



Stratford City Council Regular Council Open Session MINUTES

Meeting #: 4667th
Date: Tuesday, October 12, 2021
Time: 3:00 P.M.
Location: Electronic Meeting

Council Present in Council Chambers: *Mayor Mathieson - Chair Presiding

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

Regrets: Councillor Ingram, Councillor Sebben

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

Staff Present Electronically: David St. Louis - Director of Community Services, Kim McElroy - Director of Social Services, John Paradis - Fire Chief, Taylor Crinklaw - Director of Infrastructure and Development Services, Karmen Krueger - Acting Director of Corporate Services, Jodi Akins - Council Clerk Secretary, Alyssa Bridge – Manager of Planning, Mike Mousley – Manager of Transit, Nathaniel Smith – Supervisor of Transit, Jeff Bannon – Planner, Amara Kartick – Shared Climate Change Coordinator

Also Present: Members of the public and media

1. Call to Order:

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

Councillor Ingram and Councillor Sebben provided regrets for this meeting.

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

No declarations of pecuniary interest were made by a member at the October 12, 2021, Regular Council meeting.

3. Adoption of the Minutes:

R2021-443

Motion by Councillor Ritsma

Seconded by Councillor Henderson

THAT the Minutes of the Regular Meeting dated September 27, 2021 and the Special Meeting dated September 30, 2021 of Council of The Corporation of the City of Stratford be adopted as printed.

Carried

4. Adoption of the Addendum to the Agenda:

R2021-444

Motion by Councillor Burbach

Seconded by Councillor Gaffney

THAT the Addendum to the Regular Agenda of Council and Standing Committees dated October 12, 2021, to add delegations and receipt of correspondence to the Infrastructure, Transportation and Safety agenda, be added to the Agenda as printed.

Carried

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

5.1 At the September 27, 2021, Session, under the Municipal Act, 2001, as amended, a matter concerning the following item was considered:

6.1 Proposed Acquisition of Property - Part 2 on 44R-3969 - 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).

R2021-445

Motion by Councillor Vassilakos

Seconded by Councillor Clifford

THAT the Mayor and Clerk, or their respective delegates, be authorized to execute an Agreement of Purchase and Sale for the undivided 50% share of Part 2 on Reference Plan 44R-3969 from Frank J. Walsh;

AND THAT The Corporation of the City of Stratford accept the transfer (conveyance) from Frank J. Walsh of an undivided 50% share of Part 2 on Reference Plan 44R-3969.

Carried

5.2 At the October 12, 2021, Session, under the Municipal Act, 2001, as amended, matters concerning the following items were considered:

4.1 Proposed Disposition of Land in the Crane West Business Park - 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);

5.1 Purchase of Service Agreement - 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 both items.

6. Hearings of Deputations and Presentations:

6.1 Presentation by the Stratford Pride Community Centre

R2021-446

Motion by Councillor Ritsma

Seconded by Councillor Henderson

THAT the delegation by Bruce Skeaff regarding the Stratford Pride Community Centre be heard.

Carried

Bruce Skeaff, Chief Organizer of the Stratford Pride Community Centre, thanked Council for the opportunity to speak. Mr. Skeaff spoke about the work, completed outside City Hall, to repaint the crosswalk into the international rainbow colors of the LGBTQ2S+ pride movement. Following completion, the crosswalk was defaced with a bucket of paint. Mr. Skeaff stated that the fact someone was so afraid that they would go to such extremes demonstrates the power of this symbol. The public response demonstrates belief in the power of this symbol and what it stands for.

Mr. Skeaff identified a PHD student at Western who is a resident of St. Marys that prepared a dissertation of what it is like to be LGBTQ person in Stratford. 25 residents were interviewed to discover and analyze their tolerance, visibility and whether they had a sense of a safe place in Stratford. Mr. Skeaff advised he spent Canada Day this year reading this and encouraged anyone interested in social welfare to read it. The study found that those interviewed were feeling disconnected and that there is no clear community in Stratford.

