



**Stratford City Council  
Regular Council Open Session  
AGENDA**

**Meeting #:** 4696th  
**Date:** Monday, July 11, 2022  
**Time:** 7:00 P.M.  
**Location:** Electronic Meeting  
**Council Present:** Mayor Mathieson - Chair Presiding, Councillor Bunting, Councillor Burbach, Councillor Clifford, Councillor Gaffney, Councillor Henderson, Councillor Ingram, Councillor Ritsma, Councillor Sebben, Councillor Vassilakos  
**Staff Present:** Joan Thomson - Chief Administrative Officer, Tatiana Dafoe - City Clerk, David St. Louis - Director of Community Services, Kim McElroy - Director of Social Services, John Paradis - Fire Chief, Karmen Krueger - Director of Corporate Services, Anne Kircos - Acting Director of Human Resources, Chris Bantock - Deputy Clerk

To watch the Council meeting live, please click the following link: <https://stratford-ca.zoom.us/j/86576837276?pwd=bnFXTTJ6YytPN1cyemhFYUhXbGg4QT09>  
A video recording of the meeting will also be available through a link on the City's website at <https://www.stratford.ca/en/index.aspx> following the meeting.

Pages

**1. Call to Order:**

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

Councillor Beatty 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

**3. Adoption of the Minutes:**

14 - 38

Motion by

**THAT the Minutes of the Regular Meeting of Council of The Corporation of the City of Stratford dated June 27, 2022 be adopted as printed.**

**4. Adoption of the Addendum/Addenda to the Agenda:**

Motion by

**THAT the Addendum/Addenda to the Regular Agenda of Council and Standing Committees dated July 11, 2022 be added to the Agenda as printed.**

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

**5.1. At the June 27, 2022, Session, under the Municipal Act, 2001, as amended, a matter concerning the following item was 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).

Motion by

**Recommendation: THAT the City of Stratford hereby consents to the sale of the properties known as Lots 2 and 3 in the Crane West Business Park legally described as Part of Lot 1 and 2, Concession 3 (Downie) designated as Parts 9, 10 and 11 Reference Plan 44R-5904 subject to a drainage easement over Part 9, Reference Plan 44R-5904 as in R145534, in the City of Stratford, County of Perth being part of PIN 53264-0091(LT) to McKinley Hatchery (St. Marys) Ltd.**

**5.2. At the July 11, 2022, Session, under the Municipal Act, 2001, as amended, matters concerning the following items were considered:**

4.1 Proposed Disposition of Land in the Wright 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 Arbitration Update - 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)), 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)).

**6. Hearings of Deputations and Presentations:**

None scheduled.

**7. Orders of the Day:**

**7.1. Proclamation - Request from #1792 Project 39 - 40**

Motion by

**THAT Stratford City Council hereby proclaims 2022 as the "230th Anniversary of the Year of Black Loyalist Exodus of 15 Ships to Sierra Leone" in the City of Stratford.**

**7.2. Proclamation - World Duchenne Awareness Day 41 - 42**

Motion by

**THAT Stratford City Council hereby proclaims September 7, 2022 as "World Duchenne Awareness Day" in the City of Stratford to raise awareness of and show support for those living with Duchenne muscular dystrophy.**

**7.3. Proclamation - Rail Safety Week 43**

Motion by

**THAT Stratford City Council hereby proclaims September 19 to 25, 2022 as "Rail Safety Week" in the City of Stratford to raise awareness of rail safety, save lives and prevent injuries caused by incidents involving trains and citizens.**

**7.4. Resolution - T-2022-17 Asphalt Resurfacing (COU22-056) 44 - 48**

Motion by

**Staff Recommendation: THAT the Tender (T-2022-17) for the Asphalt Resurfacing 2022 Contract be awarded to Capital Paving Inc. at a total tender price of \$2,423,000.00, including HST;**

**AND THAT the Mayor and City Clerk, or their respective delegates, be authorized to sign the necessary Contract Agreement.**

**OR**

**Staff Recommendation: THAT Council approve the additional scope of**

work and that the Tender (T-2022-17) for the Asphalt Resurfacing 2022 Contract be awarded to Capital Paving Inc. at a total tender price of \$2,648,763.27, including HST;

AND THAT the Mayor and City Clerk, or their respective delegates, be authorized to sign the necessary Contract Agreement.

**8. Business for Which Previous Notice Has Been Given:**

None scheduled.

**9. Reports of the Standing Committees:**

**9.1. Report of the Planning and Heritage Committee:**

Motion by

**THAT the Report of the Planning and Heritage Committee dated July 11, 2022 be adopted as printed.**

**9.1.1. Planning Report, Zone Change Amendment Z02-22, 385 West Gore Street (PLA22-023)**

49 - 70

THAT application Z02-22 to amend the zoning at 385 West Gore Street from a Residential Second Density R2(1) Zone to a Residential Third Density (R3-12) Zone with site specific regulations BE APPROVED for the following reasons:

1. the request is consistent with the Provincial Policy Statement;
2. the request is in conformity with the goals, objectives and policies of the Official Plan;
3. the zone change will provide for a development that is appropriate for the lands;
4. the public was consulted during the application circulation and comments that have been received in writing or at the public meeting have been reviewed, considered and analyzed within the Planning report.

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

**9.1.2. Planning Report Draft Plan of Condominium Application 31CDM22-002, 84 Church Street (PLA22-024)**

71 - 85

THAT Council of the City of Stratford pursuant to Section 51(31) of the Planning Act grant draft approval to Plan of Condominium 31CDM-22002 subject to the following conditions:

- a. This approval applies to the Draft Plan of Condominium submitted by Baker Planning Group, prepared by MTE Ontario Land Surveyors Ltd. certified by Trevor McNeil, OLS, File No. 36618-101-D1 (L), drawing file name 36618-101-D1.DWG, dated March 31, 2022. The Plan contains a total of 5 residential units.
- b. This draft approval is for a Standard Plan of Condominium under Part X of the Condominium Act, 1998.
- c. The development is to be registered as one condominium corporation. The phase limits are to be to the satisfaction of the Manager of Planning.
- d. This approval of the draft plan applies for a period of five (5) years, and if final approval is not given within that time, the draft approval shall lapse, except in the case where an extension has been granted by the Approval Authority.
- e. Prior to final approval for the registration of any phase of the condominium corporation within this development, a list of apartment numbers and the corresponding legal descriptions that will be in place upon registration of the plan of condominium shall be submitted to the City to the satisfaction of the Manager of Planning.
- f. Prior to final approval for the registration of any Condominium Corporation a plan shall be provided demonstrating that the unit boundaries in conjunction with the approved site plan are in compliance with the applicable Zoning By-law regulations.
- g. The Condominium Declaration shall contain appropriate provisions requiring municipal addressing and/or door point numbers to be posted on the façade of each Unit in accordance the City's Municipal Addressing By-law 47-2008 to the satisfaction of the Manager of Planning.
- h. Prior to final approval for the initial registration or any subsequent phase of the development as a condominium corporation by the Approval Authority, the Manager of Planning, City of Stratford, is to be advised in writing by the City of Stratford Corporate Services Department, Tax Division that all financial obligations/encumbrances on the said lands have been paid in full, including property taxes and local improvement charges.
- i. Prior to final approval, the Owner shall make arrangements for the granting of any easements for utilities and municipal services.

- j. Prior to final approval, the Manager of Planning, is to be advised in writing, by the telecommunications company, that the Owner has made satisfactory arrangements with a telecommunications provider for the provision of permanent or temporary wire-line communications/telecommunication services to this plan.
- k. Prior to final approval, the Manager of Planning, is to be advised in writing, by Hydro One and/or Festival Hydro, that the Owner has made satisfactory arrangements with an electricity provider for the provision of permanent or temporary electricity services to this plan.
- l. Prior to final approval, the Manager of Planning, is to be advised in writing, by Enbridge Gas Inc., that its requirements with respect to easements and rights-of-way for services have been met.
- m. Prior to final approval for the registration or the development as a condominium corporation, the Manager of Planning is to be advised in writing by Canada Post that the Owner has confirmed mail delivery equipment has been supplied and installed to the satisfaction of Canada Post.
- n. That the Condominium Declaration proposed to be registered or any amendment thereto to effect the registration of a condominium phase shall be submitted for approval to the City's Manager of Planning. The said Declaration shall contain:
  - i. A provision that outlines that telecommunications, mail delivery equipment, water lines and appurtenances, hydro, perimeter fencing, parking, sanitary sewer lines and appurtenances are to be described as a common element and may include items that are external to the buildings and items that service more than one Unit or the Units and common elements and are to be operated, repaired, and maintained by the Condominium Corporation to the satisfaction of the Manager of Planning;
  - ii. A provision that unitized parking spaces are to be owned by residential unit owners; and
  - iii. A provision that the condominium corporation agrees to maintain the subject lands in compliance with approved Site Plan.
  - iv. Provisions requiring municipal addressing and/or door point numbers to be posted on the façade of

each Unit in accordance the City's Municipal Addressing By-law 47-2008 to the satisfaction of the Manager of Planning.

- o. That prior to final approval, the Owner provide a written undertaking directed to the City's Manager of Planning to register a Condominium Declaration which shall include the approved provisions as required in condition (n) hereof.
- p. That a comprehensive site audit, including the preparation of a site plan, a landscape plan, a site lighting plan and a grading plan, representing current site conditions, be submitted for acceptance to the City's Manager of Planning and that any site works required by said Manager to bring the property to a safe and functional standard, be provided to the satisfaction of the Manager. Such works may include enclosed garbage containers, and additional site lighting to provide safety for occupants, and upgraded landscaping to implement previously approved plans, and changes to the layout of the parking spaces and traffic aisles.
- q. That a Technical Building Audit be completed and submitted to the City's Chief Building Official for approval and any deficiencies identified under the Ontario Building Code, Fire Code, or Chapter 665 of the Municipal Code (Property Standards for Maintenance and Occupancy) be rectified to the satisfaction of the Chief Building Official.
- r. The digital copy of the plans provided are required containing the plan of condominium in Auto CAD native format (.dwg), stored as a single file, with all of the classes of features (eg. building footprint, Unit boundaries, interior roadways, access to public street, retaining walls, noise attenuation walls, fences, etc.) separated into different layers. For further information, please contact City of Stratford Infrastructure and Development Services Department.
- s. Prior to final approval, for the purposes of satisfying any of the conditions of draft approval herein contained, the Owner shall file with the City of Stratford a complete submission consisting of all required clearances and final plans, and to advise the City of Stratford in writing how each of the conditions 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 City of Stratford, such submission will be returned to the Owner without

detailed review by the City.

- t. That any legal costs and disbursements be reimbursed by the applicant.

Notes:

1. Pursuant to Section 51(59) of the Planning Act, if a plan approved under Section 51(58) of the Planning Act is not registered within 30 days of approval, the City of Stratford may withdraw its approval.
2. If final approval is not given to this Plan, within 5 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.
3. 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 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. For the purposes of clarification no Occupancy Permit shall not be issued and no occupancy shall be permitted for any particular unit until all of the requirements of the Ontario Building Code in relation to occupancy for any particular Unit has been achieved including but not limited to the Additional Work related to the Unit.
5. The Owner is advised that clearances from the following agencies are required:
  - City of Stratford Corporate Services Department, Tax Division
  - City of Stratford Infrastructure and Development Services Department, Manager of Planning
  - City of Stratford Infrastructure and Development Services Department, Chief Building Official
  - City of Stratford Infrastructure and Development Services Department, Engineering Division



- Canada Post
  - Enbridge Gas Inc.
  - Festival Hydro
  - Bell Canada
6. The following is required for registration under the Registry Act and for City use:
- Two (2) original mylars
  - Five (5) white paper prints
  - One (1) digital copy

AND THAT the above is recommended for the following reasons:

- a. the request is consistent with the Provincial Policy Statement; and
- b. the request conforms with the goals, objectives and policies of the Official Plan.

**10. Notice of Intent:**

None scheduled.

