



Stratford City Council Regular Council Open Session MINUTES

Meeting #: 4641st
Date: Monday, December 21, 2020
Time: 3:00 P.M.
Location: Electronically

Council Present
in Chambers: Mayor Mathieson - Chair Presiding

Council Present
Electronically: Councillor Beatty, Councillor Bunting, Councillor Burbach,
Councillor Clifford, Councillor Gaffney, Councillor Henderson,
Councillor Ingram, Councillor Ritsma, Councillor Sebben,
Councillor Vassilakos

Staff Present
In Chambers: Joan Thomson - Chief Administrative Officer, Tatiana Dafoe -
City Clerk, Chris Bantock - Deputy Clerk

Staff Present
Electronically: David St. Louis - Director of Community Services, Ed Dujlovic -
Director of Infrastructure and Development Services, Kim
McElroy - Director of Social Services, John Paradis - Fire Chief,
Janice Beirness - Director of Corporate Services, Jodi Akins -
Council Clerk Secretary, Naeem Khan - Manager of IT &
Business Systems, Marilyn Pickering - Supervisor of Tax
Revenue, Eden Grodzinski - Manager of Housing, Jeff Leunissen
- Interim Manager of Planning

1. Call to Order:

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

Moment of Silent Reflection.

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 Beatty declared a pecuniary interest on Item 7.7 as it relates to his resignation from the SeedCo., Board of Directors.

3. Adoption of the Minutes:

Minutes from the December 14, 2020 Regular Council meeting will be listed on the January 11, 2021 Council agenda for adoption.

4. Adoption of the Addendum to the Agenda:

There was no addendum to be adopted.

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

5.1 From the April 14, 2020 Session, under the Municipal Act, 2001, as amended, a matter concerning the following item was considered:

Regulating Short Term Rental Accommodations

- **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)).**

R2020-704

Motion by Councillor Henderson

Seconded by Councillor Gaffney

THAT the March 9, 2020 Council resolution regarding short term rental accommodations (R2020-113) be reconsidered.

Carried

R2020-705

Motion by Councillor Vassilakos

Seconded by Councillor Burbach

THAT the March 9, 2020 Council resolution regarding short term rental accommodations (R2020-113) be rescinded;

AND THAT staff be directed to proceed to prepare the short term rental accommodations provisions of the Comprehensive Zoning By-law to limit short term rental accommodations to principal residences for a maximum of 180 days and that safety inspections be incorporated as part of the City's licensing process of short term rentals.

A member spoke against the motion as they want to see current operators become legal accommodators and concern was expressed with the licencing framework.

Mayor Mathieson called the question on the motion.

Carried

5.2 At the December 12, 2020, Session, under the Municipal Act, 2001, as amended, a matter concerning the following item was considered:

- Advice that is subject to solicitor-client privilege including communications necessary for that purpose (section 239.(2)(f)), And A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board (section 239.(2)(k)).

At the In-camera Session direction was given.

5.3 At the December 14, 2020 Reconvene Session, under the Municipal Act, 2001, as amended, a matter concerning the following item was considered:

- Advice that is subject to solicitor-client privilege including communications necessary for that purpose (section 239.(2)(f)), And

A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board (section 239.(2)(k)).

There was no direction given at the Reconvene In-camera Session.

5.4 From the December 14, 2020, Session, under the Municipal Act, 2001, as amended, matters concerning the following items were considered:

- **Appointment to Festival Hydro Inc.**
(Personal matters about an identifiable individual(s) including municipal employees or local board employees (section 239.(2)(b)).

And

- **Appointment to Festival Hydro Services Inc.**
(Personal matters about an identifiable individual(s) including municipal employees or local board employees (section 239.(2)(b)).

R2020-706

Motion by Councillor Ingram

Seconded by Councillor Bunting

THAT Mark Henderson be appointed for a four year term on the Board of Directors of Festival Hydro Inc., to November 30, 2024 or until a successor is appointed.

Carried

R2020-707

Motion by Councillor Beatty

Seconded by Councillor Gaffney

THAT Tony Ciciretto be appointed for a four year term on the Board of Directors of Festival Hydro Services Inc., to November 30, 2024 or until a successor is appointed.

