing in accordance with the City of Stratford walkway design requirements within one year of registration to the satisfaction of the Manager of Engineering.**
- 43. Concurrent with the third registration, the Owner shall convey Block 142 (4m wide) to the City of Stratford as a pedestrian walkway. The Owner shall construct the walkway and fencing in accordance with the City of Stratford walkway design requirements within one year of registration to the satisfaction of the Manager of Engineering.**
- 44. Concurrent with the registration of any phase that includes Block 140, the Owner shall provide an easement over Block 140 and extending west to the**

limit of the additional lands owned by the applicant in favour of the City. All costs associated with the registration of the easement shall be borne by the Owner.

- 45. In conjunction with the submission of engineering drawings, the Owner shall submit a trail design and grading plans for Block 140 for review and approval by the Director of Infrastructure and Development Services and Upper Thames River Conservation Authority.**

FACADE

- 46. The Subdivision Agreement shall contain a provision requiring the façade of any multi-unit developments on Blocks 124, 125, 127, 130, 132, 133 and 136 to address abutting streets to the satisfaction of the Manager of Development Services.**

NOISE

- 47. Prior to submission of engineering drawings, the Owner shall have a qualified acoustical consultant prepare a noise study concerning the impact of traffic noise on Lots 12-24, 92, 93, and 123 and Blocks 124, 125, 127, 130, 132, 133 and 136 abutting McCarthy Road West which considers alternative noise abatement measures that are to be applied in accordance with the requirements of the M.O.E. to the satisfaction of the Manager of Development Services. The final accepted recommendations shall be constructed or installed by the Owner and may be incorporated into the subdivision agreement.**

PARKING PLAN

- 48. As part of the engineering drawings submission, the Owner shall submit an on-street parking plan for Lots 1-11, Blocks 124, 125 and 126 to the satisfaction of the Manager of Development Services. The accepted parking plan required for each registered phase of**

development and will form part of the subdivision agreement for the registered plan.

STREET TOWNHOUSES

49. **For residential blocks proposed for street townhouse dwellings, the Owner shall as part of the final approval of the plan make the necessary legal arrangements to establish a minimum of a 1m maintenance easement where the units to be built do not provide direct access to the rear yard from the garage for "internal unit" (not "end unit") Owners.**

ACCESS

50. **In conjunction with the submission of engineering drawings, the Owner shall provide a second means of access for emergency vehicles as required to the subdivision to the satisfaction of the Director of Infrastructure and Development Services.**
51. **In conjunction with any phase, the Owner shall design and construct any required emergency access, to the satisfaction of the Director of Infrastructure and Development Services.**

SANITARY:

52. **The Owner shall not connect any weeping tile connections into the sanitary sewers within this plan.**

STORMWATER SERVICING:

53. **Concurrent with registration, the Owner shall provide all required land dedications related to the stormwater works, including Block 138, to the satisfaction of the Director of Infrastructure and Development Services.**
54. **Minor revisions to the size of Block 138 may be required to accommodate the final design of the stormwater management pond in accordance with municipal standards to the satisfaction of the Manager**

- of Engineering. Any cost associated will be the responsibility of the Owner.
55. **All costs associated with the construction of the access driveway to serve Block 138 will be at the cost of the Owner to the satisfaction of the Director of Infrastructure and Development Services.**
 56. **In conjunction with the submission of the engineering drawings, the Owner shall have their consulting engineer submit a stormwater servicing report/plan (functional report where facilities are proposed) satisfactory to the Director of Infrastructure and Development Services and Upper Thames River Conservation Authority. This report shall include water balance measures and the identification of the major and minor stormwater overland flow routes for the entire catchment area to the satisfaction of the Director of Infrastructure and Development Services and Upper Thames River Conservation Authority.**
 57. **In the event that the works include a stormwater facility, the Owner shall have their professional engineer submit semi-annual monitoring reports to the Manager of Engineering demonstrating that the works perform in accordance with the approved design criteria. The reports are to provide test results on the volume and nature of the sediment accumulating in the works. The timing and content of the monitoring reports is to be in accordance with the City's Infrastructure Standards and Specifications manual. The Owner shall ensure that the monitoring program commences when building permits have been issued on fifty percent (50%) of the lots in the plan and shall continue until assumption.**
 58. **The Owner shall address forthwith any deficiencies of the stormwater works and/or monitoring program.**
 59. **Prior to assumption, the Owner shall operate, monitor and maintain the works. The Owner shall ensure that any removal and disposal of sediment is to an**

approved site satisfactory to the Director of Infrastructure and Development Services.