**11. Reading of the By-laws:**

The following By-laws require First and Second Readings and Third and Final Readings and could be taken collectively upon unanimous vote of Council present:

Motion by

**THAT By-laws 11.1 to 11.5 be taken collectively.**

Motion by

**THAT By-laws 11.1 to 11.5 be read a First and Second Time.**

Motion by

**THAT By-laws 11.1 to 11.5 be read a Third Time and Finally Passed.**

**11.1. Transfer to McKinley Hatchery of Certain Lands in the Crane West Business Park**

86 - 87

To authorize the transfer (conveyance) to McKinley Hatchery (St. Marys) Ltd. of Parts 9, 10, 11, 12, 14, 15 and 16, Plan 44R-5904, in the Crane West Business Park.

**11.2. Award Tender for Asphalt Resurfacing 2022**

88

To authorize the acceptance of a tender, entering into of a contract and the undertaking of the work by Capital Paving Inc. for Asphalt Resurfacing 2022 [T-2022-17].

**11.3. Delegate Council's Authority to Approve Site Plans** 89 - 90

To amend By-law 135-2017, as amended, to delegate Council's authority to the Manager of Planning, or delegate, to approve site plans and to authorize the entering into and execution of approved site plan agreements and amending agreements.

**11.4. Municipal Accommodation Tax By-law** 91 - 96

To impose a Municipal Accommodation Tax in the City of Stratford.

**11.5. Amend Zoning By-law 10-2022 to Rezone Lands Known Municipally As 385 West Gore Street** 97 - 99

To amend By-law 10-2022 as amended, with respect to zone change application Z02-22 to amend the Residential Second Density R2(1) zone at 385 West Gore located on the southeast corner of West Gore Street and McCulloch Street to a Residential Third Density R3 zone with site specific regulations.

**12. Consent Agenda: CA-2022-076 to CA-2022-080** 100 - 103

Council to advise if they wish to consider any items listed on the Consent Agenda.

**13. New Business:**

**14. Adjournment to Standing Committees:**

The next Regular Council meeting is August 8, 2022.

Motion by

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

- **Infrastructure, Transportation and Safety Committee [7:05 p.m. or thereafter following the Regular Council meeting];**
- **Finance and Labour Relations Committee [7:10 p.m. or thereafter following the Regular Council meeting];**
- **Planning and Heritage Committee [7:15 p.m. or thereafter following the Regular Council meeting];**

and to Committee of the Whole if necessary, and to reconvene into Council.

**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 July 11, 2022 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

**15.2. Committee Reports**

**15.2.1. Planning and Heritage Committee**

Motion by

**THAT Item 5.1 of the Planning and Heritage Committee meeting dated July 11, 2022 be adopted as follows:**

**5.1 Proposed Exemption from Sign By-law 159-2004, 35 Waterloo Street North (PLA22-027)**

**THAT**

**15.2.2. Finance and Labour Relations Committee**

Motion by

**THAT Item 7.4 of the Finance and Labour Relations Committee meeting dated July 11, 2022 be adopted as follows:**

**7.4 Long-Term Debt Update (FIN22-029)**

**THAT the report titled, "Long-Term Debt Update" (FIN22-029), be received;**

**THAT Council confirms the authorization of the long-term debt to a maximum of \$23,952,899 for the following projects, payments for which are included in the**

**2022 budget:**

- the Aerial Fire Truck: \$1,732,495,
- the Quinlan Pumping Station: \$3,626,333,
- the Queen St Storm Project: \$13,909,071, and
- the Britannia Phase 2 Project: \$4,685,000 payments for which are not included in the 2022 budget;

THAT staff be directed to apply amounts levied in 2022 for the purposes of repayment of these projects to the currently unfunded balances to reduce the amounts required as noted;

THAT a by-law to authorize the borrowing in the form of a bank loan from RBC in the principal amount of \$5,358,828, towards the cost of the Aerial Fire Truck and the Quinlan Pumping Station, be adopted;

THAT a by-law to authorize the borrowing in the form of a bank loan(s) in the principal amount of \$18,594,071, towards the cost of the Queen Street Storm and Britannia Phase 2 Projects be brought forward to a future Council meeting;

AND THAT the Chief Administrative Officer or City Clerk and the Treasurer, two signatures required, be authorized to sign all related documents with the City's financial institution to complete the borrowing of funds.

**15.3. Reading of the By-laws (reconvene):**

104 - 121

The following By-laws require First and Second Readings and Third and Final Readings and could be taken collectively upon unanimous vote of Council present:

**By-law 11.6 Borrowing By-law**

To enter into a bank loan agreement with the Royal Bank of Canada for the purpose of long-term borrowing.

**By-law 11.7 Confirmatory By-law**

To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on July 11, 2022.

Motion by

**THAT By-laws 11.6 and 11.7 be taken collectively.**

Motion by

**THAT By-laws 11.6 and 11.7 be read a First and Second Time.**

Motion by

**THAT By-laws 11.6 and 11.7 be read a Third Time and Finally Passed.**

**15.4. Adjournment of Council Meeting**

Meeting Start Time:

Meeting End Time:

Motion by

**THAT the July 11, 2022 Regular Council meeting adjourn.**



## Stratford City Council Regular Council Open Session MINUTES

Meeting #:	4695th
Date:	Monday, June 27, 2022
Time:	7:00 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 Ingram, Councillor Ritsma, Councillor Sebben, Councillor Vassilakos
Staff Present in Council Chambers:	Joan Thomson - Chief Administrative Officer, Karmen Krueger - Director of Corporate Services, Tatiana Dafoe - City Clerk, Jodi Akins - Council Clerk Secretary
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, Anne Kircos - Acting Director of Human Resources, Miranda Ivany - Planner, Zac Gribble - Executive Director of Destination Stratford
Also Present:	Members of public and media

### 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 Gaffney declared a pecuniary interest on Items 9.2.1, Planning Report, Zone Change Amendment Z03-22, 4253 Perth Line 36 (PLA22-021), and 9.2.2, 4110 Line 36, Modification to Draft Approved Plan of Subdivision 31T18-002, Zone Change Application Z17-21 and Zone Change Application Z18-21 (PLA22-022), as he has an ownership interest in an abutting property.

**3. Adoption of the Minutes:**

R2022-252

**Motion by** Councillor Vassilakos

**Seconded by** Councillor Burbach

**THAT the Minutes of the Special Meeting dated June 6, 2022 and the Regular Meeting dated June 13, 2022 of Council of The Corporation of the City of Stratford be adopted as printed.**

**Carried**

**4. Adoption of the Addendum to the Agenda:**

R2022-253

**Motion by** Councillor Henderson

**Seconded by** Councillor Bunting

**THAT the Addendum #1 and #2 to the Regular Agenda of Council and Standing Committees dated June 27, 2022, to add receipt of correspondence to Item 9.1.1 and to the Planning and Heritage Committee agenda, be added to the Agenda as printed.**

**Carried**

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

**5.1 At the June 13, 2022, Session, under the Municipal Act, 2001, as amended, a matter concerning the following item was considered:**

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

R2022-254

**Motion by** Councillor Beatty

**Seconded by** Councillor Bunting

**THAT John Tapics and Gerry Guthrie be re-appointed to the Festival Hydro Inc., Board of Directors for a four year term from December 1, 2022 to November 30, 2026, or until a successor is appointed by Stratford City Council;**

**AND THAT Gerry Guthrie be re-appointed to the Festival Hydro Services Inc., Board of Directors for a four-year term from December 1, 2022 to November 30, 2026, or until a successor is appointed by Stratford City Council.**

**Carried**

**5.2 At the June 13, 2022, Session, under the Municipal Act, 2001, as amended, a matter concerning the following item was considered:**

4.2 Land Negotiation Update - 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), 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)).

R2022-255

**Motion by** Councillor Ritsma

**Seconded by** Councillor Ingram

**THAT the Mayor and Clerk, or their respective delegates, be authorized to sign the Temporary Road Construction and License Agreement with 2091192 Ontario Ltd., for the construction of a temporary road extension to connect O'Loane Avenue to McCarthy Road West.**

**Carried**



**5.3 At the June 20, 2022, Session, under the Municipal Act, 2001, as amended, a matter concerning the following item was considered:**

3.1 Proposed Development on Municipally Owned Parcels of Land - 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), 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 on this matter.

**5.4 At the June 27, 2022, Session, under the Municipal Act, 2001, as amended, a matter concerning the following item was 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).

At the In-camera Session, direction was given on this matter.

**6. Hearings of Deputations and Presentations:**

**6.1 Delegation Request of Avon Maitland District School Board**

R2022-256

**Motion by** Councillor Gaffney

**Seconded by** Councillor Vassilakos

**THAT the delegation of Hugh Cox on behalf of the Avon Maitland District School Board with respect to a Sign By-Law Variance for the Avon Maitland School District (PLA22-017), be heard.**

**Carried**

Hugh Cox, on behalf of the Avon Maitland District School Board (AMDSB), advised he is the facilities administrator with the AMDSB. Referring to a PowerPoint presentation he provided information on their sign variance request. Highlights of the presentation included:

- referring to a drawing for the proposed signage and to the requested variance;
- current sign being 1.4 m squared and there being a previously approved variance on that sign;
- rebranding following amalgamation being the impetus for the new sign;
- there being an expectation by parents and students for such signs to be installed and available;
- the sign being a school funded piece of equipment and needing to be economical;
- the decision being made to use the existing sign location to save costs and to make the sign bigger so it is more visible;
- sign being in place to serve the public at large and it not being an advertising tool;
- the Sign By-law indicating signs can be 1m square and the By-law expecting the sign to be located nearest to the property line;
- the Stratford District Secondary School (SDSS) sign being located farther from the property line, rendering the 1 m size less effective;
- concern that the Sign By-law does not address their situation;
- SDSS being a well-used location by the public and 1,300 students;
- the location being similar to the Rotary Complex which has a larger sign;
- the distance to the sign from a viewable vantage point being 40 meters away;
- the sign being perpendicular to Forman Avenue, so it does not direct much light to the residences located on that street;
- the sign being viewable only from bus circle or parking lot;
- there being an understanding as to the restrictions in the By-law and requesting Council to consider the variance request based on physical location of sign and the population it serves; and

- the School Board being willing to make concessions to make the sign work.

It was questioned whether the School Board previously received complaints about the sign. Hugh Cox advised the sign has not been functional for the past 1.5 years but prior to that, no complaints were received.

## 7. Orders of the Day:

### 7.1 Resolution - T-2022-16 Willow Street Watermain Relining Tender Award (COU22-053)

R2022-257

**Motion by** Councillor Vassilakos

**Seconded by** Councillor Burbach

**THAT the Tender (T-2022-16) for the Willow Street Watermain Relining Contract be awarded to Fer-Pal Construction Ltd. at a total tender price of \$1,198,071.20 including HST; AND THAT the Mayor and City Clerk, or their respective delegates, be authorized to sign the Contract agreement.**

**Carried**

### 7.2 Resolution - Special Occasion Permit

The 22nd Annual Brian Sippel Memorial Slo-Pitch Tournament will be held on September 2-4, 2022 at the Packham Road Sports Complex and the organizer has applied for a special occasion permit liquor licence.

Public Health, the Fire Department and the Community Services Department have indicated they have no concerns with the event.

R2022-258

**Motion by** Councillor Ingram

**Seconded by** Councillor Beatty

**THAT City Council does not express concern with the issuance of a special occasion permit for the 22nd Annual Brian Sippel Memorial Slo-Pitch tournament to be held September 2-4, 2022 at the Packham Road Sports Complex, subject to the necessary permits being obtained, compliance with the City's Municipal Alcohol Risk Policy and the required certificates of insurance being provided.**

**Carried**

### **7.3 Resolution - Storm and Sanitary Sewer Easement at 84 Church Street (COU22-054)**

R2022-259

**Motion by** Councillor Gaffney

**Seconded by** Councillor Ingram

**THAT The Corporation of the City of Stratford accept an easement over Parts 3 and 4 Plan 44R-2800 from LCIR2 INC for access to the storm and sanitary sewers;**

**AND THAT the Mayor and Clerk, or their respective delegates, be authorized to sign the necessary documents.**

**Carried**

### **7.4 Municipal Accommodation Tax - Update (COU22-055)**

R2022-260

**Motion by** Councillor Clifford

**Seconded by** Councillor Bunting

THAT the Report Municipal Accommodation Tax Update be received;

THAT a 4% MAT rate be authorized and that the necessary by-laws be brought forward to a future meeting;

THAT information regarding timing and other key messages be distributed to businesses via the Engage Stratford platform and via Destination Stratford;

THAT an implementation date of no earlier than July 1, 2023, be authorized;

THAT a MAT Reserve Fund be established for the purpose of segregating the funds and that the Reserve policy be brought forward to ensure the purpose is clearly outlined;

THAT in 2023 and 2024, subject to budget approvals or alternative Council direction, keep the City's contribution to Destination Stratford at current levels be recommended;

THAT in 2024, Destination Stratford receive 50% of the net MAT revenues received in 2023;

AND THAT ongoing collaborations with Destination Stratford continue to facilitate the implementation of the MAT.