Carried

5.5 At the December 17, 2020, Session, under the Municipal Act, 2001, as amended, a matter concerning the following item was considered:

- Advice that is subject to solicitor-client privilege including communications necessary for that purpose (section 239.(2)(f)), And A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board (section 239.(2)(k)).

At the In-camera Session direction was given.

5.6 At the December 21, 2020 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);
- 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);
- ADDED - A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board (section 239.(2)(k));
- ADDED - Security of municipal property of the municipality or local board (section 239.(2)(a)), And Labour relations or employee negotiations (section 239.(2)(d)).

At the In-camera Session direction was given on the first three items.

6. Hearings of Deputations and Presentations:

None scheduled.

7. Orders of the Day:

7.1 Resolution - Proposed Renewable Natural Gas Project Next Steps (COU20-201)

R2020-708

Motion by Councillor Vassilakos

Seconded by Councillor Burbach

THAT the staff in conjunction with the City Solicitor be directed to complete the Municipal Services Corporation agreement with the Ontario Clean Water Agency for the construction and operation of the renewable natural gas facility;
THAT the engineering firm GHD Ltd. be retained at a cost of \$395,490.68 to complete the detailed design for the renewable natural gas project;

AND THAT the Mayor and Clerk be authorized to sign the necessary contract documentation with GHD Ltd.

A member expressed the following concerns with the project:

- an agreement with Fortis B.C., has not been secured to sell the natural gas,
- the estimated 1,000 tonnes of non-recyclable waste that will go into the landfill as a result of this proposal,
- the financial risk and variables with no control,
- price of natural gas,
- the location which is not ideal.

It was questioned what will happen if a contract is not secured or if the price is not what was estimated. The Director of Infrastructure and Development Services advised a meeting has been scheduled for the New Year to go over this. At this time staff are requesting direction to proceed with development of the detailed design for the project and to finish establishing the municipal services shared corporation. Once established, agreements can be finalized and equipment purchased.

A member advised the Federal Government announced a significant hike to the carbon tax and additional changes have been made in B.C. which results in additional RNG being required. As a result of these items municipalities need to be ready and proceed quickly with these projects.

Mayor Mathieson called the question on the motion.

Carried

7.2 Resolution - Electronic Waste Collection and Recycling Agreement (COU20-195)

R2020-709

Motion by Councillor Ingram

Seconded by Councillor Ritsma

THAT the City of Stratford enter into an agreement with Electronic Products Recycling Association for the provision of Electronic Waste Collection and Recycling commencing January 1, 2021;

AND THAT the Director of Infrastructure and Development Services be authorized to sign the agreement on behalf of the municipal corporation.

Carried

7.3 Resolution - Tax Adjustments for 2020 (COU20-197)

R2020-710

Motion by Councillor Clifford

Seconded by Councillor Gaffney

THAT taxes totalling approximately \$2,317,281.44 as shown in the 2020 Tax Adjustment Summary dated December 21, 2020 of which the City's portion is estimated to be \$1,656,516.95, be received for information;

THAT the associated interest be cancelled in proportion to the tax adjustments;

AND THAT the Treasurer be directed to adjust the Collector's Roll accordingly.

Carried

7.4 Resolution - Operating Budget Variance Report as at November 30, 2020 (COU20-198)

R2020-711

Motion by Councillor Clifford

Seconded by Councillor Vassilakos

THAT the Operating Budget Variance report as of November 30, 2020 be received for information.

Carried

7.5 Resolution - 2021 Bed and Breakfast License Fees (COU20-199)

R2020-712

Motion by Councillor Burbach

Seconded by Councillor Bunting

THAT the information provided in the report titled "2021 Bed and Breakfast License Fees" (COU20-199) be received;

AND THAT Option #3, a full reduction of 2021 Bed and Breakfast license fees and the continued requirement to obtain a license to operate a Bed and Breakfast, be pursued.

Carried

7.6 Resolution - Stratford Rotary Complex and Burnside Agriplex LED Lighting Energy Conservation Project (COU20-200)

R2020-713

Motion by Councillor Ritsma

Seconded by Councillor Ingram

THAT the report titled "Stratford Rotary Complex and Burnside Agriplex LED Lighting Energy Conservation Project" (COU20-200) be received;

THAT an exemption from the Purchasing Policy, Section 42.1 be approved;

AND THAT the Director of Community Services be authorized to retain the City of Stratford's approved trade electrician for this project.