While there is more visibility in June during Pride Month, concerns were expressed with visibility for the remainder of the year. Mr. Skeaff stated that there is a need for centralized accessible information about community in the area, beyond social media.

Mr. Skeaff stated that there is specifically a lack of networking, support, and resources. Support networks are central to people's ability to survive and thrive, and to be confident and unaffected by potential intolerance such as the defacing of the crosswalk. He expressed the importance of having a dedicated space that is not a bar and not shared with others. He believes the current lack of space is tied to cost and lack of funding and support especially in cold months for booking indoor space. The limited population also makes it difficult to get numbers together for organized events. He stated that the underlying points are not staged events but having more space and connections for people looking for community and support.

Mr. Skeaff provided information on the work being undertaken by the charitable organization that he represents. He discussed the Stratford Pride Guide which will contain everything one needs to know for those that live here, visit here, or are looking to move here, and is accessible every day of the year. Mr. Skeaff advised there is a campaign being launched shortly to include businesses in the Pride Guide and participating businesses would receive a sticker for their window. He further advised that the plan is for this to be implemented next season.

Mr. Skeaff discussed the plans for a brick and mortar Stratford Pride Community Centre. This facility, once established, will be a safe space where people can meet for coffee, meet new friends, watch movies, or host a drag queen brunch. This is the queer space that residents have been asking for and it will be open as many days as community financial support will allow. He advised that strong and active connections have been made with the businesses and social service organizations in the area, including top level connections at the Festival.

Mr. Skeaff advised that starting in 2023 over the Valentine's Day weekend, a Saturday night black tie event would be held at Tom Patterson Theatre as a fundraiser to benefit the Stratford Pride Guide and community centre. The Festival has advised they'd be providing the space for free and it will be a posh, romantic weekend in Stratford and become a new highlight for the City. Mr. Skeaff stated that they are not eligible for a community grant until a year from now and other government grants not presently available as they must be at least one year into operating prior to applying. Mr. Skeaff asked for support from Mayor and Council to tell people about the organization, to encourage support from others, and to work with the organization and help fulfill the promise of the rainbow outside City Hall's front doors.

Mayor Mathieson expressed regret on behalf of Council related to the actions of those who defaced the rainbow crosswalk. He thanked the volunteers, businesses, and staff for their work to help install and cleanup the crosswalk. He stated that Council looks forward to working with Stratford Pride on future events.

7. Orders of the Day:

7.1 Resolution - Response to Calls to Action in the Truth and Reconciliation Commission Report (COU21-104)

R2021-447

Motion by Councillor Vassilakos

Seconded by Councillor Burbach

THAT Loreena McKennitt on behalf of Wise Communities Stratford be heard.

Carried

Loreena McKennitt outlined that her request is to designate September 30th as a statutory holiday for employees, but that this should be clarified and broadened. Ms. McKennitt stated that the call on this day is to be taken as observance, learning and reconciliation. The Government of Canada has led as designating this day as such with hope that provinces and municipalities would do the same. She advised she has reviewed the report published by the City and agreed it falls in line with what other communities are doing. She also located additional documents to help municipalities and will forward these to staff.

Ms. McKennitt stated that just designating a day is only the first step. To complete the calls to action is to facilitate broad education and it deserves to go on around the calendar year. There are many constituents that would benefit from this including indigenous children currently in foster care and community members harmed in residential school systems where they lost families, culture, language, and connection with land and endure intergenerational trauma. Many are working hard to reclaim that which was lost or taken, and they must be supported. Ms. McKennitt further stated that non-indigenous individuals also feel failed or betrayed by an education system that did not provide information on this part of Canada's history. There are significant roles for schools and education moving forward.

Ms. McKennitt advised the connection of the environment to indigenous cultures is also needed. The City is in the path of dealing with a response to climate change and the city will need to learn from and work together with indigenous communities across the country and around the world to do so. She encouraged steps to be taken to reduce emissions.