Support and opposition for this initiative was expressed by members. A member requested that the reserve policy reflect current needs and infrastructure and is be based on strategy.

A friendly amendment to the motion was requested. The amendment is to add the Downtown Stratford Business Improvement Area (BIA) as an additional avenue for communicating information. The mover and seconder of the motion agreed to the friendly amendment.

It was questioned why a July 1, 2023 date was selected. The Director of Corporate Services advised staff considered timing for the roll-out thoroughly. It was determined that an implementation date of July 1, 2023 would provide sufficient time to complete all necessary steps and to roll-out the program.

A request was made for a recorded vote to be taken. A recorded vote was taken on the motion, as amended, and outlined below:

**THAT the Report Municipal Accommodation Tax Update be received;**

**THAT a 4% MAT rate be authorized and that the necessary by-laws be brought forward to a future meeting;**

**THAT information regarding timing and other key messages be distributed to businesses via the Engage Stratford platform and via Destination Stratford and the BIA;**

**THAT an implementation date of no earlier than July 1, 2023, be authorized;**

**THAT a MAT Reserve Fund be established for the purpose of segregating the funds and that the Reserve policy be brought forward to ensure the purpose is clearly outlined;**

**THAT in 2023 and 2024, subject to budget approvals or alternative Council direction, keep the City's contribution to Destination Stratford at current levels be recommended;**

**THAT in 2024, Destination Stratford receive 50% of the net MAT revenues received in 2023;**

**AND THAT ongoing collaborations with Destination Stratford continue to facilitate the implementation of the MAT.**

In Support (10): Councillor Bunting, Councillor Vassilakos, Councillor Ingram, Councillor Burbach, Mayor Mathieson, Councillor Henderson, Councillor Beatty, Councillor Ritsma, Councillor Clifford, Councillor Gaffney.

Opposed (1): Councillor Sebben

**Carried**

**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:**

A request was made for Item 9.1.1 to be taken separately.

R2022-261

**Motion by** Councillor Vassilakos

**Seconded by** Councillor Henderson

**THAT Items 9.1.2 and 9.1.3 of the Report of the Infrastructure, Transportation and Safety Committee dated June 27, 2022 be adopted as printed.**

**Carried**

On Item 9.1.1, a member expressed support for closing Lakeside Drive. It was recommended that a modified version of the Sub-committee recommendation be considered.

**Motion by** Councillor Vassilakos

**Seconded by** Councillor Burbach

THAT Council approve the temporary lane closure of Lakeside Drive westbound traffic from Waterloo Street to Festival Bridge from when bollards are received and installed to Tuesday, September 6, 2022;

THAT Council approve up to \$12,000 to purchase the additional material needed to implement temporary lane closures using Public Works Capital Reserve R-R11-PWCA;

AND THAT Council authorize Staff to make adjustments to the 2022 temporary road closures as needed on Lakeside Drive between Waterloo Street and Festival Bridge.

Support was expressed for the motion and it was noted there are a lot of reasons for approving the closure. It was noted the new bollards will improve safety and be useful for other events and road closures. The closure will also help reduce conflicts between cyclists, vehicles, and pedestrians.

A member noted there are safety concerns when the road is not closed. Issues related to speeding and safety of wildlife were noted. Support was expressed that this closure will be good for tourism and encourage active transportation. It was noted the Stratford Festival was consulted and that they did not express concerns related to parking or traffic flow. It was also noted the closure was well received over the past few years.

The timeline for securing the bollards was questioned. The Director of Infrastructure and Development Services advised it is anticipated to be 2-3 weeks, subject to sufficient stock being available.

Discussion was held on the motion, on Council's three-step decision making process and on the Procedure By-law. It was questioned whether Stratford Police Services identified any concerns. The Director advised they were not contacted.

Mayor Mathieson called the question on the motion.

**Defeated**

R2022-262

**Motion by** Councillor Clifford

**Seconded by** Councillor Sebben

**THAT the matter of Continued Promotion of Active Transportation through Lakeside Drive Lane Closures (ITS22-015) be filed.**

**Carried**

R2022-263

**Motion by** Councillor Ingram

**Seconded by** Councillor Henderson

**THAT the correspondence from David Daglish, on behalf of the Active Transportation Advisory Committee, received June 27,**

**2022 regarding Continued Promotion of Active Transportation through Lakeside Drive Lane Closures, be received.**

**Carried**

**9.1.1 Continued Promotion of Active Transportation through Lakeside Drive Lane Closures (ITS22-015)**

THAT the matter of Continued Promotion of Active Transportation through Lakeside Drive Lane Closures (ITS22-015) be filed.

**9.1.2 Airport Operations Management Contract (ITS22-016)**

THAT the Chief Administrative Officer be authorized to negotiate a contract for the management of operations of the Stratford Municipal Airport with Stratford Air Services for a further three year term under section 37.1 of the Procurement Policy;

AND THAT acceptance of the contract be subject to Council approval.

**9.1.3 New Ontario Firefighter Certifications (ITS22-014)**

THAT the report of the Fire Chief (ITS22-014) outlining the new Ontario Firefighter Certification Plan, be received for information.

**9.2 Report of the Planning and Heritage Committee:**

A request was made to take items 9.2.1 and 9.2.2 separately.

R2022-264

**Motion by** Councillor Ingram

**Seconded by** Councillor Ritsma

**THAT Items 9.2.1 and 9.2.2 of the Report of the Planning and Heritage Committee dated June 27, 2022 be adopted as printed.**

**Carried**

Councillor Gaffney, having declared a pecuniary interest on items 9.2.1 and 9.2.2 did not participate in the discussion or vote on this matter.

A request was made to take items 9.2.5 separately.

R2022-265

**Motion by** Councillor Clifford

**Seconded by** Councillor Ritsma



**THAT Items 9.2.3 and 9.2.4 of the Report of the Planning and Heritage Committee dated June 27, 2022 be adopted as printed.**

A request was made to take item 9.2.3 separately.

Mayor Mathieson called the question on Item 9.2.3.

**Carried**

Mayor Mathieson called the question on Item 9.2.4.

**Carried**

R2022-266

**Motion by** Councillor Henderson

**Seconded by** Councillor Clifford

**THAT the request for a sign variance from the Avon Maitland District School Board to install an electric change copy sign on the existing structure be approved.**

It was questioned whether a request can be made to turn the sign off during certain hours should complaints be received. It was noted staff can work with the School Board and determine mitigation options to address concerns. Discussion was held on the size of the sign and the provisions of the Sign By-law. It was further questioned whether there is an ability to put a stipulation on the sign permit about dimming the sign should concerns be received. The Director of Infrastructure and Development Services advised staff would speak with the School Board about stipulations prior to the sign being installed.

Mayor Mathieson called the question on the motion.

**Carried**

**9.2.1 Planning Report, Zone Change Amendment Z03-22, 4253 Perth Line 36 (PLA22-021)**

THAT application Z03-22, to amend the zoning on 4253 Perth Line 36 from an Agricultural (A) Zone to an Agricultural (A-11) Zone with site specific regulations, be approved for the following reasons:

- I. the request is consistent with the Provincial Policy Statement;

- II. the request is in conformity with the goals, objectives and policies of the Official Plan;
- III. the Official Plan Amendment and zone change will provide for a development that is appropriate for the lands; and
- IV. the public was consulted during the application circulation and comments that have been received in writing or at the public meeting have been reviewed, considered and analyzed within the Planning report;

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

**9.2.2 4110 Line 36, Modification to Draft Approved Plan of Subdivision 31T18-002, Zone Change Application Z17-21 and Zone Change Application Z18-21 (PLA22-022)**

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

THAT the Zone Change Applications Z17-21 and Z18-21 to amend the zoning on a portion of the subject lands to a Residential First Density R1(5)- special provision zone, a Residential Fourth Density R4(2)-XX special provision zone, a Residential Forth Density R4(2)-XY special provision zone and a Residential Fourth Density R4(2)-XZ special provision zone

BE APPROVED for the following reasons:

- I. the zone change applications are consistent with the Provincial Policy Statement and conform with the City of Stratford Official Plan;
- II. the recommended zone change applications will facilitate development that is appropriate for the lands, will not impact surrounding lands and is considered to be sound land use planning;
- III. the zone change applications will provide a wide range of housing to meet the needs of the existing and future residents; and

IV. the recommended zone change will encourage efficient use of land and infrastructure.

Draft Plan of Subdivision:

THAT modifications to draft approved Plan of Subdivision 31T18-002, submitted by Sifton Properties Limited on the lands known municipally as 4110 Perth Line 36, 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:

- I. the modifications to the draft approved plan of subdivision are consistent with the Provincial Policy Statement and conform with the City of Stratford Official Plan;
- II. the plan of subdivision will result in sound land use planning and is considered appropriate for the development of the lands;
- III. it will provide a wide range of housing to meet the needs of the existing and future residents; and
- IV. it will encourage efficient use of land and infrastructure.

AND THAT the conditions of draft approval of plan of subdivision 31T18-002 be revised as follows:

1. This draft approval applies to Plan of Subdivision 31T-18002 submitted by Sifton Properties Limited, certified by Trevor McNeil O.L.S., dated April 1, 2022, as redline amended, File No. 31T-18002, drawing no. 1, which shows a total of 141 single detached residential lots, 7 multi development blocks, 1 park block, 1 future infill block, 2 walkway blocks, 1 stormwater management block, 7 0.3m reserve blocks, 2 open space blocks, all served by 7 new local roads.

18. A 0.3 m reserve block shall be provided along Block 152, Block 155 and Block 161 as shown on the redline amended plan. The subdivision agreement shall contain a provision allowing the property owner to access their lands over the 0.3m reserve for Blocks 164, Block 155 and Block 161 for maintenance purposes to the satisfaction of the Manager of Planning.

24. The Owner shall dedicate Block 153 to the City of Stratford for Park purposes and pay the City cash-in-lieu for 0.157 ha of

parkland pursuant to the provisions of Section 51.1 of the Planning Act. The dedication of Block 160 and cash-in-lieu for 0.157 ha shall satisfy the parkland dedication requirements for all lands within the boundary of this draft plan. All costs associated shall be borne by the Owner.

26. In conjunction with the submission of engineering drawings, the Owner shall submit a conceptual park design and grading and servicing plans for Block 153 which shall accommodate a 3m wide walkway on Block 154 for review and approval by the Director of Infrastructure and Development Services and the Director of Community Services. Block 1153 shall be registered in one phase.

27. Concurrent with registration, the Owner shall convey Block 155 (4 m wide walkway) and Block 154 (3m wide pathway) to the City of Stratford. 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 Director of Infrastructure and Development Services.

28. In conjunction with the submission of engineering drawings, the Owner shall submit a trail design and grading plans for Block 151 for review and approval by the Director of Infrastructure and Development Services and Upper Thames River Conservation Authority.

29. Within one year of the registration of the phase, the Owner shall fence along the rear lot lines of Lots 7-12, 24-40, 72-86, along the north lot line of Lot 24, along the north and east lot line of Block 153, along the south lot line of Lot 86 and the west lot line of Lot 98, Block 148 and Block 151 abutting the west limit of the draft plan with a 1.5 metre chain link fence with no gates to prevent trespassing. Any other fencing arrangements shall be to the satisfaction of the Manager of Planning.