Carried

7.7 Correspondence - Resignation from SEEDCo.

*Councillor Beatty, having declared a pecuniary interest on this matter departed the meeting at 3:14 p.m.

R2020-714

Motion by Councillor Gaffney

Seconded by Councillor Bunting

THAT the resignation from the SEEDCo. Board of Directors by Councillor Brad Beatty be accepted.

Carried

7.8 Correspondence - Resignation from Stratford City Centre BIA Board

*Councillor Beatty now present at the meeting at 3:15 p.m.

R2020-715

Motion by Councillor Ingram

Seconded by Councillor Burbach

THAT the resignation of Laura Hilton from the Stratford City Centre BIA Board of Directors be accepted.

Carried

Ms. Hilton was thanked for her work on the BIA Board of Directors.

8. Business for Which Previous Notice Has Been Given:

None scheduled.

9. Reports of the Standing Committees:

9.1 Report of the Infrastructure, Transportation and Safety Committee:

R2020-716

Motion by Councillor Vassilakos

Seconded by Councillor Burbach

THAT the Report of the Infrastructure, Transportation and Safety Committee dated December 21, 2020 be adopted as printed.

Carried

9.1.1 Water, Sanitary and Storm Service Ownership Policies and Subsidy Program (ITS20-025)

THAT the following Policies be approved:

S.1.6 Sanitary Service Ownership

S.1.7 Storm Service Ownership

W.1.1 Water Service Ownership

S.1.8 Sanitary Service Subsidy Program General Requirements

S.1.9 Sanitary Service Subsidy Program during reconstruction

S.1.10 Upgrade of Sanitary Service Under the Subsidy Program;

AND THAT the following Sections of Policy S.1.3 Installation or Replacement of Private Sanitary Connections be rescinded:

- S.1.3.3 and S.1.3.4

9.1.2 Renewal of the Town of Goderich Fire Dispatching Agreement (ITS20-023)

THAT the Mayor and Clerk be authorized to execute the renewal of the full time fire dispatching services agreement with the Town of Goderich for a period of one year to December 30, 2021.

9.2 Report of the Planning and Heritage Committee:

R2020-717

Motion by Councillor Ingram

Seconded by Councillor Clifford

THAT the Report of the Planning and Heritage Committee dated December 21, 2020 be adopted as printed.

A member advised they were approached by a member of the public who requested that consideration of this matter be deferred until the second meeting in January (January 25, 2021). A deferral would allow the residents to discuss items of concern with the developer. The main issues are the height of the buildings at the back and the privacy issues for the lower units.

A request was made to defer consideration of this item to the second meeting in January, 2021.

R2020-718

Motion by Councillor Bunting

Seconded by Councillor Ritsma

THAT Item 9.2.1 "Planning Report on Draft Plan of Subdivision 31T19-001 and Zone Change Application Z09-19 at 236 Britannia Street (PLA20-009)" be deferred for consideration to the January 25, 2021 Regular Council meeting.

It was questioned whether the applicant is in a position to appeal a non-decision of Council. The Interim Manager of Planning advised they are.

The ability to re-locate the townhouses on the site was questioned. Kristen Barisdale, of GSP Group, advised the placement of the townhouse block is dictated by a number of constraints on the site. Transferring the

blocks internally and having them run east to west becomes difficult to accommodate similar types of densities internal to the site. Townhouse blocks by their nature are longer and these are made up of 6 units. To run east to west given the grading and how narrow the site is it becomes difficult to relocate without having a run to place the 6 unit townhouse block. She stated the location of the townhouse blocks are consistent with the location of the blocks outlined on the servicing strategy. She further stated units 59-63 are consistent with the representation on the preliminary concept work completed by the City prior to disposition.

It was questioned whether the 6 unit block could be broken up and still achieve the minimum density requirement. Ms. Barisdale stated they would need to review but would likely lose units and may not be able to meet the minimum requirements or additional regulatory requirements in the City's Zoning By-law.

Mayor Mathieson called the question on the motion to defer consideration of this matter to January 25, 2021.