Ms. McKennitt requested that Council adopt the recommendations of the staff report for the calls to action without delay. September 30th is an annual day to reassert our commitment to observe, learn and build a path of truth and reconciliation for many years to come. For all that was and is

endured, and the connection of environmental catastrophe, to embark on this path seems meaningful.

The Chief Administrative Officer advised that the staff report before Council today has been put together in response to the Truth and Reconciliation Commission's recommendations. The City has started work that is needed to identify barriers and gaps and how we will meet our obligations and responsibilities with respect to truth and reconciliation and diversity and inclusiveness. DiversiPro has been retained to help internally with the work required. The report today is only a part of the work underway and observing September 30th as a statutory holiday will be reviewed.

R2021-448

Motion by Councillor Gaffney

Seconded by Councillor Burbach

THAT the City of Stratford Response to the Truth and Reconciliation Commission Calls to Action be approved as the Corporation's official action plan;

AND THAT staff be directed to develop an action plan in response to the Calls for Justice related to municipalities as recommended by the National Inquiry into Missing and Murdered Indigenous Women and Girls.

A question and answer period ensued with respect to:

- adding additional wording to the action plan that making September 30th a statutory holiday for employees is being investigated;
- staff currently consulting with indigenous organizations and communities on the territorial land acknowledgement and bringing this back to Council for approval; and,
- the need for a community type space to be investigated for indigenous residents.

Mayor Mathieson called the question on the motion.

Carried

R2021-449

Motion by Councillor Burbach

Seconded by Councillor Henderson

THAT the creation of a community space to gather indoors for Indigenous Persons and the development of a medicine garden be referred to staff in Community Services for review.

Carried

7.2 Resolution - Investing in Canada Infrastructure Program (ICIP) COVID-19 Resilience Infrastructure Stream – Local Government Intake – Transfer Payment Agreement (COU21-103)

R2021-450

Motion by Councillor Vassilakos

Seconded by Councillor Bunting

THAT the Mayor and Clerk be authorized to execute the Transfer Payment Agreement for the Investing in Canada Infrastructure Program COVID-19 Resilience Infrastructure Stream, Local Government Intake, on behalf of The Corporation of the City of Stratford.

Carried

7.3 Proclamation - Light It Up! for NDEAM Day

R2021-451

Motion by Councillor Ritsma

Seconded by Councillor Vassilakos

THAT Stratford City Council hereby proclaims October 21, 2021 as “Light It Up! For NDEAM Day” in the City of Stratford in recognition of National Disability Employment Awareness Month (NDEAM) and the many ways people who have a disability contribute to businesses and communities across Canada.

Carried

8. Business for Which Previous Notice Has Been Given:

None scheduled.

9. Reports of the Standing Committees:

9.1 Report of the Social Services Committee

R2021-452

Motion by Councillor Henderson

Seconded by Councillor Vassilakos

THAT the Report of the Social Services Committee dated October 12, 2021 be adopted as printed.

Carried

9.1.1 2021 Homeless Enumeration (SOC21-010)

THAT the report titled "2021 Homeless Enumeration" (SOC21-010) be received for information.

9.1.2 Update on the Ontario Works Caseload and Caseload Forecast for 2022-23 (SOC21-009)

THAT the report titled "Update on the Ontario Works Caseload and Caseload Forecast for 2022-23" (SOC21-009) be received for information.

9.2 Report of the Community Services Committee

R2021-453

Motion by Councillor Beatty

Seconded by Councillor Bunting

THAT the Report of the Community Services Committee dated October 12, 2021 be adopted as printed.

Carried

9.2.1 Request to Reduce the Number of Citizen Representative Positions on the Communities in Bloom Advisory Committee (COM21-009)

THAT the Terms of Reference for the Communities in Bloom Advisory Committee be amended to reduce the composition of citizen representatives from eight (8) to six (6) positions.