- 60. Prior to final approval, the Owner's consulting engineer shall certify that increased and accelerated stormwater runoff from this subdivision will not cause damage to downstream lands, properties or structures beyond the limits of this subdivision. Notwithstanding any requirements of the City, or any approval given by the Director of Infrastructure and Development Services, the Owner shall indemnify the City against any damage or claim for damages arising out of or alleged to have arisen out of such increased or accelerated stormwater runoff from this subdivision.**
- 61. Surface and underground stormwater on portions of the subdivision including portions of the streets may flow into a private stormwater management system. The subdivision agreement shall contain a clause outlining that any condominium declaration or site plan agreement shall indicated that stormwater flows from other blocks or public streets may be directed into the private stormwater management system. In addition, the declaration and/or agreement shall include:**
 - that the owners of the subject lands indemnify that the City of Stratford is not liable in any way now or at any time in the future for the repair, maintenance or cost sharing obligations related to the private stormwater management system on the subject lands and waive the right to make any claims against the City of Stratford; and**
 - that the owners of these lands to enter into a joint use, maintenance and cost sharing agreement with all other owners of the lands that flow into the private stormwater management system that sets out the responsibilities and cost sharing obligations for the private stormwater management system.**

TEMPORARY STORMWATER WORKS

62. **In the event that the Owner constructs temporary stormwater works, all works shall be to the satisfaction of the Manager of Engineering, and at no cost to the City. The Owner is responsible for all costs related to the construction and removal of all temporary works including decommissioning and any redirection of sewers and overland flow routes.**

OUTLET SEWERS

63. **The Owner shall in its servicing drawings make provisions for increased depth or oversizing of the internal sewers and water mains in the Draft Plan (or any resulting phase) to accommodate flows from the upstream lands and water servicing external to the subdivision to the satisfaction of the Director of Infrastructure and Development Services. The owner may submit a claim in accordance with the Development Charges By-law #45-2017.**
64. **The Owner shall construct all municipal services for the subject lands at the sole expense of the Owner to the satisfaction of the Director of Infrastructure and Development Services.**

WATER:

65. **The Owner shall construct and connect the proposed watermains to the satisfaction of the Director of Infrastructure and Development Services.**
66. **In conjunction with the engineering drawings submission, the Owner shall have its professional engineer provide a water servicing report to the satisfaction of the Manager of Environmental Services.**
67. **As part of the water servicing report, the Owner shall have its professional engineer determine if there is sufficient water turnover to ensure water quality and determine how many homes need to be built and occupied to maintain water quality in the water system. If the water quality cannot be maintained in**

the short term, the Owner shall install automatic blow offs, where necessary, to the satisfaction of the Manager of Environmental Services, or make suitable arrangements with Water Operations for the maintenance of the system in the interim.

TRANSPORTATION:

- 68. The Owner shall construct all roads shown in this plan of subdivision such that alignments match joining roads outside this plan to the satisfaction of the Director of Infrastructure and Development Services.**
- 69. In conjunction with the engineering drawings submission the Owner shall have its engineer prepare ultimate centreline profiles along Street "A" throughout this Plan and beyond as necessary, for use in this subdivision design. The City shall review and approve centerline profile. Further, the Owner shall complete the requirements of this condition at no cost to the City all to the satisfaction of the Director of Infrastructure and Development Services.**
- 70. The Owner shall terminate Street "A" at the limit of each phase of this plan to the satisfaction of the Director of Infrastructure and Development Services.**
- 71. The Owner shall direct all construction and building trades traffic associated with this draft plan of subdivision to McCarthy Road West or other routes as designated by the Director of Infrastructure and Development Services.**
- 72. The Owner shall establish and maintain a Traffic Management Plan (TMP), when directed by the City, in conformance with City guidelines and to the satisfaction of the Director of Infrastructure and Development Services for any construction activity that will occur on existing public roadways needed to provide services for this plan of subdivision. The TMP is a construction scheduling tool intended to harmonize a construction project's physical requirements with the operational requirements of the**

City of Stratford, the transportation needs of road users and access concerns of area property owners. The Owner's contractor(s) shall undertake the work within the prescribed operational constraints of the TMP. The TMP will be submitted and become a requirement of the subdivision servicing drawings for this plan of subdivision.