Carried

9.2.1 Planning Report on Draft Plan of Subdivision 31T19-001 and Zone Change application Z09-19 at 236 Britannia Street (PLA20-009)

THAT Council pass a resolution that no further notice is required under Section 34(17) of the Planning Act;

THAT Zoning By-law No. 201-2000 be amended for lands on the north side of Britannia Street between Glastonbury Drive and Briarhill Drive, municipally known as 236 Britannia Street (file Z09-19) from an Institutional/Future Residential-Special (IN/FR-1) Zone to Residential First Density with site specific regulations R1(5)-45 Zone, a Residential First Density with site specific regulations R1(5)-46 Zone, a Residential Second Density with site specific regulation R2(2)-49 Zone, a Residential Fourth Density with site specific regulations R4(2)-27 Zone, a Residential Fourth Density with site specific regulations R4(2)-28 Zone and, Park (P) Zone following reasons:

- public interest was considered;

- the zone change is consistent with the Provincial Policy Statement;
- the zone change is consistent with the City of Stratford Official Plan, including Special Policy Area 16;
- 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;
- it will provide a wide range of housing types to meet the needs of the existing and future residents; and
- the recommended zone change will encourage efficient use of land and infrastructure.

AND THAT plan of subdivision application 31T19-001, submitted by Werner Bromberg Limited, for lands on the north side of Britannia Street between Glastonbury Drive and Briarhill Drive, municipally known as 236 Britannia Street, that contains 50 single detached residential lots, 6 semi-detached residential lots, 10 multi residential blocks, 2 walkway blocks, 1 stormwater management block and 1 0.3m reserve block all served by 2 new local streets be granted draft approval pursuant to Section 51(31) of the Planning Act subject to the conditions listed below for the following reasons:

- public interest was considered;
- the application was circulated to the public and regard for their response was had in the recommended plan and conditions of approval;
- the plan of subdivision is consistent with the Provincial Policy Statement;
- the plan of subdivision is consistent with the City of Stratford Official Plan, including Special Policy Area 16;
- the plan of subdivision will result in sound land use planning and is considered appropriate for the development of the lands;
- it will provide a wide range of housing to meet the needs of the existing and future residents; and
- it will encourage efficient use of land and infrastructure

31T19-001 Conditions of Draft Approval

1. This draft approval applies to Plan of Subdivision 31T-19001 submitted by GSP Group, prepared for Werner Bromberg Limited certified by Erich Rueb O.L.S., dated October 27, 2020, File No. 31T-19001, Project No. 17202, which shows a total of 50 single detached residential lots, 6 semi-detached residential lots, 10 multi residential blocks, 2 walkway blocks, 1 stormwater management block and 1 0.3m reserve block all served by 2 new local streets.
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 Planning.
5. The municipal address shall be assigned to the satisfaction of the Manager of Planning.
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 Planning 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 (if applicable) is to be provided to the City to the satisfaction of the Manager of Planning.
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 for the stage must be completed and operational, all to the specification and satisfaction of the City.
15. The entire plan shall be registered in one plan of subdivision.
16. 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 Conservation and Parks requirements and file the necessary reports with the Ministry of Environment Conservation and Parks and the City of Stratford.
17. The Owners professional engineer shall provide inspection services for all work during construction by its professional engineer for all works to be assumed by the City or 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 Manger of Engineering.
18. The Owner shall comply with all City of Stratford standards, guidelines and requirements in the design of this draft plan including 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.

PARKLAND

1. Prior to the City executing the Subdivision Agreement or final approval, the Owner shall make a cash-in-lieu payment of the 5% parkland dedication to the City pursuant to the provisions of Section 51.1 of the *Planning Act*. In order to determine the value of the land, the Owner shall submit an appraisal completed by a qualified individual to the satisfaction of the City. All costs associated shall be borne by the Owner.
2. The subdivision agreement shall contain a provision outlining that the cash-in-lieu payment parkland dedication must be paid to the City prior to the initial registration to the satisfaction of the Manager of Planning.

Fencing

1. Within one year of final approval of the plan, the Owner shall fence all lots adjacent to Block 67 (Lots 44-56), with a 1.8 metre chain link fence with no gates. Any other fencing arrangements shall be to the satisfaction of the Manager of Planning.
2. The Subdivision Agreement shall contain a provision requiring the Owner to construct an board on board fence of similar design, and height that is a minimum height of 1.8m along the rear of Blocks 57-63 and 66 within this subdivision, through the site plan approval process when these blocks are developed, to the satisfaction of the Manager of Planning.

