



STRATFORD CITY COUNCIL ADDENDA

Adoption of Addenda to the Council Agenda:

Motion by

THAT the Addenda to the Council Agenda, be adopted as printed to include the following:

7.0 Orders of the Day:

7.6 Subdivision Agreement for Countryside Phase 3 (COU20-175)

Attachment – Management Report dated October 26, 2020

Motion by

Staff Recommendation: THAT The Corporation of the City of Stratford enter into a subdivision servicing agreement with Countryside Developments (2014) Inc. for the development of the Countryside Estates Phase 3 subdivision.

11.0 Reading of the By-laws:

11.7 Subdivision Servicing Agreement

Attachment – Draft By-law 11.7

To authorize the entering into and execution of a Subdivision Agreement with Countryside Developments (2014) Inc. for the development of Phase 3 of the Countryside Estates Subdivision.

MANAGEMENT REPORT

Date: October 26, 2020
To: Mayor and Council
From: Nancy Roulston, Manager of Engineering
Report#: COU20-175
Attachments: Countryside3 draft 44M Plan

Title: Subdivision Agreement for Countryside Phase 3

Objective: To enter into a subdivision servicing agreement with Countryside Developments (2014) Inc. (Countryside) for the development of Phase 3 of the Countryside Estates subdivision.

Background: Council granted draft approval for the proposed subdivision, at its February 10, 2020 meeting. The first stage of development is located north of McCarthy Road and south of the McNamara Municipal Drain. This phase of development proposes 58 single detached residential units, and a stormwater management facility. The plan also contains three blocks of land that will provide public access to lands surrounding the McNamara Drain.

Analysis: Countryside has completed a servicing design in accordance with the City of Stratford standards and the draft plan conditions. The developer has also completed the construction of the sanitary trunk sewer across the adjacent lands, that connect to the sanitary trunk sewer on Bradshaw Drive and outlet to the Quinlan Pumping Station. The agreement contains financial arrangements for the reimbursement of the costs to the developer for this trunk sewer, which is a Development Charge project. Countryside has provided the appropriate fees, securities, and proof of insurance as required by the subdivision agreement.

Financial Impact: All legal fees for registration of the agreement are the responsibility of the developer. The external sanitary trunk sewer has been identified as development charge project and will be wholly funded by Development Charges.

Alignment with Strategic Priorities:

Developing our Resources

Optimizing Stratford's physical assets and digital resources. Planning a sustainable future for Stratford's resources and environment.

Widening our Economic Opportunities

Strengthening Stratford's economy by developing, attracting and retaining a diversity of businesses and talent.

Staff Recommendation: THAT The Corporation of the City of Stratford enter into a subdivision servicing agreement with Countryside Developments (2014) Inc. for the development of the Countryside Estates Phase 3 subdivision.



Nancy Roulston, Manager of Engineering



Ed Dujlovic, Director of Infrastructure and Development Services



Joan Thomson, Chief Administrative Officer



BY-LAW NUMBER ____-2020
OF
THE CORPORATION OF THE CITY OF STRATFORD

BEING a By-law to authorize the entering into and execution of a Subdivision Servicing Agreement with Countryside Developments (2014) Inc. for the development of Phase 3 of the Countryside Estates Subdivision.

WHEREAS Section 9 of the *Municipal Act, 2001*, provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS Council agreed to enter into a Subdivision Agreement with Countryside Developments (2014) Inc. for the development of Phase 1 of the Countryside Estates subdivision dated October 13, 2015 and registered as Instrument PC131859 by By-law 131-2015;

AND WHEREAS Council agreed to enter into a Subdivision Agreement with Countryside Developments (2014) Inc. for the development of Phase 2 of the Countryside Estates subdivision dated September 25, 2017 and registered as Instrument PC152678 by By-law 129-2017;

AND WHEREAS the Parties hereto wish to enter into a Subdivision Servicing Agreement with Countryside Developments (2014) Inc. for the development of Phase 3 of the Countryside Estates Subdivision;