30. Within one year of the registration of the phase, the Owner shall provide a 1.5m temporary fence with no gates along the north and east lot lines of Blocks 142 and 143 to the satisfaction of the Manager of Planning. The Subdivision Agreement shall contain a provision requiring the Owner to construct a fence along the north and east lot lines of Blocks 142 and 143 through the site plan

approval process when Blocks 142 and 143 are developed to the satisfaction of the Manager of Planning. The temporary fence shall be required until the fence is installed through the site plan process to the Manager of Planning. The installation and removal of the temporary fencing shall be the responsibility of the Owner.

31. Concurrent with the registration of any phase that includes Block 150 or Block 151, the Owner shall provide an easement over Block 150 and Block 151 for pedestrian trail. All costs associated with the registration of the easement shall be borne by the Owner.

39. As part of the engineering drawings submission, the Owner shall submit an on-street parking plan for Blocks 142, 143, 144, 145, 146 and 147 to the satisfaction of the Manager of Development Services. The accepted parking plan required for each registered phase of development and will form part of the subdivision agreement for the registered plan.

47. Concurrent with registration, the Owner shall provide all required land dedications related to the stormwater works, including Block 149, at the cost of the owner to the satisfaction of the Director of Infrastructure and Development Services.

48. Minor revisions to the size of Block 149 may be required to accommodate the final design of the stormwater management pond in accordance with municipal standards to the satisfaction of the Director of Infrastructure and Development Services. Any cost associated will be the responsibility of the Owner.

49. In conjunction with the engineering drawings submission, the Owner shall have their consulting engineer submit a driveway access design that provides access to the inlet and outlet structures on Block 146 and a pedestrian sidewalk to connect the trail on Block 151 to Street 'F' and Mornington Street to the satisfaction of the Director of Infrastructure and Development Services. All costs associated with the construction of the access driveway and pedestrian sidewalk will be at the cost of the owner.

76. At the time of final approval, the Owner shall dedicate a 10m x 10m "daylight triangle" at the intersection of Street 'A' and Mornington Street abutting Block 149 and 3m x 3m "daylight triangle" at the intersection of Street 'A' and Mornington Street

abutting Block 152 to the satisfaction of the City. Such “daylighting triangles” shall be shown and dedicated as public highways on the final plan.

### **9.2.3 Proposed Amendments to the Site Plan Approval Delegated Authority By-law (PLA22-019)**

THAT the Site Plan Approval Delegation of Authority By-law, being a by-law to delegate authority with respect to the approval of site plans and to authorize the entering into and execution of approved site plan agreements and amending agreements, be adopted;

THAT By-law 103-2012, and any related amendments, be repealed;

AND THAT the Delegation of Authority By-law 135-2017, as amended, be further amended to delegate authority to the Manager of Planning, or delegate(s), to approve site plans and to authorize the entering into and execution of approved site plan agreements and amending agreements.

### **9.2.4 Proposed Exemption from Sign By-law 159-2004, Section 12.0 Ground Sign, 337 Home Street (PLA22-016)**

THAT the request for a sign variance at the property known municipally as 337 Home Street for two ground signs be denied as the request does not conform with the intent of the Sign By-law 159-2004, as amended.

### **9.2.5 Sign By-Law Variance for the Avon Maitland School District (PLA22-017)**

THAT the request for a sign variance from the Avon Maitland District School Board to install an electric change copy sign on the existing structure be denied as the proposed sign does not meet the required size requirements for an electric change copy sign in the Sign By-law 159-2004, as amended.

## **9.3 Report of the Finance and Labour Relations Committee:**

R2022-267

**Motion by** Councillor Bunting

**Seconded by** Councillor Clifford

**THAT the Report of the Finance and Labour Relations Committee dated June 27, 2022 be adopted as printed.**

**Carried**

**9.3.1 Festival Hydro Financial Results 2021 year end and 2022 Q1 (FIN22-021)**

THAT the Festival Hydro Inc. 2021 audited financial statements and commentary for the year ending December 31, 2021, be approved by City Council;

THAT the Festival Hydro Services Inc. 2021 audited financial statements and commentary for the year ending December 31, 2021, be approved by City Council;

THAT the Festival Hydro Inc. financial statements and commentary for the period ending March 31, 2022, be received for information;

THAT the Festival Hydro Services Inc. financial statements and commentary for the period ending March 31, 2022, be received for information;

THAT the Resolutions of the Sole Shareholder of Festival Hydro Inc. and Festival Hydro Services Inc. attached to Report FIN22-021, be adopted by City Council and authorization given for the Mayor and Clerk, or their respective delegates, to sign the resolutions on behalf of The Corporation of the City of Stratford;

THAT the Festival Hydro Inc. audit findings report ending December 31, 2021, be approved and adopted;

THAT the Festival Hydro Services Inc. audit findings report ending December 31, 2021, be approved and adopted;

THAT the financial statements of Festival Hydro Inc. as of December 31, 2021, consisting of the Balance Sheet as at December 31, 2021, the Statement of Income for the year ending December 31, 2021, the Statement of Retained Earnings for the year ending December 31, 2021, and the notes to the financial statements, and the report of the auditors thereon dated April 28, 2022, be and the same are hereby approved and adopted;

THAT all acts, contracts, by-laws, proceedings, appointments, elections and payments enacted, made, done and taken by the directors and officers of Festival Hydro Inc. since the last annual meeting of the shareholder as the same are set out or referred to

in the minutes of the meetings and resolutions of the board of directors or referred to or given effect to in the aforesaid financial statements be and the same are hereby approved, ratified and confirmed;

THAT the financial statements of Festival Hydro Services Inc. as of December 31, 2021, consisting of the Balance Sheet as at December 31, 2021, the Statement of Income for the year ended December 31, 2021, the Statement of Retained Earnings for the year ended December 31, 2021, and the notes to the financial statements, and the report of the auditors thereon dated April 28, 2022, be and the same are hereby approved and adopted;

AND THAT all acts, contracts, by-laws, proceedings, appointments, elections and payments enacted, made, done and taken by the directors and officers of Festival Hydro Services Inc. since the last annual meeting of the shareholder as the same are set out or referred to in the minutes of the meetings and resolutions of the board of directors or referred to or given effect to in the aforesaid financial statements be and the same are hereby approved, ratified and confirmed.

#### **9.3.2 SEEDCo Update Q1 to March 31 2022 (FIN22-020)**

THAT the Stratford Economic Enterprise Development Corporation (SEEDCo./investStratford) Update dated May 17, 2022, be received for information.

#### **9.3.3 Q1 Operating Budget Variance Report at March 31, 2022 (FIN22-022)**

THAT the report titled, "Q1 Operating Variance Report at March 31, 2022" (FIN22-022), be received for information.

#### **9.3.4 Q4 Operating Budget Variance Report at December 31, 2021 (FIN22-023)**

THAT the report titled, "Q4 Operating Variance Report at December 31, 2021" (FIN22-023), 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 and could have been taken collectively upon unanimous vote of Council present:

A request was made to take Items 11.7 and 11.8 separately.

**Motion by** Councillor Ingram

**Seconded by** Councillor Sebben

THAT By-laws 11.1 to 11.8 be taken collectively.

A request was made to take Item 11.1 separately.

R2022-268

**Motion by** Councillor Ingram

**Seconded by** Councillor Sebben

**THAT By-laws 81-2022 to 85-2022 be taken collectively.**

**Carried** unanimously

R2022-269

**Motion by** Councillor Henderson

**Seconded by** Councillor Clifford

**THAT By-laws 81-2022 to 85-2022 be read a First and Second Time.**

**Carried** two-thirds support

R2022-270

**Motion by** Councillor Beatty

**Seconded by** Councillor Gaffney

**THAT By-laws 81-2022 to 85-2022 be read a Third Time and Finally Passed.**

**Carried**

R2022-271

**Motion by** Councillor Ritsma

**Seconded by** Councillor Ingram

**THAT By-law 86-2022 be read a First and Second Time.**

**Carried** two-thirds support

R2022-272

**Motion by** Councillor Burbach

**Seconded by** Councillor Henderson

**THAT By-law 86-2022 be read a Third Time and Finally Passed.**

**Carried**

R2022-273

**Motion by** Councillor Clifford

**Seconded by** Councillor Vassilakos

**THAT By-laws 87-2022 to 88-2022 be taken collectively.**

**Carried** unanimously

Councillor Gaffney having declared a pecuniary interest on this matter did not participate in the discussion or vote on this matter.

R2022-274

**Motion by** Councillor Bunting

**Seconded by** Councillor Vassilakos

**THAT By-laws 87-2022 to 88-2022 be read a First and Second Time.**

**Carried** two-thirds support

Councillor Gaffney having declared a pecuniary interest on this matter did not participate in the discussion or vote on this matter.

R2022-275

**Motion by** Councillor Ritsma

**Seconded by** Councillor Beatty

**THAT By-laws 87-2022 to 88-2022 be read a Third Time and Finally Passed.**

**Carried**

Councillor Gaffney having declared a pecuniary interest on this matter did not participate in the discussion or vote on this matter.

### **11.1 Delegation of Authority regarding Site Plan Agreements – By-law 86-2022**

To delegate authority with respect to the approval of site plans, to authorize the entering into and execution of approved site plan agreements and amending agreements and to repeal By-law 103-2012.

### **11.2 Amend Zoning By-law 10-2022 to Rezone Lands Known Municipally as 4253 Perth Line 36 – By-law 81-2022**

To amend By-law 10-2022, as amended, with respect to zone change application Z03-22 to amend the Agricultural Zone at 4253 Perth Line 36

located on the south side of Perth Line 36 between the city limits and O'Loane Avenue to an Agricultural A zone with site specific regulations.

**11.3 Award Tender for the Willow Street Watermain Relining Contract - By-law 82-2022**

To authorize the acceptance of a tender, entering into of a contract and the undertaking of the work by Fer-Pal Construction Ltd. for the Willow Street Watermain Relining Contract [T-2022-16].

**11.4 Appointment to the Festival Hydro Inc. and Festival Hydro Services Inc. Board of Directors – By-law 83-2022**

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

**11.5 Acceptance of Easement from LCIR2 Inc. for Access to Storm and Sanitary Sewers – By-law 84-2022**

To authorize the acceptance of an easement in gross from LCIR2 INC over Parts 3 and 4, Plan 44R-2800 for access to the storm and sanitary sewers.

**11.6 Entering into Temporary Road Construction and License Agreement for the Construction of a Temporary Road Extension of McCarthy Road West – By-law 85-2022**

To authorize the entering into and execution of a Temporary Road Construction and License Agreement with 2091192 Ontario Ltd. for the construction of a temporary road extension of McCarthy Road West.

**11.7 Amend Zoning By-law 10-2022 to Rezone Lands Known Municipally as part of 4110 Perth Line 36 – By-law 87-2022**

To amend By-law 10-2022 as amended, with respect to zone change application Z17-21 to amend the Residential First Density Zone R1(4)-36 and Residential Fourth Density Zone R4(2)-25(H12) at 4110 Perth Line 36 to a Residential Fourth Density R4(2) with site specific regulations.

**11.8 Amend Zoning By-law 10-2022 to Rezone Lands Known Municipally as Part of 4110 Perth Line 36 – By-law 88-2022**

To amend By-law 10-2022 as amended, with respect to zone change application Z18-21 to amend the Residential First Density Zone R1(4)-36 at 4110 Perth Line 36 to a Residential First Density R1(5) and a Residential Fourth Density R4(2) with site specific regulations.

## **12. Consent Agenda: CA-2022-071 to CA-2022-075**

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

## **13. New Business:**

### **13.1 Boardwalk/Patio Program**

Councillor Ingram read a letter from a downtown business owner expressing concerns about the continuation of the boardwalk and extended patio programs.

### **13.2 Voters' List**

A member advised that concerns have been raised by some members of the public about the voters' list for the upcoming municipal and school board election. Members of Council and the public were advised that the preparation of the voters' list is undertaken by the Municipal Property Assessment Corporation (MPAC). It was noted the list is deficient and that the City is not permitted to undertake an enumeration in accordance with the Assessment Act. Changes to the voters' list have been proposed and will be in effect for the 2026 municipal election. Eligible electors were encouraged to go to voterlookup.ca to make sure they are on the voter's list.