Tree Preservation

1. The Owner shall take measures to protect trees on abutting properties during construction. To satisfy this requirement, the Owner shall submit a Tree Preservation Report, prepared by a qualified individual, to the satisfaction of the Manager of Engineering and Manager of Planning. Measures recommended by the accepted Tree Preservation Report, if any, shall be shown on the engineering drawing and form part of Subdivision Agreement.

WALKWAYS

1. Concurrent with final approval, the Owner shall convey Block 69 (3m wide) and Block 68 (6m 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.

PARKING PLAN

1. As part of the engineering drawings submission, the Owner shall submit an on-street parking plan for Block 57- Block 65 to the satisfaction of the Manager of Engineering. 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

1. 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 one (1.0) metre 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

1. The subdivision agreement shall include a clause requiring the Owner to design Street 'A' between Britannia Street and the north boundary Street 'B' abutting Lot 30 to accommodate emergency vehicles. The design is to be submitted in conjunction with the submission of engineering drawings to the satisfaction of the Director of Infrastructure and Development Services.

SANITARY

1. In conjunction with the engineering drawings submission, the Owner shall have its professional engineer provide a sanitary servicing report that at the minimum shall include a sanitary drainage area plan confirming drainage area limits, to the

satisfaction of the Director of Infrastructure and Development Services.

2. Prior to final approval the Owner shall engage the City's consultant to prepare a sanitary servicing report and modelling that is to be added to the City's model at the cost of the Owner to the satisfaction of the Director of Infrastructure and Development Services. Any modelling revisions or alterations to the report will be at the cost of the Owner.

STORMWATER SERVICING

1. Concurrent with final approval of the plan, the Owner shall provide all required land dedications related to the stormwater works, including Block 67, at the cost of the Owner to the satisfaction of the Director of Infrastructure and Development Services.
2. In conjunction with the engineering drawings submission, the Owner shall have their consulting engineer submit a pedestrian sidewalk design to connect the pedestrian walkway on Block 68 to the pedestrian walkway on Briarhill Drive to the satisfaction of the Manager of Engineering. All costs associated with the construction of the pedestrian sidewalk will be at the cost of the Owner.
3. 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 identification of the major stormwater overland flow route through the development to the satisfaction of the Director of Infrastructure and Development Services. The Owner shall be responsible for any costs associated with the design and construction of the overland flow route to an appropriate outlet.
4. 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 Conservation and Parks standards and requirements, all to the satisfaction of the City 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. The City may install or rectify failing erosion and sediment control if the Owner fails to do so within 10 working days upon written request to do from the City.

5. The Owner shall have their professional engineer submit semi-annual monitoring reports to the Manager of Engineering demonstrating that the stormwater facility performs 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.
6. The Owner shall address forthwith any deficiencies of the stormwater works and/or monitoring program.
7. The subdivision agreement shall include a clause requiring the Owner prior to the issuance of a building permit to construct and have operational stormwater servicing works and major overland flow routes satisfactory to the Director of Infrastructure and Development Services.
8. 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.
9. The stormwater management facility shall be constructed in one phase to the satisfaction of the Manager of Engineering and shall include the storm sewer outlet from the Rotary Complex lands to the satisfaction of the City at the sole cost of the Owner.

10. 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 Manager of Engineering, 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.

TEMPORARY STORMWATER WORKS

1. 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

1. 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

1. 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.
2. The Owner shall have its professional engineer deliver confirmation that the water main system has been looped to the satisfaction of the Director of Infrastructure and Development Services.
3. 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.

4. The subdivision agreement shall include the requirement for the Owner to have their consulting engineer submit a chlorine residual maintenance plan to the satisfaction of the Manager of Environmental Services at the cost of the Owner.
5. The Owner shall maintain the water system to the satisfaction of the City until assumption to the satisfaction of Manager of Environmental Services.
6. Prior to final approval, the Owner shall engage the City's consultant to prepare a hydraulic assessment with modelling that is to be added to the City's model at the cost of the Owner to the satisfaction of the Director of Infrastructure and Development Services. Any modelling revisions or alterations to the report will be at the cost of the Owner.