9.2.2 Saturday On-Demand Transit Service Update (COM21-010)

THAT the Management Report titled Saturday On-Demand Transit Service Update (COM21-010) be received for information.

9.2.3 Ad-Hoc Transit Committee Update (COM21-012)

THAT the Management report titled Ad Hoc Transit Committee Update (COM21-012) be received for information;

AND THAT the Ad-Hoc Transit Committee be disbanded, and any future operational matters concerning transit be brought to the

attention of staff or governance related matters to the Community Services Sub-committee.

9.2.4 Request to develop a Strategic Master Plan for Recreational Services

THAT the development of a Strategic Master Plan for Recreational Services be referred to staff and to the 2022 budget deliberations.

9.2.5 Distribution of rentable use of the Stratford Agriplex Fieldhouse (COM21-013)

THAT Council refer the negotiation of the Stratford Basketball Association's use of the Agriplex Fieldhouse back to staff;

AND THAT staff move to develop a facility allocation policy, in consultation with user groups.

9.2.6 Stratford Pickleball Association Youth Initiative (COM21-011)

THAT Council refer the Youth Initiative request from the Stratford Pickleball Association to staff for further review and analysis, and for the public to be consulted as part of the review.

10. Notice of Intent:

10.1 Notice of Intent to Declare as Surplus and Dispose

At the October 25, 2021 Regular Council meeting, City Council intends to declare the following city-owned land as surplus to the needs of The Corporation of the City of Stratford and to dispose of the land:

- Part Lot 2, Plan 86, known municipally as 51 McNab Street

The city-owned land is vacant, measuring 33 ft. by 76 ft. for total square footage of 2,508 ft². The property is zoned Residential Second Density R2(1) and bordered by McNab and Brydges Streets. The property is not a buildable lot on its own.

The Council meeting begins at 3:00 pm via Zoom. Questions about the subject land may be made to the City Clerk at clerks@stratford.ca before October 19, 2021.

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:

R2021-454

Motion by Councillor Beatty

Seconded by Councillor Burbach

THAT By-laws 131-2021 to 133-2021 be taken collectively.

Carried unanimously

R2021-455

Motion by Councillor Henderson

Seconded by Councillor Vassilakos

THAT By-laws 131-2021 to 133-2021 be read a First and Second Time.

Carried two-thirds support

R2021-456

Motion by Councillor Gaffney

Seconded by Councillor Bunting

THAT By-laws 131-2021 to 133-2021 be read a Third Time and Finally Passed.

Carried

11.1 Authorize Execution of Transfer Payment Agreement for Canada Infrastructure Program Funding - By-law 131-2021

To authorize the execution of the Transfer Payment Agreement and other related documents for funding under the Investing in Canada Infrastructure Program COVID-19 Resilience Infrastructure Stream, Local Government Intake, between Her Majesty the Queen in right of the Province of Ontario, as represented by the Minister of Infrastructure and The Corporation of the City of Stratford, to convert the T.J. Dolan Drive into a multi-use trail.

11.2 Authorize Execution of an Agreement of Purchase and Sale with Frank Walsh - By-law 132-2021

To authorize the execution of an Agreement of Purchase and Sale with Frank J. Walsh for an undivided 50% share of Part 2 on Reference Plan 44R-3969.

11.3 Authorize Acceptance of Conveyance from Frank Walsh - By-law 133-2021

To authorize acceptance of the transfer (conveyance) from Frank J. Walsh of an undivided 50% share of Part 2 on Reference Plan 44R-3969.

12. Consent Agenda: CA-2021-122 to CA-2021-128

R2021-457

Motion by Councillor Bunting

Seconded by Councillor Burbach

THAT CA-2021-124, being a resolution from the Town of Kingsville in support of "Save Eye Care in Ontario", be endorsed.