It was questioned whether voters can be added to the voters' list on Voting Day. The City Clerk advised that members of the public can check and amend their information using the voterlookup.ca website until the end of August 2022. From September to October 24, 2022, being Election Day, eligible electors can be added to the list by attending the Clerk's Office or the Voter Help Center during the voting period. The Clerk confirmed additional communications about this process would be sent out.

## **14. Adjournment to Standing Committees:**

The next Regular Council meeting is July 11, 2022.

R2022-276

**Motion by** Councillor Clifford

**Seconded by** Councillor Burbach

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

- **Planning and Heritage Committee [7:05 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 June 27, 2022 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 June 27, 2022, Reconvene Council meeting.

### **15.2 Reading of the By-laws (reconvene):**

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

#### **By-law 89-2022 Confirmatory By-law**

To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on June 27, 2022.

R2022-277

**Motion by** Councillor Vassilakos

**Seconded by** Councillor Clifford

**THAT By-law 89-2022 be read a First and Second Time.**

**Carried** two-thirds support

R2022-278

**Motion by** Councillor Gaffney

**Seconded by** Councillor Henderson

**THAT By-law 89-2022 be read a Third Time and Finally Passed.**  
**Carried**

### **15.3 Adjournment of Council Meeting**

R2022-279

**Motion by** Councillor Ingram

**Seconded by** Councillor Burbach

**THAT the June 27, 2022 Regular Council meeting adjourn.**

**Carried**

Meeting Start Time: 7:00 P.M.

Meeting End Time: 7:56 P.M.

Reconvene Meeting Start Time: 8:47 P.M.

Reconvene Meeting End Time: 8:48 P.M.

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Mayor - Daniel B. Mathieson

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Clerk - Tatiana Dafoe



Dear Mayor and Council,

This year marks the 230th anniversary of the remarkable Black Loyalist exodus from Halifax to Freetown. This journey is the single, largest return of African descendants to the continent of Africa throughout history. **Please join 230 mayors and councils from across Canada to acknowledge this 230th anniversary year by proclamation and/or social media.** We acknowledge the importance of your leadership for community and change, and respectfully request your support for this initiative.

#1792Project began in Nova Scotia. The story of the 15 Ships to Sierra Leone departing Halifax harbour on January 15, 1792, is not only a Maritime story. This voyage has had an impact on all of Canadian society. Together we can address this omission in our history books to reach a fuller understanding of the history of slavery and race in this nation. Over 25 municipalities have issued proclamations in Nova Scotia and the town of Shelburne leads this initiative of cross Canada Proclamations.

Black Loyalists were self liberated individuals who came to Nova Scotia after the American Revolution, as did the white Loyalists who brought with them an estimated 1,232 slaves.<sup>1</sup> Broken promises of land and liberation together with remarkable courage to cross the ocean at the height of the trans-Atlantic chattel slave trade remains an untold story of resilience of the 1,196 seafarers who chose to leave. But it is also a story of failure of community and government to provide safe haven here on these shores for these Black Loyalists. Through participation and education we must all do better to connect the history of failures to how the legacy of this history continues.

We, the [#1792Project](#) team, are community members, students and educators and we have come together in the imperative of sharing, commemorating and acknowledging this story through education. How can we make a difference as a grassroots effort?

We request that your municipal government as one of 230 municipalities across Canada proclaim and recognize the historic departure of 15 ships prepared in the dead of winter (the Lucretia, the Somerset, the Beaver, the Parr, the Venus, the Mary, the Catherine, the Prince William, the Sierra Leone, the Morning Star, the Eleanor, the Felicity, Prince Fleury, the Brothers, and the Betsey) for a journey of hope. Please find a sample proclamation below.

Sincerely,

Karen Hudson, kathrin winkler, Carol Millett #1792Project

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<sup>1</sup> James W. St. G. Walker, The Black Loyalists: The Search for a Promised Land in Nova Scotia and Sierra Leone, 1783-1870, page 40.

## SAMPLE/DRAFT Proclamation : Municipal Council and Mayor

Whereas ..... we proclaim the 230th anniversary of 15 ships departing the harbour of Halifax in 1792, and that the conditions and causes that led to the exodus of 1,196 self liberated Black Loyalist were conditions of abject institutionalized racism and that this departure took place at the height of the transatlantic chattel slave trade, one of the cruelest chapters in the history of humanity.

Whereas the ..... recognizes that people of African descent have been a part of Canadian society since the early 1600s and that their enslavement occurred on this land for centuries and that the Black Loyalists departure is linked to the failure of institutional, political and societal will to fulfill the promises that were made to the communities that left for Sierra Leone.

Whereas ..... is committed to promote histories such as the 15 Ships to Sierra Leone that often have been left in a vacuum of erasure throughout Canada. The resources provided for well known monumentation have historically been funded at the expense of those erasures.

Whereas ..... continues to recognize the ongoing significance of the UN Decade of African Descent and the importance of recognizing the history of Black Loyalists in Nova Scotia and throughout Canada. We recognize that rural or urban, from sea to sea we share a responsibility for reparation.

Whereas we recognize that secure housing and land was promised to these early settlers and very few [received what was owed](#). Despite petitions ([by Thomas Peters](#)) the promised land and supplies were not provided. For many Black Loyalists, shared Mi'kmaq knowledge was key to survival in the first winters. Reparations for injustice is the path forward.

Thereby be it resolved that I, Mayor \_\_\_\_\_ declare 2022 as the 230th anniversary - Year of Black Loyalist Exodus: 15 Ships to Sierra Leone #1792Project

MORE INFORMATION #1792 Project Team (We are happy to present the project to council)

- [CityNews Everywhere Article: Local school marks African Heritage Month with the #1792Project](#)
- [Cole Harbour Wire Article: The class of...1792](#)
- [Global News Article - Nova Scotia students commemorate Black Loyalists who sailed to Sierra Leone in 1792](#)
- [CBC Article: N.S. pays tribute to Black Loyalists who sailed to Sierra Leone in 1792](#)
- [YouTube: #1792 Project - Freetown Sierra Leone](#)
- [Happy birthday Song To King Adebayoh - Sierra Leone Music 2020](#)

Elementary/Junior High Resources:

- [Elementary and Junior H.S. Students - #1792 Project Resources and Lesson Starters](#)
- ["Message in a Bottle- 15 Ships to Sierra Leone."](#)
- [Black Loyalist site: Nova Scotia](#)
- [Black Loyalist site: New Brunswick](#)
- [Thomas Clarkson's journal](#)
- [The journals of Black Loyalists Boston King and David George](#)
- [tREv clothing design](#)

Attachment(s):



[samara\\_hudson-ash\\_and\\_zais\\_letters\\_003.pdf](#)



[letter\\_to\\_the\\_editor\\_1792project\\_-\\_230th\\_anniversary\\_of\\_15\\_ships\\_to\\_sierra\\_leone.pdf](#)



[elementary\\_and\\_junior\\_h.s.\\_students\\_1792\\_project.pdf](#)



**From:****Sent:** June 17, 2022 12:58 PM**To:** Patricia Shantz**Subject:** New Response Completed for Email the Office of the Mayor

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello,

Please note the following response to Email the Office of the Mayor has been submitted on Friday June 17th 2022 12:53 PM with reference number 2022-06-17-006.

- **Subject:**  
World Duchenne Awareness Day
- **Full name:**  
Matthew James Hendry
- **Email address:**  
[matthew.hendry@jessesjourney.com](mailto:matthew.hendry@jessesjourney.com)
- **Daytime phone number:**  
(519) 645-8855
- **Street# and name:**  
195 Dufferin Ave, London, ON N6A 1K7
- **City:**  
London
- **Message:**  
To Whom it may concern,

I'm writing to you on behalf of Defeat Duchenne Canada, the country's only national charity dedicated to ending Duchenne muscular dystrophy. Every year, Duchenne patient organizations worldwide illuminate landmarks in red to commemorate World Duchenne Awareness Day on September 7. From the Colosseum in Italy to the Sagrada Família in Spain and the Niagara Falls here in Canada. Our goal is to light up as many monuments as possible, raising awareness of this life-shortening disease and showing solidarity with the international Duchenne community.

We ask that you illuminate Stratford City Hall in red on Wednesday, September 7, 2022, and help raise awareness through your digital platforms (website, social media, e-newsletters, etc.). In turn, we would be proud to list your organization as a partner on our digital platforms and share your support internationally through the World Duchenne Organization.

To learn more about World Duchenne Awareness Day, Duchenne muscular dystrophy and Defeat Duchenne Canada please access the following two links.

<https://www.worldduchennday.org/>

<https://defeatduchenne.ca>

We hope to have your support and can provide imagery/copy as needed for your promotions.

Thank you,

Matthew Hendry

Intern, Philanthropy and Grant Writing

--

Matthew Hendry

Intern, Philanthropy and Grant Writing

**Defeat Duchenne Canada**

420-195 Dufferin Avenue, London, ON N6A 1K7

519-645-8855 | [email](#)

[defeatduchenne.ca](https://defeatduchenne.ca) | [facebook](#) | [instagram](#) | [twitter](#) | [youtube](#) | [linkedin](#)

**RESOLUTION IN SUPPORT OF RAIL SAFETY WEEK**

**Whereas *Rail Safety Week*** is to be held across Canada from September 19 to 25, 2022;

**Whereas** it is in the public's interest to raise citizens' awareness of the dangers of ignoring safety warnings at level crossings and trespassing on rail property to reduce avoidable deaths, injuries and damage caused by incidents involving trains and citizens;

**Whereas** Operation Lifesaver is a public/private partnership whose aim is to work with the public, rail industry, governments, police services, media and others to raise rail safety awareness;

**Whereas** CN has requested City Council adopt this resolution in support of its ongoing efforts to raise awareness, save lives and prevent injuries in communities, including our municipality;

It is proposed by Councillor \_\_\_\_\_

seconded by Councillor \_\_\_\_\_

It is hereby **RESOLVED** to support national ***Rail Safety Week*** to be held from September 19 to 25, 2022.



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## MANAGEMENT REPORT

**Date:** July 11, 2022  
**To:** Mayor and Council  
**From:** Nathan Bottema, Project Manager  
**Report #:** COU22-056  
**Attachments:** T-2022-17 Bid Summary

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**Title:** T-2022-17 Asphalt Resurfacing

**Objective:** To obtain Council approval to award the Tender Contract T-2022-17 for Asphalt Resurfacing 2022 to the Capital Paving Inc. in the amount of \$2,423,000.00 including HST.

**Background:** The Asphalt Resurfacing tender was posted on the City website Bid Opportunity page and in the Bids and Tender public forum on May 18, 2022. The work includes the resurfacing of Ontario Street from the City limits to Gordon Street (1.4 km) and Lorne Avenue from Romeo Street to Scott Street (1.2 km).

The Ontario Street (Highway 7/8) Resurfacing Project was selected for funding through Ontario's 2022-2023 Connecting Links Program in April 2022. The Connecting Links Program (CL) will provide funding for up to 90% of the eligible project costs with a maximum amount of \$1,350,865.00.

**Analysis:** There were a total of 12 contractors that picked up plans for the project, with four submitting official bids. The lowest qualified bid of \$2,423,000.00 including HST was submitted by Capital Paving Inc. The submission was reviewed, and their experience and references were checked with positive results. The Contractor has successfully completed other projects in the City such as the 2019 Asphalt Resurfacing Project (O'Loane Avenue South and Wright Boulevard). The Capital Paving Inc. bid of \$2,423,000.00 is \$2,181,986.55 after the HST Partial Rebate.

The 2022 capital budget contains a total of \$2,950,000 for asphalt resurfacing as follows:

<b>Budget</b>	<b>Cost</b>			<b>Funding</b>		
		CCBF	Conn. Link	STRM Reserve	WATR Reserve	WWTR Reserve
Asphalt Resurfacing	\$1,450,000	\$1,150,000		\$100,000	\$100,000	\$100,000
Ontario CL	\$1,500,000		\$1,350,000			\$150,000
Total	\$2,950,000	\$1,150,000	\$1,350,000	\$100,000	\$100,000	\$250,000

Based on the tender, the projects will be allocated and funded as follows:

<b>Tender</b>	<b>Cost</b>			<b>Funding</b>		
		CCBF	Conn. Link	STRM Reserve	WATR Reserve	WWTR Reserve
Lorne Ave	\$929,799	\$929,799				
Ontario ST	\$1,252,208		\$1,120,000			\$132,208
Total	\$2,181,987	\$929,799	\$1,120,000			\$132,208

Approximately \$230,000 of the Connecting Links funding will not be eligible to be claimed, and the remanding asphalt resurfacing unspent budget will be spent on crack sealing, geotechnical investigations, and other works. Unspent Connecting Links funding cannot be transferred to separate Connecting Links projects.