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

1. That the Subdivision Servicing Agreement between Countryside Developments (2014) Inc. and The Corporation of the City of Stratford be entered into and the Mayor and Clerk or their respective delegates be and are hereby authorized to execute the said Subdivision Agreement on behalf of and for this corporation and to affix the corporate seal thereto.
2. The lands referred to in this Subdivision Agreement are described as:
 - a) Part of Lot 5, Concession 2, in the geographic Township of Ellice, now in the City of Stratford which said parcel or tract of land may be more particularly described as Parts 1, 2, and 3 on Plan 44R-5060, Save and Except Plan 44M-52 and Plan 44M-67, all on file in the Registry Office for the Land Titles Division of Perth (No. 44).
 - b) The lands herein described are all of the lands in PIN 53157-0825(LT)

3. The City Solicitor is authorized to cause the Subdivision Servicing Agreement referred to in Paragraph 1 herein, to be registered on title against the lands referred to in Paragraph 2 herein.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 26th day of October, 2020.

Mayor – Daniel B. Mathieson

Clerk – Tatiana Dafoe

LEGEND:

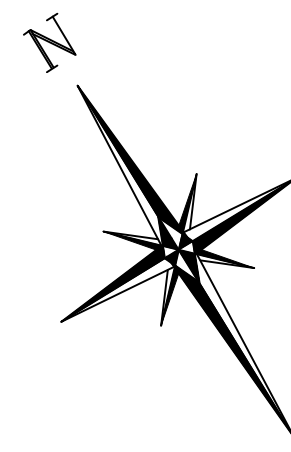
□	DENOTES PLANTED MONUMENT
■	DENOTES FOUND MONUMENT
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
WIT	DENOTES WITNESS
MEAS	DENOTES MEASURED
CD	DENOTES CALLON DIETZ INCORPORATED, O.L.S.
MTE	DENOTES MTE OLS LTD.
P1	DENOTES PLAN 44M-67
P2	DENOTES PLAN 44R-4233
P3	DENOTES PLAN 44R-5060
P4	DENOTES PLAN 44R-5504
P5	DENOTES PLAN 44R-5693

INTEGRATION:

BEARINGS ARE UTM GRID, DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET NETWORK AND ARE REFERRED TO UTM ZONE 17, NAD83 (CSRS V6) EPOCH 2010.00.

DISTANCES ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999600200.

SPECIFIED CONTROL POINTS (SCPs) AND OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (ORIGINAL) COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.R.G. 216/10		
POINT ID	NORTHING	EASTING
ORP A	X	X
ORP B	X	X
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN		



APPROVED UNDER SECTION 51 OF THE PLANNING ACT, R.S.O. 1990, c.P. 13 AS AMENDED, BY THE COUNCIL OF THE CORPORATION OF THE CITY OF STRATFORD, THIS _____TH DAY OF _____, 2020.

DAN MATHIESON - MAYOR

TATIANA DAFOE - CLERK

WE HAVE THE AUTHORITY TO BIND THE CORPORATION

PLAN 44M-

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF PERTH (No. 44) AT _____ O'CLOCK ON THE _____TH DAY OF _____, 2020 AND ENTERED IN THE REGISTER(S) FOR P.I.N. 53157-0825 (LT) AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. _____

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PERTH (No. 44)

THIS PLAN COMPRISES PART OF P.I.N. 53157-0825 (LT)

PLAN OF SUBDIVISION
OF PART OF
LOT 5
CONCESSION 2
(GEOGRAPHIC TOWNSHIP OF ELLICE)
CITY OF STRATFORD
COUNTY OF PERTH
SCALE 1:750
0 3 6 9 12 15 30 45 METRES
MTE OLS LTD.
ONTARIO LAND SURVEYORS

METRIC:

DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES:

- ALL PLANTED BARS ARE IRON BARS UNLESS OTHERWISE NOTED.
- 0.30 WIDE RESERVES HAVE BEEN EXAGGERATED FOR CLARITY.
- LOTS WITH CURVED FRONTS HAVE CURVE INFORMATION SHOWN ON THE FACE OF THIS PLAN WHERE POSSIBLE. REFER TO THE CURVE SCHEDULE FOR ADDITIONAL INFORMATION ON LOTS WHERE CURVE IDS ARE PROVIDED.