Carried

13. New Business:

13.1 Participation of Delegations via Video

A member requested that staff review having delegations join zoom meetings via video in order to present to Council face to face. The City Clerk advised that presently delegations are only permitted to speak via telephone because not everyone can participate via video. To make it fair to all members of the public this has only been offered over the phone and not brought in via video at this time.

R2021-458

Motion by Councillor Henderson

Seconded by Councillor Burbach

THAT a review of permitting delegations to participate via video or the telephone during Council, Committee and Sub-committee meetings, be referred to the City Clerk.

Discussion ensued with respect to:

- offering both telephone and video options;
- reviewing technical requirements ahead of the meeting with those choosing to participate via video;
- those who cannot join via video being at a disadvantage; and,
- offering video as an option to make the experience as close to an in-person meeting as possible.

Mayor Mathieson called the question on the motion.

Carried

13.2 COVID-19 Vaccination Policy Reconsideration

R2021-459

Motion by Councillor Gaffney

Seconded by Councillor Clifford

THAT the COVID-19 Vaccination Policy H.1.33 be reconsidered.

Carried two-thirds support

A member advised that the need to reconsider the City's COVID-19 Vaccination policy is due to feedback from the public on the strictness of the policy and the risk of exposure to the public by unvaccinated staff.

The Chief Administrative Officer advised that the policy was put together based on a mandate from the province for licensed day cares. The policy requires disclosure of vaccination status and that those who are not fully vaccinated require testing. Other requirements are also in place for health and safety, barriers, PPE, social distancing, and hand sanitizer stations. It was further advised that union executives were consulted with prior to rolling out the policy and that the deadline is approaching for employees to disclose their status. The daycare is already in full compliance with the policy and both education and testing, in addition to all other requirements, are being used to protect employees and those coming into City facilities.

The Acting Director of Human Resources clarified that once there is a better understanding of who is not vaccinated then the City will be able to determine the risk to public interaction. Any refusals will result in disciplinary processes as set out in the policy. It was further advised that a mandatory mask policy is also in effect for staff and those entering City facilities.

A question and answer period ensued between members and staff with respect to:

- vaccination policies for municipalities not being mandated at this time and presenting inconsistencies in those that have been implemented;
- staff presenting a risk to the public by not being vaccinated and potentially being able to work somewhere without risk to the public;
- and,

- rapid testing practices being implemented for employees that remain unvaccinated.

R2021-460

Motion by Councillor Vassilakos

Seconded by Councillor Burbach

THAT following a return to in-person Council meetings, members of Council, staff and the public be required to show proof of full COVID-19 vaccination to attend in-person;

AND THAT members of Council, staff and the public that do not disclose proof of vaccination shall be required to participate in meetings remotely.

Discussion ensued with respect to in-person Council meetings and anyone in attendance being required to show proof of vaccination to attend.

Mayor Mathieson called the question on the motion.

Carried

It was questioned whether the City is reviewing COVID-19 vaccination policies for outside boards and committees. The Chief Administrative Officer advised that staff will follow up with these groups to request and review any current policies in place.

13.3 Communities in Bloom Update

A member provided an update on the work of the Communities in Bloom Advisory Committee. Last Thursday, the virtual National Annual Symposium was held and a Hope is Growing Challenge was put out this year for local groups to participate in. Stratford's Communities in Bloom looked at the national competition for best front yard and an application was submitted after a review of front yards in the City. The front yard of Bernie Van Herk was selected and Mr. Herk received best front yard in Canada.

14. Adjournment to Standing Committees:

The next Regular Council meeting is October 25, 2021.

R2021-461

Motion by Councillor Bunting

Seconded by Councillor Burbach

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

- **Planning and Heritage Committee [3:05 p.m. or thereafter following the Regular Council meeting];**
- **Infrastructure, Transportation and Safety Committee [3:10 p.m. or thereafter following the Regular Council meeting];**
- **Finance and Labour Relations Committee [3:15 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:

*As Mayor Mathieson had not returned to the meeting, Deputy Mayor Ritsma assumed the role as Chair.