### **ADDITIONAL SCOPE OF WORK – C.H. MEIER BOULEVARD**

As a result of the competitive pricing and available budget, staff contacted Capital Paving to see if there was interest to resurface C.H. Meier Boulevard from Ontario Street to Devon Street using the tender rates. Capital Paving is available to add this scope of work to the project for \$225,763.27 including HST.

The proposed work on C.H. Meier Boulevard is to remove and replace the top 50mm of asphalt. C.H. Meier Boulevard is proposed because of its pavement condition, subsurface infrastructure condition and proximity to the resurfacing contract project limits. The road pavement quality was assessed in 2019 as being in poor condition. The storm sewers, sanitary sewers and watermain are in acceptable condition. Resurfacing an intersecting street to the current work zone also eliminates mobilization costs and results in more linear meters of new asphalt.

If Council agrees to the additional scope, the total project cost is \$2,648,763.27 or \$2,385,293.37 after the Partial Rebate and be funded as follows:

<b>Tender</b>	<b>Cost</b>			<b>Funding</b>		
		CCBF	Conn. Link	STRM Reserve	WATR Reserve	WWTR Reserve
Lorne Ave	\$929,779	\$929,779				
C.H. Meier	\$203,307	\$203,307				
Ontario ST	\$1,252,208		\$1,120,000			\$132,208
Total	\$2,385,294	\$1,133,086	\$1,120,000			\$132,208

### **Financial impact to current year operating and capital budget:**

The Lorne Avenue project will be funded by federal gas tax (CCBF), and the water, sanitary and storm reserve funds will not be required as planned, remaining in the reserve funds for other uses. Unused gas tax funding also remains in the reserve fund for future use.

The Ontario Street project is funded 90% from Connecting Links funding with the remaining 10% will be funded through the Sanitary Reserve Fund.

### **Financial impact on future year operating budget:**

There would be reduced annual operating and maintenance costs in future years. The new road surface would not need as much maintenance (pothole repair, crack sealing, patching) and would be in good condition for many years.

### **Link to asset management plan and strategy:**

The road segments are part of the asset management plan, and the asphalt condition will be updated to reflect the new investment. Future asphalt replacements will be planned for based on estimated useful life. The adjustment to the asset management plan will impact future capital planning forecasts and funding strategies will be updated accordingly.

### **Alignment with Strategic Priorities:**

#### **Mobility, Accessibility and Design Excellence**

Improving ways to get around, to and from Stratford by public transit, active transportation, and private vehicle.

#### **Developing our Resources**

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

## **Alignment with One Planet Principles:**

### **Equity and Local Economy**

Creating safe, equitable places to live and work which support local prosperity and international fair trade.

**Staff Recommendation: THAT the Tender (T-2022-17) for the Asphalt Resurfacing 2022 Contract be awarded to Capital Paving Inc. at a total tender price of \$2,423,000.00, including HST;**

**AND THAT the Mayor and City Clerk, or their respective delegates, be authorized to sign the necessary Contract Agreement.**

**OR**

**Staff Recommendation: THAT Council approve the additional scope of work and that the Tender (T-2022-17) for the Asphalt Resurfacing 2022 Contract be awarded to Capital Paving Inc. at a total tender price of \$2,648,763.27, including HST;**

**AND THAT the Mayor and City Clerk, or their respective delegates, be authorized to sign the necessary Contract Agreement.**

<b>Prepared by:</b>	Nathan Bottema, Project Manager
<b>Recommended by:</b>	Taylor Crinklaw, Director of Infrastructure and Development Services
	Joan Thomson, Chief Administrative Officer

T-2022-17

## Asphalt Resurfacing

Closing Date: Wednesday, June 8, 2022

### Submission Summary

Vendor	City/Province	Submission Name	Unofficial Value or Notes
Capital Paving Inc	Guelph, Ontario	Submission 1	\$2,423,000.00
Coco Paving Inc	Petersburg, Ontario	Submission 1	\$2,467,920.00
Steed and Evans Limited	St. Jacobs, Ontario	Submission 1	\$2,703,000.00
Lavis Contracting Co. Limited	Clinton, Ontario	Submission 1	\$3,523,335.65

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Witness (Print Name) Signature Date

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Witness (Print Name) Signature Date

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Witness (Print Name) Signature Date






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## MANAGEMENT REPORT

**Date:** June 27, 2022  
**To:** Planning and Heritage Committee  
**From:** Alyssa Bridge, Manager of Planning  
**Report #:** PLA22-023  
**Attachments:** None

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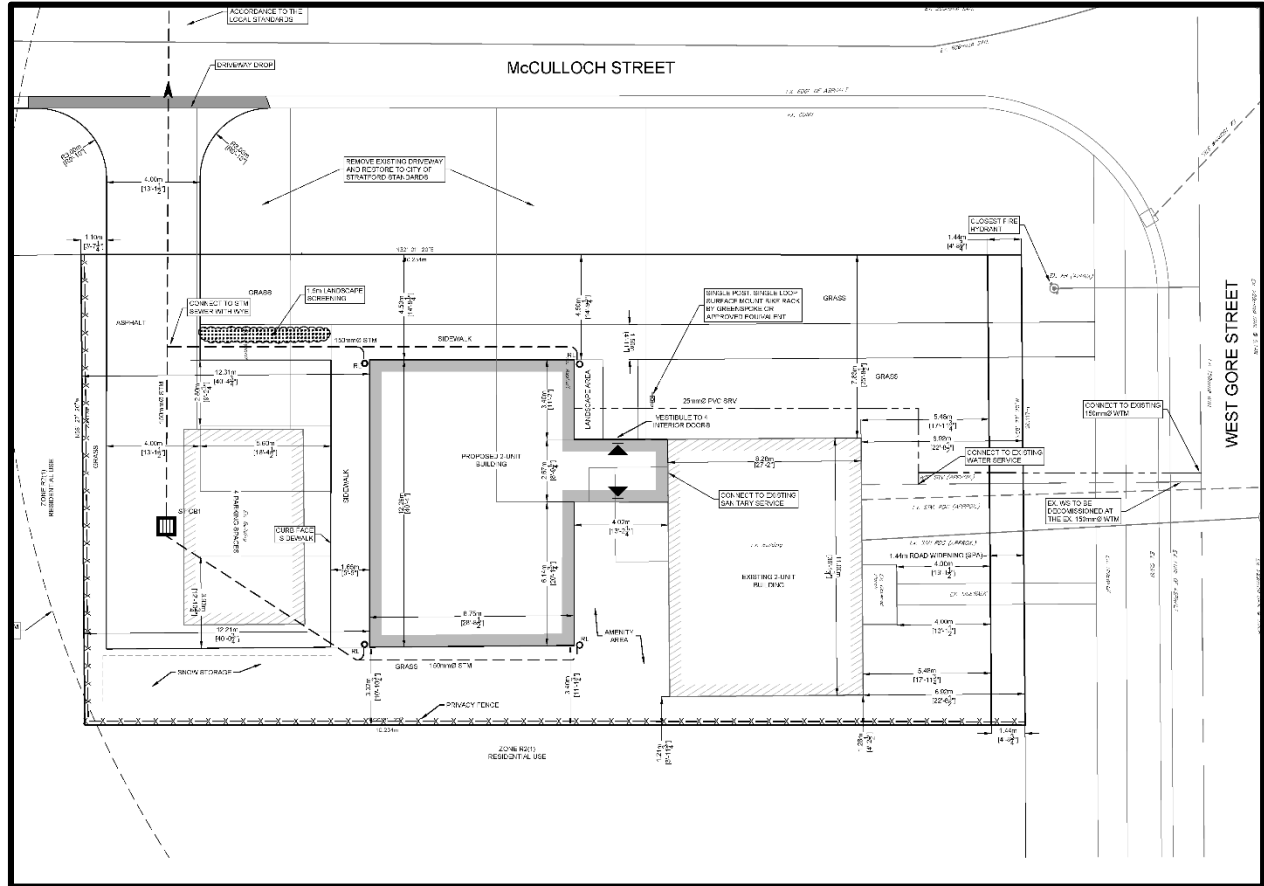
**Title:** Planning Report, Zone Change Amendment Z02-22, 385 West Gore Street

**Objective:** The purpose of this report is to provide staff's evaluation and recommendation on Zone Change Amendment Z02-22 application to rezone the lands from a Residential Second Density R2(1) zone to a Residential Third Density - Site Specific (R3-\_\_\_) zone to allow the existing dwelling to be converted to a quadruplex dwelling with a minimum front yard depth of 5.4m, a minimum lot frontage of 20m for a quadruplex dwelling, a minimum side yard width of 1.2m for a quadruplex dwelling and a minimum rear yard setback to a parking area of 1.1m for the lands known municipally as 385 West Gore Street.

The application was submitted on March 29, 2022. A Planning Justification Report, a conceptual site plan, building elevations and a functional servicing letter were submitted in support of the application.

**Background:** The subject lands are located on the southeast corner of West Gore Street and McCulloch Street, having an area of approximately 890m<sup>2</sup> (8712ft<sup>2</sup>). The subject lands are legally described as Plan 41 Lot 255 in the City of Stratford.

## Concept Plan:



## Analysis:

### Provincial Policy Statement

The 2020 Provincial Policy Statement (PPS) provides policy direction on matters of Provincial interest and is set out in three main areas: Building Strong Communities, Wise Use and Management of Resources, and Protecting Public Health and Safety. All decisions on planning matters are required to be consistent with the PPS.

Building strong communities is achieved by promoting efficient development and land use patterns and avoiding development patterns that cause environmental, public health or safety concerns.

Section 1.1.1 of the PPS states that healthy, liveable and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term. The policy also promotes the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments and standards to minimize land consumption and servicing costs.

Section 1.1.3.2 of the Provincial Policy Statement states that land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources and support active transportation. Specifically, 1.1.3.2 states:

*Land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources; are appropriate for, and efficiently use, the infrastructure and public services facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion.*

The proposed development will efficiently use the subject land, it will contribute to a mix of land uses and densities that efficiently use land and resources and support active transportation. The City's infrastructure has adequate capacity to accommodate a quadruplex dwelling on the subject lands and the development is an efficient use of municipal infrastructure.

Section 1.4.3 of the Provincial Policy Statement states:

*Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:*

- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities and support the use of active transportation and transit in areas where it exists or is to be developed.*

Sufficient off-street parking and amenity area is being provided on the subject lands and existing infrastructure is in place to support the proposed land use.

The PPS supports new developments which efficiently uses land, resources, infrastructure and public service facilities. The proposed quadruplex dwelling would contribute to a mix of land uses in the neighbourhood and is located on a public transit route. The proposal allows for the intensification of the lands on full municipal services which exist and have sufficient capacity to accommodate the proposed residential use.

The proposed Zoning By-law Amendment is consistent with the PPS, 2020.

#### City of Stratford Official Plan

The subject property is designated Residential Area in the Official Plan. This designation permits a range of residential uses including triplex dwellings, townhouse dwellings and low-rise apartments. The maximum permitted density in the Residential Area designation is 65 units per hectare.

West Gore Street is a collector street and McCulloch Street is a local street.

The Guiding Principles of the Official Plan include the encouragement of appropriate intensification and infill which reflects the existing context of the City with respect to factors such as height and design. Conflicts between land uses are to be minimized and complete communities, which meet residents' needs throughout their life, are encouraged.

As part of the City's Growth Management and Intensification Strategy, Section 3.2 of the Official Plan supports the review of existing zoning regulations and other development standards to remove barriers to intensification. These standards include parking and setback requirements. The intensification strategy also states a City intensification target of 25% for City-wide residential growth within the built boundary.