TRANSPORTATION

1. The Owner shall construct all roads shown in this plan of subdivision such that alignments match joining roads and driveways outside this plan to the satisfaction of the Director of Infrastructure and Development Services as the cost of the Owner.
2. The Owner shall terminate Street 'B' at the north limit of this Plan to the satisfaction of the Director of Infrastructure and Development Services.
3. The Owner shall construct a 1.5 metres (5') sidewalk on the outside of the following streets within a time-frame as directed by the Manager of Engineering:
 - i) east side of Street 'A' ending at the north terminus of Lot 37
 - ii) north side of Street 'A' along the frontage of Lot 47-55
 - iii) north side of Street 'B' along the frontage of Lots 30-36

iv) west side of Street 'B' from Lot 36 until the terminus of the public road.

1. In conjunction with the submission of the engineering drawings the Owner shall submit an AODA compliant walkway connection design from 230 Britannia Street to the sidewalk on Street 'A' to the satisfaction of the Manager of Engineering. All costs associated with the design and construction will be at the cost of the Owner.
2. The subdivision agreement will require the Owner to comply with traffic management standards during construction 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.
3. 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.
4. Owner shall keep private and City Streets clean of construction debris to the satisfaction of the Director of Infrastructure and Development Services. Failure to clean road right-of-way with two (2) working days upon written notice from the City will result in the City conducting cleaning activities at the cost of the Owner.

HYDRO

1. Prior to the entering into a subdivision agreement, the Owner shall obtain approval from Festival Hydro for an electrical layout. Any new addition and/or relocation of existing electrical infrastructure will be at the Owner's expense.

FIRE

1. The Owner shall not burn any materials on site.

OTHER

1. The subdivision agreement shall make provision for the physical location of Community Mail Boxes which satisfies the requirements of Canada Post and the City.
2. 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.
3. 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 Planning 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.

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.

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.

9.3 Report of the Finance and Labour Relations Committee:

R2020-719

Motion by Councillor Clifford

Seconded by Councillor Gaffney

THAT the Report of the Finance and Labour Relations Committee dated December 21, 2020 be adopted as printed.

Carried

9.3.1 2021 Insurance Renewal (FIN20-022)

THAT the report regarding the City of Stratford's 2021 Insurance Renewal for the period December 31, 2020, to December 30, 2021 (FIN20-022), be received for information.

9.3.2 2021 Employee Benefits Overview (FIN20-026)

THAT the report regarding the City of Stratford's 2021 Employee Benefits Overview (FIN20-026) be received for information.

9.3.3 2020 Annual Reports of Advisory Committees (FIN20-020)

THAT the following 2020 Advisory Committee Annual Reports be received for information: Active Transportation Advisory Committee, Heritage Stratford, Accessibility Advisory Committee, Energy & Environment Committee, Town & Gown Advisory Committee, Stratfords of the World and Communities in Bloom.

9.3.4 Operating Budget Variance Report as at October 31, 2020 (FIN20-025)

THAT the Operating Budget Variance Report (FIN20-025) as of October 31, 2020 be received for information.

9.3.5 Financial Statements and Commentary for Festival Hydro Inc. (FHI) for Q3 ending September 30, 2020 (FIN20-023)

THAT the Festival Hydro Inc. financial statements and commentary for the period ending September 30, 2020, be received for information.

9.3.6 Financial Statements and Commentary for Rhizome (Festival Hydro Services Inc.-FHSI) for Q3 ending September 30, 2020 (FIN20-024)

THAT the Festival Hydro Services Inc. financial statements and commentary for the period ending September 30, 2020, be received for information.

10. Notice of Intent:

None scheduled.

11. Reading of the By-laws:

The following By-laws required First and Second Readings and Third and Final Readings. By-law 11.1 to 11.2 were taken collectively upon unanimous vote of Council present and By-law 11.3 was deferred for consideration to the January 25, 2021 Regular Council meeting.

R2020-720

Motion by Councillor Ingram

Seconded by Councillor Sebben

THAT By-laws 169-2020 to 170-2020 be taken collectively.

Carried unanimously

R2020-721

Motion by Councillor Henderson

Seconded by Councillor Bunting

THAT By-laws 169-2020 to 170-2020 be read a First and Second Time.

Carried two thirds support

R2020-722

Motion by Councillor Vassilakos

Seconded by Councillor Clifford

THAT By-laws 169-2020 to 170-2020 be read a Third Time and Finally Passed.