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 October 12, 2021 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 declarations of pecuniary interest were made by a member at the October 12, 2021, Reconvene Council meeting.

15.2 Committee Reports:

15.2.1 Planning and Heritage Committee

R2021-462

Motion by Councillor Bunting

Seconded by Councillor Henderson

THAT Item 5.2 of the Planning and Heritage Committee meeting dated October 12, 2021 be adopted as follows:

5.2 Modification to Draft Approved Plan of Subdivision 31T18-001A, 40, 48, 50, 60, 66 and 72 Daly Avenue Revised Conditions of Draft Approval (PLA21-021)

THAT Plan of Subdivision application 31T18-001A, submitted by Baker Planning Group, on behalf of Larson Properties Partnership Corp., prepared by NA Geomatics Inc., certified by David J. Raithby O.L.S., Drawing No. 18-6002-CH3_DRAFT PLAN Ba dated MAY 14/21,

known municipally as 40, 48, 50, 60, 66 and 72 Daly Avenue, legally described as Lots 7, 8, 9, 10, 11 and 12, Registered Plan 74, be approved by the City of Stratford pursuant to Section 51(31) of the Planning Act subject to the revised conditions listed below for the following reasons:

- the proposed plan of subdivision is consistent with the Provincial Policy Statement;**
- The proposed plan of subdivision conforms with the City of Stratford Official Plan;**
- The application was circulated to the public and regard for their response was had in the recommended plan and conditions of approval;**
- The proposed plan of subdivision will result in sound land use planning and is considered appropriate for the development of the land.**

Conditions of Draft Approval

That the City of Stratford pursuant to Section 51(31) of the Planning Act grant draft approval to Plan of Subdivision 31T18-001A subject to the following conditions:

- 1. This draft approval applies to the draft plan submitted by Baker Planning Group, on behalf of Larson Properties Partnership Corp., prepared by NA Geomatics Inc.,**

certified by David J. Raithby O.L.S., Drawing No. 18-6002-CH3_DRAFT PLAN_Ba dated MAY 14/21, which shows a total of 2 single detached dwelling lots, 7 semi-detached dwelling lots and 2 duplex dwelling lots.

- 2. This approval of the draft plan applies for five 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 municipal addresses shall be assigned to the satisfaction of the Manager of Planning.**
- 4. 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.**
- 5. Prior to final approval, appropriate zoning shall be in effect for this proposed subdivision.**
- 6. 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.**
- 7. The subdivision agreement between the Owner and the City of Stratford shall be registered against the lands to which it applies.**
- 8. That prior to the City executing the Subdivision Agreement, the Owner shall conduct a pre-construction vibration assessment to establish a baseline for vibration levels. The Owner shall implement recommendations of the vibration assessment and complete and implement any reports or controls arising from the assessment.**
- 9. 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.**

- 10. This subdivision shall be registered in one (1) phase.**
- 11. 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. This plan is to include measures to be used during all phases of construction. Prior to any work on the site, the Owner shall implement these measures satisfactory to the Director of Infrastructure and Development Services.**
- 12. The Owner's professional engineer shall provide inspection services for all work required for the development of the plan, 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. The Owner's professional engineer shall provide full time inspection for all underground works.**
- 13. 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.**
- 14. The Owner shall pay in full all Engineering Administration fees, as determined by the Director of Infrastructure and Development Services, prior to any construction activity on the site.**
- 15. 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.**

- 16. Should temporary measures be required for this subdivision, construction costs for these temporary measures shall be borne by the Owner and any cost to remove the temporary measure shall be borne by the Owner.**
- 17. Should municipal services be required, the Owner shall construct all municipal services for the subject lands at the sole expense of the Owner.**