The requested setback reductions that recognize the existing building and proposed parking lot configuration will allow for additional dwelling units in a residential area that contributes to achieving the residential intensification target.

Section 3.4.1 of the Official Plan recognizes the need to protect the viability of the community by ensuring there is a full range of housing types designed to meet occupancy, health and safety standards, tenure, form and affordability for current and future residents. The proposed development contributes to a range of housing types and choice on a collector street.

The Official Plan supports intensification within Stable Residential Areas that is modest and incremental and that maintains criteria identified in Section 4.5.3.1. The section states:

*Stable residential areas are residential areas where potential new development or redevelopment is limited. Any intensification will be modest and incremental occurring through changes such as development of vacant lots, accessory apartments, or other forms of residential housing that meet the criteria below. Applications for new development in such areas shall be evaluated based on their ability to generally maintain the following elements of the structure and character of the immediate surrounding residential area:*

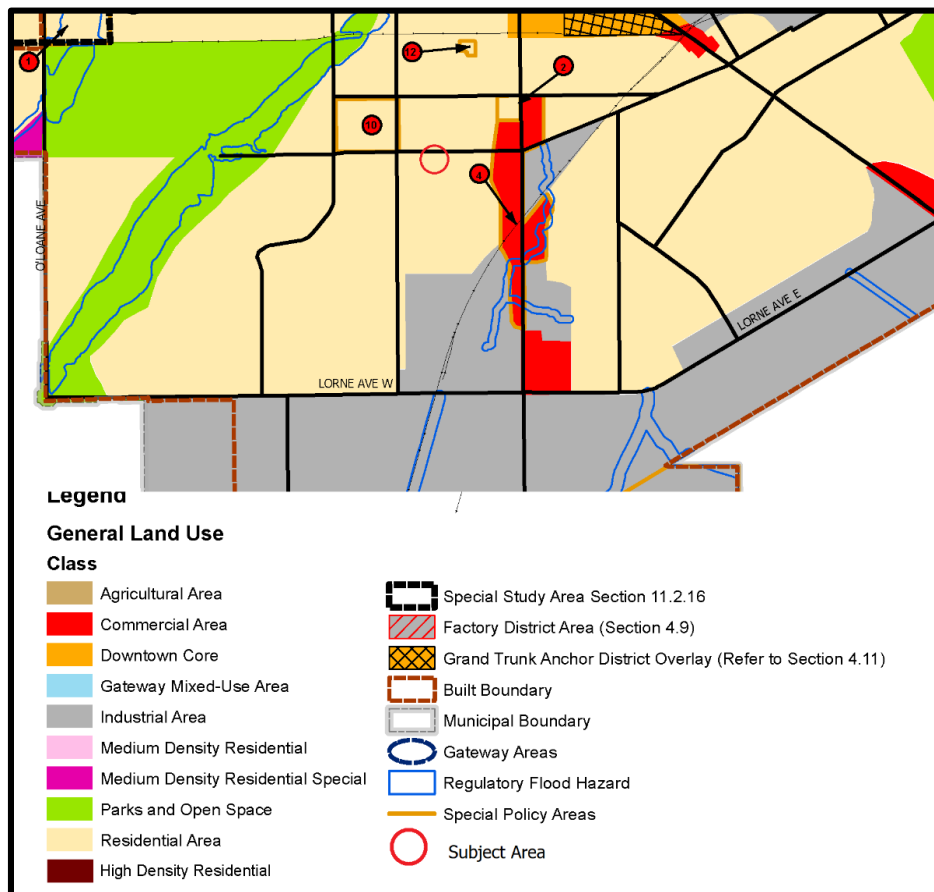
- i) scale of development respects the height, massing and density of adjacent buildings and is appropriate for the site;*
- ii) respects the nature of the streetscape as defined by such elements as landscaped areas, and the relationship between the public street, front yards and primary entrances to buildings;*
- iii) siting of buildings in relation to abutting properties ensures that there will be no significant negative impacts with respect to privacy and shadowing and appropriate buffering can be provided;*

- iv) *satisfies the City with respect to the proposed grading, drainage and stormwater management, and, in particular that there is no impact on adjacent properties;*
- v) *has regard for the City's Urban Design and Landscape Guidelines.*

The scale of the proposed development respects the massing and density of other buildings along West Gore and McCulloch Streets and the proposed elevation is compatible with the character in the neighbourhood. A privacy fence is being proposed along the interior and rear lot lines to increase the privacy between adjacent property owners.

The proposed amendment conforms with the Official Plan policies by allowing for adequate servicing of the units, respecting the height, massing and density of the neighbourhood, through siting the proposed addition to ensure that there are no negative impacts with respect to privacy, shadowing, setbacks and by providing adequate parking on-site.

Excerpt of Official Plan – Schedule “A”



City of Stratford Zoning By-law

The lands are zoned Residential R2(1) Zone which permits land uses that include a single detached, semi-detached, duplex, converted and triplex dwellings. The rezoning of the lands to a site specific Residential R3 - special zone would allow for the existing dwelling to be converted to a quadruplex dwelling.

The proposed R3 Zone contains specific regulations for a quadruplex dwelling relating to parking, lot frontage, and setbacks. These requirements are to ensure that the property can accommodate the additional dwelling units while ensuring that amenity space, traffic, neighbourhood characteristics and compatibility with the surrounding neighbourhood is maintained.

The requested parking area setback reduction from 1.5m to 1.1m will still allow for appropriate buffering and screening of the parking area from the adjacent property line and the requested reductions in the front yard depth, and interior side yard setback are intended to recognize the existing building on the property. The front elevation is not being altered and the reduction in the required corner lot frontage for a quadruplex from 22m to 20m is not expected to impact the streetscape as the property is still able to meet minimum landscaped open space and lot coverage requirements while providing adequate amenity space and landscaping on the property. The size of the property would exceed the minimum lot area requirements for the proposed use, and the concept plan demonstrates that the lot will continue to meet all other zone requirements.

If approved, the owner will be required to submit a site plan approval for the quadruplex dwelling before a building permit can be issued. Engineering Services have noted that a road widening will be required from West Gore Street as part of the site plan approval.

The application maintains the intent of the Zoning By-law.



1. Please update our office if the project description changes so that we may determine the impact (if any).
2. Should this application be approved, please provide notification of the new civic addresses as soon as possible.

### **Developer timeline and installation**

1. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin. Finally, please provide the expected installation date(s) for the developer provided CMB pads.
- Engineering Services: No objection. Engineering requires a 1.44-metre-wide road widening from the West Gore Street frontage. Engineering has provided comments regarding this proposed development previously through the Formal Consultation process (FC48-21).

### Public Comments

Notice of the Application was sent to 97 abutting property owners on April 12, 2022. Notice was also included in the Town Crier public in the Beacon Herald on April 15, 2022. Three responses have been received with the residents expressing concerns with increased traffic and on-street parking, a concern with potential damage to an adjacent fence, drainage, noise, privacy, snow removal, changes to the character of the neighbourhood and the likelihood of future requests to change the zoning of other properties within the neighbourhood. Three delegations also expressed similar concerns at the public meeting including the potential decrease in property values in the neighbourhood that would result from the zone change.

### *Increased traffic*

The applicant has submitted a concept plan that shows how the property can accommodate the required four parking spaces for a quadruplex dwelling on the property. Engineering Services have not identified any traffic or parking related issues with this project. West Gore Street and McCulloch Street will remain below the traffic volume capacity on both streets. The Zoning By-law also allows a tenant or owner to park one commercial vehicle on the property provided it does not exceed a length of 6.0m or vehicle height of 2.3m and the submitted concept plan would not provide for the parking of a recreational vehicle within the proposed parking area.

The City has not received complaints about parking infractions on the subject lands and the property is able to provide the required parking for the intended land use which will alleviate off-street parking in the immediate vicinity. If complaints are received in the future, By-law enforcement will attend the property and enforce the Zoning By-law.

### *Privacy and Fencing*

An existing wood fence provides privacy for the adjacent neighbours. The requested reduction in the interior side yard setback is intended to recognize the existing building.



The proposed addition is shown to meet the Zoning By-law requirements in the R3 Zone and any building additions will be required to meet the setbacks prescribed in the Zoning By-law. Planning staff are recommending that the interior side yard setback is reduced for the existing building only.

#### *Site Plan Control*

The applicant will be required to obtain Site Plan approval for the proposed quadruplex dwelling. Plans submitted with the Site Plan application will be required to address drainage and snow removal on the property to ensure that there is no increased water run off to adjacent properties as the result of the development. Further, the applicant has the same responsibility as any property owner where they are expected to prevent any damage to adjacent properties and liable for any damage that may occur.

#### *Neighbourhood character*

Should a quadruplex be proposed on the subject lands, the applicant will be required to obtain site plan approval. The change in zoning would allow for an increase in building height from 10m to 12m. Building elevations will be reviewed as part of the process and the developer will be encouraged to use materials that are compatible with the surrounding area. The preliminary elevations show an increased height with the building elevation but does not include balconies with the building addition. Rezoning applications are analysed on a case-by-case basis and the Planning Act allows any property owner to submit applications such as a consent application or rezoning application on any property.

#### *Property values*

Comments were received that expressed concerns that the proposal will substantially reduce property values within the area. The Provincial Policy Statement and Official Plan encourage intensification and using existing land and infrastructure to achieve intensification. The proposed rezoning and current policies provide an appropriate balance between increasing land use potential and ensuring that any future developments are compatible with the existing surrounding land uses and neighbourhood characteristics. According to the Municipal Guide for Responding to NIMBY, prepared by Affordability and Choice Today, 26 studies were completed across Canada and the United States on the impacts of affordable housing on housing prices. Of the 26 studies, 25 concluded that there were no impacts on housing prices and the 26<sup>th</sup> study was inconclusive.

#### Summary

The Zoning By-law Amendment (Z02-22) is consistent with the PPS, conforms with the City's Official Plan and the intent of the Zoning By-law, is consistent with the City's Strategic Priorities and represents good planning.

Should the Planning and Heritage Committee not approve the staff recommendation, the motion shall include a statement outlining how the recommendation of the Planning

and Heritage Committee complies with the Provincial Policy Statement and the City of Stratford Official Plan and how public input was considered.

### **Financial Implications:**

#### **Financial impact on future year operating budget:**

No municipal expenses are anticipated to support the rezoning application and no additional municipal assets will be added to the asset management plan as requiring maintenance and replacement.

Development charges to convert the existing duplex dwelling into a quadruplex dwelling are waived for the third unit but will apply to the fourth unit at a rate of \$12,602.00 (2022).

The property will continue to be assessed as residential. If the property alterations result in changes to assessed property value, it will impact the assessment and taxes collected.

### **Alignment with Strategic Priorities:**

#### **Strengthening our Plans, Strategies and Partnerships**

Partnering with the community to make plans for our collective priorities in arts, culture, heritage and more. Communicating clearly with the public around our plans and activities.

#### **Developing our Resources**

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

### **Alignment with One Planet Principles:**

#### **Health and Happiness**

Encouraging active, social, meaningful lives to promote good health and wellbeing.

#### **Equity and Local Economy**

Creating safe, equitable places to live and work which support local prosperity and international fair trade.

#### **Culture and Community**

Nurturing local identity and heritage, empowering communities and promoting a culture of sustainable living.

**Staff Recommendation: THAT application Z02-22 to amend the zoning at 385 West Gore Street from a Residential Second Density R2(1) Zone to a Residential Third Density (R3-\_\_\_) Zone with site specific regulations BE APPROVED for the following reasons:**

- 1. the request is consistent with the Provincial Policy Statement;**
- 2. the request is in conformity with the goals, objectives and policies of the Official Plan;**
- 3. the zone change will provide for a development that is appropriate for the lands;**
- 4. the public was consulted during the application circulation and comments that have been received in writing or at the public meeting have been reviewed, considered and analyzed within the Planning report.**

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

**Prepared by:** Jeff Bannon, MCIP, RPP Planner  
**Recommended by:** Taylor Crinklaw, Director of Infrastructure and Development Services  
Joan Thomson, Chief Administrative Officer

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BEING a By-law to amend By-law 10-2022 as amended, with respect to zone change application Z02-22 to amend the Residential Second Density R2(1) zone at 385 West Gore located on the southeast corner of West Gore Street and McCulloch Street to a Residential Third Density R3 zone with site specific regulations.