- 73. Should temporary turning facilities for vehicles be required by the Director of Infrastructure and Development Services, they shall be provided as easements concurrent with the registration of the phase. These easements shall be granted to the City of Stratford until the temporary turning facility is no longer required to the satisfaction of the Director of Infrastructure and Development Services. The Owner is responsible for all costs associated with obtaining the easement, the release of the easement and the construction and removal of all temporary turning facilities.**

HYDRO

- 74. Prior to the entering into a subdivision agreement, the Owner shall obtain approval from the applicable hydro provider for an electrical layout. Any new addition and/or relocation of existing electrical infrastructure will be at the Owner's expense.**

FIRE

- 75. The Owner shall not burn any materials on site.**

FLOOD PLAIN

- 76. The regrading and channelization of Block 140 and land extending west to the limit of the additional lands owned by the applicant is to be completed all at once to the satisfaction of the Director of Infrastructure and Development Services and Upper Thames River Conservation Authority. No works shall be completed in contravention of the Drainage Act.**

77. **All works on Block 140 and land extending west to the limit of the additional lands owned by the applicant and the McNamara Drain shall be completed generally in keeping with the Master Drainage Plan prepared by McCormick Rankin Corporation and approved report, 2007 to the satisfaction to Upper Thames River Conservation Authority and Director of Infrastructure and Development Services.**
78. **The channelization and regrading of Block 140 and land extending west to the limit of the additional lands owned by the applicant shall be to the satisfaction of the Director of Infrastructure and Development Services and the Upper Thames River Conservation Authority. Channelization and regrading within Block 140 and the lands extending to the west is to occur prior to any excavation or regrading within the existing flood plain limits on Blocks 128, 129,131,133, 134, 135 and 136 to ensure flood storage is maintained. Lastly, the Owner agrees to provide certification the channelization and regrading noted above has been completed in accordance with the approved plans.**

CONSERVATION REGULATION AREA

79. **Prior to undertaking any works or site alteration including filling, grading, construction or alteration to a watercourse in a Conservation Regulated Area, the Owner shall obtain a permit or receive clearance from Upper Thames River Conservation Authority.**

OTHER

80. **Prior to final approval, the design and location of community mailboxes shall be to the satisfaction of Canada Post.**
81. **For the purpose of satisfying any of the conditions of draft approval herein contained, the Owner shall file, with the City, complete submissions consisting of all required studies, reports, data, information or detailed**

engineering drawings, all to the satisfaction of the Manager of Development Services and the Director of Infrastructure and Development Services. The Owner acknowledges that, in the event that a submission does not include the complete information required by the City, such submission will be returned to the Owner without detailed review by the City.

- 82. Prior to final approval, for the purposes of satisfying any of the conditions of draft approval herein contained, the Owner shall file with the Approval Authority a complete submission consisting of all required clearances, fees, and final plans, and to advise the Approval Authority in writing how each of the conditions of draft approval has been, or will be, satisfied. The Owner acknowledges that, in the event that the final approval package does not include the complete information required by the Approval Authority, such submission will be returned to the Owner without detailed review by the City.**

NOTES TO DRAFT APPROVAL

- 1. It is the Owners/Developers responsibility to fulfill the conditions of draft approval and ensure that the required clearance letters are forwarded by the appropriate agencies to the City of Stratford, Development Services Division.**
- 2. All plans are to be prepared using total station survey and compatible with the latest version of AutoCAD. The final plan submitted for registration, engineered design drawings and construction record drawings are to be provided in print and digital format referenced to a control network compiled to the satisfaction of the City of Stratford Infrastructure and Development Services Department in accordance with Ontario Basic Mapping (U.T.M. Grid 1:2000), for future use within the City's geographical information system.**

3. **The final plan approved by Corporation of the City of Stratford must be registered within thirty (30) days or the Corporation may withdraw its approval under Section 51(59) of the Planning Act, R.S.O. 1990 as amended.**
4. **All plans of subdivision are to be prepared and presented in metric units.**
5. **If final approval is not given to this Plan, within seven 7 years of the draft approval date, and no extensions have been granted, draft approval shall lapse under subsection 51(32) of the Planning Act, R.S.O., 1990. If the Owner wishes to request an extension to draft approval, a written explanation, together with a resolution from the local municipality, must be received by the Approval Authority 60 days prior to the lapsing date.**
6. **Please note that an updated review of the plan, and revisions to the conditions of approval, may be necessary if an extension is to be granted.**

Carried

15.3 Reading of the By-laws (reconvene):

The following By-law requires First and Second Readings and Third and Final Readings:

By-law 41-2017 Confirmatory By-law

To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on March 26, 2018.

R2018-159

Motion by Councillor Bunting

Seconded By Councillor Mark

THAT By-law 41-2017 be read a First and Second Time.

Carried two-thirds support

R2018-160

Motion by Councillor Ingram

Seconded By Councillor Vassilakos

**THAT By-law 41-2017 be read a Third Time and Finally Passed.
Carried**

15.4 Adjournment of Council Meeting

R2018-161

Motion by Councillor Henderson

Seconded By Councillor Beatty

THAT the March 26, 2018 Regular Council meeting adjourn.

Carried

Meeting Start Time: 7:00 P.M.

Meeting End Time: 7:45 P.M.

Reconvene Meeting Start Time: 10:09 P.M.

Reconvene Meeting End Time: 10:12 P.M.

Mayor - Daniel B. Mathieson

Clerk - Joan Thomson