PARKLAND

- 18. Prior to the City executing the Subdivision Agreement, the Owner shall make a cash payment in lieu of the 5% parkland dedication pursuant to City of Stratford. 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.**

SANITARY SERVICING

- 19. The Owner shall construct and connect to the existing sanitary sewer on Worsley Street to the satisfaction of the Director of Infrastructure and Development Services.**
- 20. The Owner shall obtain the necessary private access agreements for services and is to provide the City copy of said private access agreement for their file.**
- 21. The Owner shall have its consulting professional engineer design and supervise the construction of the sanitary servicing works, including any temporary works, to the satisfaction of the Director of Infrastructure and Development Services.**
- 22. 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.**

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

STORMWATER SERVICING

- 24. In conjunction with the submission of the engineering drawings, the Owner shall have their consulting engineer submit a stormwater servicing report/plan satisfactory to the Director of Infrastructure and Development Services. This report shall propose either the Daly Avenue lots should have a storm service installed to the property line for future connection to a future new storm sewer or that the lots be serviced to Worsley Street; include identification of the major and minor stormwater overland flow routes; easement widths; and stormwater quality control all to the satisfaction of the Director of Infrastructure and Development Services.**
- 25. The Owner shall obtain the necessary private access agreements for drainage and services and is to provide the City copy of said private access agreement for their file.**
- 26. Prior to the Manager of Engineering providing confirmation to the Chief Building Official that municipal services are in place, the Owner shall construct and have operational stormwater servicing works including major and minor overland flow routes and stormwater quality control measures satisfactory to the Director of Infrastructure and Development Services.**
- 27. The Owner shall have its consulting professional engineer design and supervise the construction of the stormwater servicing works, including any temporary works, to the satisfaction of the Director of Infrastructure and Development Services.**
- 28. The Owner shall address forthwith any deficiencies of the stormwater works and/or monitoring program.**

- 29. 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.**

TRANSPORTATION/ROADS

- 30. The Owner shall construct a 1.5 metre (5') sidewalk on the outside of the frontage of the following streets within a time-frame as directed by the Director of Infrastructure and Development:**
- 1. Daly Avenue**
 - 2. Worsley Street**
- 31. The Owner shall provide a 3.35 m working easement along the Worsley Street frontage to the City of Stratford.**

FIRE

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

UTRCA

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

OTHER UTILITIES

- 34. Prior to the entering into a subdivision agreement, the Owner shall obtain approval from the City and Festival Hydro. Any new addition and/or relocation of existing electrical infrastructure will be at the Owner's expense.**
- 35. In conjunction with the submission of Engineering drawings, the Owner may be required to submit a street lighting plan for approval by both the City and either Festival Hydro or Hydro One.**

36. The subdivision agreement shall make provision for the planting of trees in the boulevard to the satisfaction of the Director of Community Services.

37. The subdivision agreement shall make provision for the physical location of Community Mail Boxes which satisfies the requirements of Canada Post.

OTHER

38. That the subdivision agreement includes a clause requiring the Owner to prepare an information package outlining the use and purpose of all easements and overland flow routes on the property, to the satisfaction of the Manger of Engineering Services and include a copy of the information package in all agreements of purchase and sale.

39. That the subdivision agreement includes a clause requiring that all future dwelling units on the subject lands be constructed with a front porch, a pitched roof and masonry building products and that the subdivision agreement include a clause requiring that all offers or purchase and sale include a clause advising the future purchaser of these requirements to the satisfaction of the Manager of Planning.

40. That the subdivision agreement includes a clause requiring that all offers of purchase and sale and lease agreements for the lots with frontage on Worsley Street include a clause advising that on street parking along Worsley Street is not permitted and that limited parking is available on each on Worsley Street.

41. 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.