Carried

11.1 Amending Agreement with Town of Goderich for Fire Alarm Dispatching Services-By-law 169-2020

To authorize the entering into and execution of an Amending Agreement with The Corporation of the Town of Goderich for the continued provision of fire alarm dispatching services by the Stratford Fire Department for a one-year term to December 30, 2021.

11.2 Appointments to Festival Hydro Inc. and Festival Hydro Services Inc. Board of Directors-By-law 170-2020

To amend By-law 178-2018 as amended, to make appointments to the Festival Hydro Inc., and Festival Hydro Services Inc., Board of Directors.

11.3 DEFERRED - Amend Zoning By-law with respect to 236 Britannia Street

To amend Zoning By-law 201-2000 as amended, with respect to zone change application Z09-19 to rezone 236 Britannia Street, Part of Lot 3

Concession 1 and Part 2, 3, 4, 14-18 on 44R-5543 for a Subdivision Development in the City of Stratford.

12. Consent Agenda: CA-2020-119 to CA-2020-120

12.1 CA-2020-120

R2020-723

Motion by Councillor Vassilakos

Seconded by Councillor Sebben

THAT CA-2020-120, being a Resolution from the Township of Matachewan requesting that future Provincial grants have a longer turn around time for application, be endorsed.

Carried

13. New Business:

None considered.

14. Adjournment to Standing Committees:

The next Regular Council meeting is January 11, 2021.

R2020-724

Motion by Councillor Ingram

Seconded by Councillor Burbach

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

- **Community Services Committee [3:05 p.m. or thereafter following the Regular Council meeting], and**
- **Social Services Committee [3:10 p.m. 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 December 21, 2020 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

No disclosures of pecuniary interest were made by a member at the December 21, 2020 Reconvene Council meeting.

15.2 Committee Reports

15.2.1 Community Services Committee

R2020-725

Motion by Councillor Beatty

Seconded by Councillor Ritsma

THAT Item 4.1 of the Community Services Committee meeting dated December 21, 2020 be adopted as follows:

4.1 2022 Canadian Junior Curling Championships - Request to Waive Fees (COM20-003)

THAT the Stratford Country Club in partnership with the City of Stratford be granted the use of the Rotary Complex from March 21 to April 2, 2022 to host the Canadian Junior Curling Championships pending the award of the event;

AND THAT the facility rental fees in the amount of \$40,000 be funded through the 2022 Community grants program for use of the Rotary Recreation Complex for the 2022 Canadian Junior Curling Championship.

Carried

15.2.2 Social Services Committee

R2020-726

Motion by Councillor Henderson

Seconded by Councillor Ingram

THAT Item 4.1 of the Social Services Committee meeting dated December 21, 2020 be adopted as follows:

4.1 Rapid Housing Initiative (RHI) (SOC20-012)

THAT Council authorize the Mayor, City Clerk and Director of Social Services to sign and submit a Declaration of Integrity and relevant documents for Canada Mortgage and Housing Corporation (CMHC) for Rapid Housing Initiative funding opportunities;

AND THAT subject to CMHC funding approval, Council approve the issuance of a tender for the development of the 398 Erie St. Alternative Housing Pilot project.

Carried

15.3 Reading of the By-laws (reconvene):

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

By-law 11.4 Confirmatory By-law 171-2020

To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on December 21, 2020.

R2020-727

Motion by Councillor Burbach

Seconded by Councillor Vassilakos

THAT By-law 171-2020 be read a First and Second Time.

Carried two-thirds support

R2020-728

Motion by Councillor Bunting

Seconded by Councillor Gaffney

THAT By-law 171-2020 be read a Third Time and Finally Passed.

Carried

15.4 Adjournment of Council Meeting

Mayor Mathieson thanked Council and staff for their work, dedication and leadership in 2020. Members of the public were wished health and happiness as they celebrate their festivities.

R2020-729

Motion by Councillor Clifford

Seconded by Councillor Ingram

THAT the December 21, 2020 Regular Council meeting adjourn.

Carried

Meeting Start Time: 3:00 P.M.

Meeting End Time: 3:27 P.M.

Reconvene Meeting Start Time: 3:38 P.M.

Reconvene Meeting End Time: 3:41 P.M.

Mayor - Daniel B. Mathieson

Clerk - Tatiana Dafoe