CURVE SCHEDULE

ID	RADIUS	ARC	CHORD	BEARING
C1	265.300	9.202	9.202	N57°32'35"W
C2	100.000	15.284	15.289	N41°57'15"E
C3	100.000	5.444	5.443	N47°53'30"E
C4	80.000	2.024	2.024	N48°43'35"E
C5	80.000	15.558	15.534	N42°25'50"E
C6	80.000	7.535	7.532	N34°09'40"E
C7	30.000	0.439	0.438	N31°52'55"E
C8	30.000	12.511	12.421	N44°14'50"E
C9	30.000	12.508	12.418	N68°08'20"E
C10	30.000	12.515	12.424	N87°57'55"W
C11	30.000	8.743	8.712	N67°39'55"W
C12	30.000	5.069	5.063	N54°28'35"W
C13	30.000	6.851	6.836	N51°39'45"W
C14	30.000	13.943	13.818	N31°48'20"W
C15	30.000	14.059	13.931	N5°03'55"W
C16	30.000	12.248	12.163	N20°03'25"E
C17	100.000	12.789	12.780	N35°07'35"E
C18	100.000	15.110	15.096	N43°07'10"E
C19	100.000	3.497	3.497	N48°27'00"E
C20	80.000	3.483	3.483	N48°12'15"E
C21	80.000	13.310	13.295	N42°11'25"E
C22	265.300	0.448	0.448	N56°30'05"W
C23	100.000	0.431	0.431	N37°27'05"E
C24	80.000	0.436	0.436	N37°16'05"E
C25	265.300	26.310	26.299	N53°36'45"W
C26	100.000	21.159	21.120	N43°23'25"E
C27	80.000	17.230	17.197	N43°16'55"E
C28	80.000	25.117	25.014	N40°27'25"E
C29	100.000	31.396	31.267	N40°27'25"E
C30	30.000	46.716	42.137	N76°04'25"E
C31	30.000	47.684	42.820	N13°46'55"W
C32	30.000	47.101	42.410	N13°13'30"W

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT:

- LOTS 1 TO 58 BOTH INCLUSIVE, BLOCKS 59 TO 62 BOTH INCLUSIVE, THE STREET NAMED STREET 'A', AND RESERVES, NAMELY BLOCKS 63, 64 AND 65 HAVE BEEN LAID OUT IN ACCORDANCE WITH MY INSTRUCTIONS.
- THE STREET IS DEDICATED AS PUBLIC HIGHWAY TO THE CORPORATION OF THE CITY OF STRATFORD.

DATED THE XTH DAY OF X, 2020.

COUNTRYSIDE DEVELOPMENTS (2014) INC.

I HAVE THE AUTHORITY TO BIND THE CORPORATION

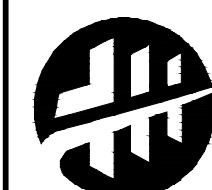
PETER J. HYDE
PRESIDENT

SURVEYOR'S CERTIFICATE:

- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE XTH DAY OF X, 2020.

DATE

PETER MORETON
ONTARIO LAND SURVEYOR



MTE MTE ONTARIO LAND SURVEYORS LTD.
365 HOME STREET
STRATFORD, ONTARIO, N5A 2A5
TEL: 519-271-7952

Code File: P:\P\38031\403\38031-403-SB1.DWG

Code: 38031-403-UTMGROUND.ASC

Drawn By: D. DINIZ

Checked By: P. MORETON

File No: 38031-403-SB1 (L)