Clearance Conditions

- 1. That prior to the signing of the final plan by the Mayor and Clerk, the City is to be advised by the Upper Thames River Conservation Authority that condition 33 has been carried out to their satisfaction.**
- 2. That prior to the signing of the final plan by the Mayor and Clerk, the City is to be advised by Festival Hydro that conditions 34 and 35 have been carried out to their satisfaction.**
- 3. That prior to the signing of the final plan by the Mayor and Clerk, the City is to be advised by Canada Post that condition 37 has been carried out to their satisfaction.**

NOTES TO DRAFT APPROVAL

- 1. The applicant is directed to Section 51(39) and 51(43) of the Planning Act, R.S.O. 1990 as amended, regarding referral of any imposed conditions to the Local Planning Appeals Tribunal. Requests for referrals are to be directed to the Subdivision Approval Authority of the City of Stratford.**
- 2. It is the applicant's responsibility to fulfill the conditions for draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the City of Stratford, to the attention of the Manager of Planning, Infrastructure and Development Services Department, City of Stratford, quoting the above-noted file number.**
- 3. All plans are to be prepared using total station survey and compatible with the latest version of AutoCAD. The**

final plan submitted for final approval, 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 Engineering Department in accordance with Ontario Basic Mapping (U.T.M. Grid 1:2000), for future use within the City's geographical information system.

- 4. The Owner/developer is advised that the provisions of the Development Charge By-law apply to this draft approval.**
- 5. Required agreements with the municipality will be prepared by the City of Stratford upon written request being received by the Manager of Engineering of the City of Stratford Infrastructure and Development Services Department from the applicant.**
- 6. The applicant should consult with an Ontario Land Surveyor for this proposed plan concerning final approval requirements relative to the Certification of Titles Act.**
- 7. 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.**
- 8. All plans of subdivision are to be prepared and presented in metric units.**
- 9. Easements required for utility or drainage purposes should be granted to the appropriate authority. Contact Infrastructure and Development Services Department prior to any transfer of easements to the City of Stratford.**
- 10. Some of the conditions of draft approval will be cleared through the inclusion of appropriate**

requirements in the subdivision agreement, where acceptable to the City of Stratford.

- 11. An electrical distribution line operating at below 50,000 volts might be located within the area affected by this development or abutting this development. Section 186 - Proximity - of the Regulations for construction Projects in the Occupational Health and Safety Act, requires that no object be brought closer than 3 metres (10 feet) to the energized conductor. It is the proponent's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the Act. They should also be aware that the electrical conductors can raise or lower without warning, depending on the electrical demand placed on the line. Warning signs should be posted on wooden poles supporting the conductors stating "DANGER - Overhead Electrical Wires" in all locations where personnel and construction vehicles might come in close proximity to the conductors.**
- 12. Privacy fences shall be placed on private properties. Fencing designs will be consistent with City standards and shall be the responsibility of the individual property Owners.**

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 - By-law 134-2021

To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on October 12, 2021.

A member requested a motion related to the discussion on the review of COVID-19 policies for outside boards and committees.

R2021-463

Motion by Councillor Gaffney

Seconded by Councillor Vassilakos
THAT a review of COVID-19 policies with the City's external boards and committees be referred to the Chief Administrative Officer and Acting Director of Human Resources.

Carried

R2021-464

Motion by Councillor Clifford
Seconded by Councillor Bunting
THAT By-law 134-2021 be read a First and Second Time.

Carried two-thirds support

R2021-465

Motion by Councillor Henderson
Seconded by Councillor Beatty
THAT By-law 134-2021 be read a Third Time and Finally Passed.

Carried

15.4 Adjournment of Council Meeting

R2021-466

Motion by Councillor Vassilakos
Seconded by Councillor Burbach

THAT the October 12, 2021 Regular Council meeting adjourn.

Carried

Meeting Start Time: 3:00 P.M.

Meeting End Time: 4:00 P.M.

Reconvene Meeting Start Time: 6:16 P.M.

Reconvene Meeting End Time: 6:20 P.M.

Mayor - Daniel B. Mathieson

Clerk - Tatiana Dafoe