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**WHEREAS** authority is given to the Council of The Corporation of the City of Stratford by Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended, to pass this by-law;

**AND WHEREAS** the said Council has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

**AND WHEREAS** the Council of The Corporation of the City of Stratford deems it in the public interest that By-law 10-2022, as amended, known as the City of Stratford Zoning By-law, be further amended;

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

1. That Schedule "A", Map 4 to By-law 10-2022, is hereby amended:

by changing from Residential Second Density R2(1) Zone to Residential Third Density R3 Zone with site specific regulations, those lands outlined in heavy solid lines and described as Residential Third Density R3 Zone with site specific regulations R3-\_\_ on Schedule "A", attached hereto and forming part of this By-law, and known municipally as 385 West Gore Street, Stratford Ontario.

2. That By-law 10-2022 as amended, be further amended by adding to Section 15.3 being the Exceptions of the Residential Third Density R3 Zone the following:

"15.3.\_

- a) Defined Area (385 West Gore Street)

Residential Third Density R3 -\_\_ as shown on Schedule "A", Map

- b) Minimum corner lot frontage – quadruplex: 20m

- c) Minimum front yard depth: 5.4m

- d) Minimum quadruplex interior side yard – existing building: 1.2m

- e) Minimum rear yard setback to parking area: 1.1m

3. This By-law shall come into effect upon Final Passage and in accordance with the Planning Act.

READ a FIRST, SECOND and THIRD time and

FINALLY PASSED this \_\_\_\_ day of \_\_\_\_\_, 2022.

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Mayor – Daniel B. Mathieson

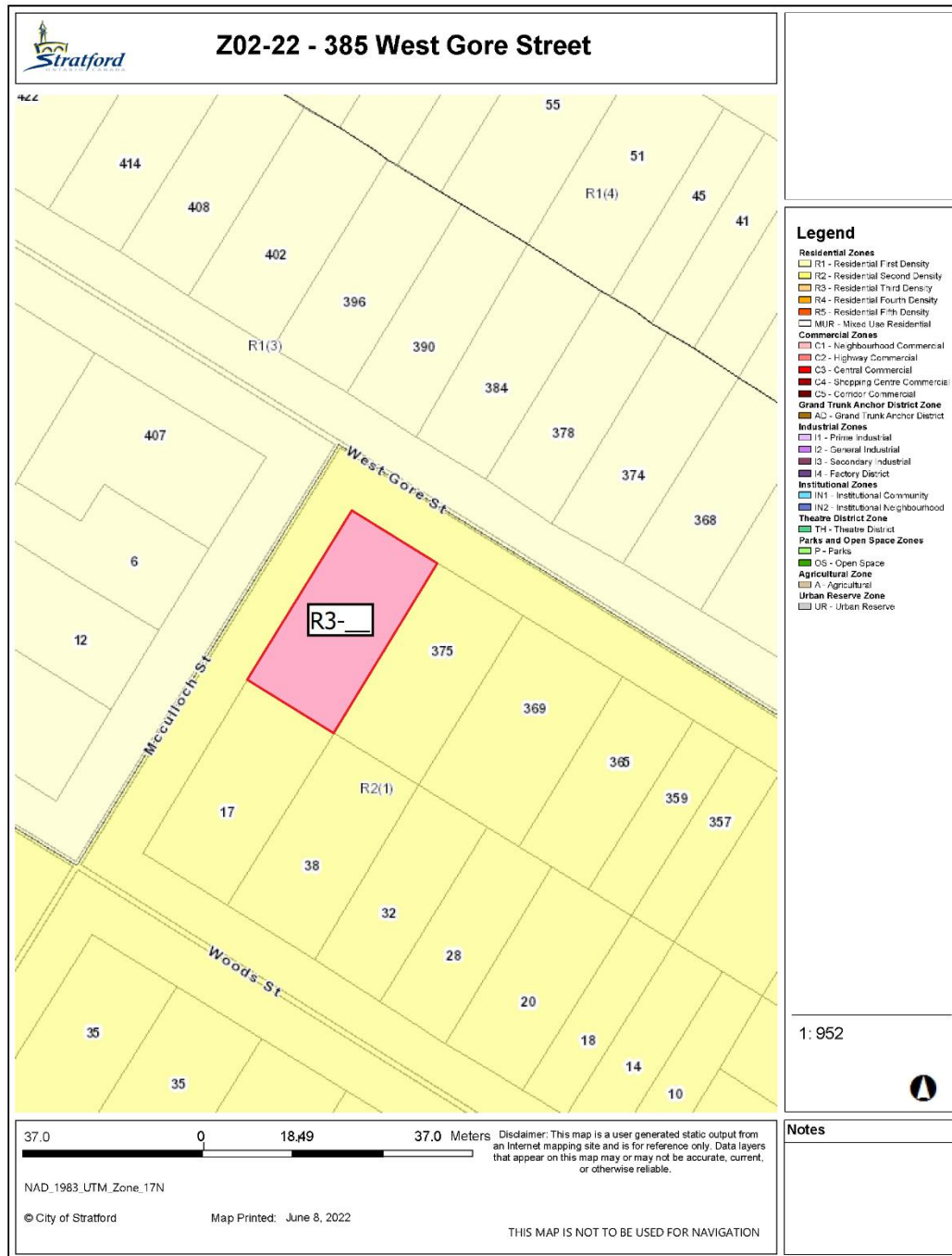
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Clerk – Tatiana Dafoe

**This is Schedule "A" to By-law XX-2022**  
**Adopted this \_\_\_ day of \_\_\_\_\_, 2022**

Amending 10-2022  
of  
The Corporation of the City of Stratford

**385 West Gore St**





## **CITY OF STRATFORD PUBLIC MEETING MINUTES**

A **PUBLIC MEETING** was held on Monday, May 16, 2022, at 6:03 p.m., via electronic participation to give the public and Council an opportunity to hear all interested persons with respect to Zone Change Application Z02-22, relating to 385 West Gore Street in the City of Stratford.

**COUNCIL PRESENT:** Mayor Mathieson – Chair presiding, Councillors Graham Bunting, Tom Clifford, Dave Gaffney, Bonnie Henderson, Danielle Ingram, Martin Ritsma and Kathy Vassilakos.

**STAFF PRESENT:** Joan Thomson – Chief Administrative Officer, John Paradis - Fire Chief, Taylor Crinklaw - Director of Infrastructure and Development Services, David St. Louis – Director of Community Services, Kim McElroy – Director of Social Services, Anne Kircos - Acting Director of Human Resources, Alyssa Bridge – Manager of Planning, Jeff Bannon – Planner, Chris Bantock – Deputy Clerk, and Danielle Clayton – Recording Secretary.

**ALSO PRESENT:** Jordan Hayle, Susan Molenhuis, Mark Flanagan, Sharon McTavish, and members of the public.

**REGRETS:** Councillor Sebben and Councillor Beatty

Mayor Mathieson called the meeting to order and stated the purpose of the meeting is to give Council and the public an opportunity to hear all interested persons with respect to Zone Change Application Z02-22, relating to 385 West Gore Street in the City of Stratford.

The Mayor explained the order of procedure for the public meeting.

### **STAFF PRESENTATION**

Jeff Bannon, City Planner, reviewed the PowerPoint presentation stating that the proposed Zone Change amendment is to rezone the lands from Residential Second Density R2(1) zone to a Residential Third Density – Site Specific zone. This would allow for the existing dwelling to be converted to a quadruplex dwelling with a minimum front yard depth of 5.4m, a minimum lot frontage of 20m for a quadruplex dwelling, a minimum side yard width of 1.2m for a quadruplex dwelling and a minimum rear yard setback to a parking area of 1.1m. A Planning Justification Report, a conceptual site plan, building elevations and a functional servicing letter were all submitted in support of the application.

The Planner advised that the subject lands are on the southeast corner of West Gore Street and McCulloch Street which covers approximately 890 sq.m. (8712 sq.ft.). The subject property is designated Residential Area in the Official Plan which allows for a range of

residential uses including triplex dwellings, townhouse dwellings and low-rise apartments. The Planner advised that the subject lands are zoned Residential R2(1) Zone which permits land uses including a single detached, semi-detached, duplex, converted and triplex dwellings. The rezoning of the subject lands to a site specific Residential R3-special zone would allow for the existing dwelling to be converted to a quadruplex dwelling.

The application was circulated for comments and the Community Services Department, Festival Hydro, Fire Department and Building Services had no concerns with the application. Canada Post provided mail delivery service information. The Engineering Department advised that they had no objection but a 1.44-metre road widening from the West Gore Street frontage would be required. Notices were also sent to 97 abutting property owners on April 12, 2022, and a notice was included in the Town Crier in the Beacon Herald on April 15, 2022. To date, three responses were received prior to the planning report being finalized and three additional responses were received prior to the meeting.

The Planner advised that concerns from residents have been raised including increased traffic and on-street parking, potential damage to an adjacent fence, drainage, noise, privacy, snow removal, changes to the character of the neighbourhood, the likelihood of future requests to change the zoning of other properties within the neighbourhood, a decrease in property values and a lack of amenity area on the subject property.

## **QUESTIONS FROM COUNCIL**

Councillor Ingram questioned if in the Zoning By-law it differentiates between a parking area or a property line. The Planner advised that for the dwelling itself, it does not differentiate but that there is a section in the Zoning By-law that requires a minimum rear yard setback to a parking area of 1.5m. The applicant is proposing to provide a 1.1m rear yard setback.

Councillor Ingram requested that the Planner define what a parking area is. The Planner stated that the Zoning By-law defines a parking area as "an area provided to park motor vehicles and includes any related parking isles and parking spaces. It includes private garage, or a parking area located within the building or a structure but does not include any part of the street, lane or the driveway."

Councillor Ingram questioned if the intent of the definition was for low-rise residential or for higher density residential. The Planner advised that it is intended for all types of land use. Parking areas tend to be provided for anything more than four units as more parking spaces are required. If it is three units or less it is easier to provide parking on the property.

Councillor Clifford questioned if there was adequate parking. The Planner advised that the applicants are providing adequate parking and that they require four parking spaces on the property which they can provide.



Councillor Henderson questioned if someone could own property, but not live there and store vehicles at that property. The Planner stated that the intention of the Zoning By-law is to provide parking for the subject lands. There are provisions in the By-law that if the property owner wished to complete the process of having parking located off the site, that is an option. Parking can be provided on a different property, but it must be recognized through the Zoning By-law. Councillor Henderson stated that letters were received from residents concerned with the storing of a truck at the subject property and questioned if the Planner will investigate to see if the property owner has applied for this to be permitted. The Planner advised it was his understand that the current parking spaces are being used by the tenants. He further advised that By-law Enforcement would be able to look into this but it would be difficult to prove who is actually storing vehicles on the property.

### **APPLICANT PRESENTATION**

Jordan Hayle, Hayle Housing Inc., thanked Council for their questions and the Planner for the presentation on the zone change application. Mr. Hayle advised that Grit Engineering Inc. was hired to develop the site plan and to ensure that adequate parking is provided. It was noted that the consultant from Grit Engineering Inc. has been made aware of the requirements such as snow storage and amenities. Currently there are two driveways on the subject lands, one has parking for 4-6 vehicles directly off McCulloch Street and then the existing driveway which leads to the existing garage. The applicant noted that the area in front and behind of the proposed vestibule can become an amenity area as well as the frontage onto West Gore Street.

In response to previous questions from Council, Mr. Hayle stated that his work vehicles are parked at the subject lands and that he would be willing to work with the Planning Department to receive approval to park there.

In response to public comments the applicant advised that there are currently two adjacent fences between the neighbouring properties and that there is no anticipation that these fences would be harmed during the construction. The fencing is approximately 8ft high and offer full privacy. The applicant stated that the drainage concerns from residents will be handled during the design of the property. It was stated that the existing garage will come down and the new building will reflect the existing neighbourhood. Mr. Hayle acknowledged that the on-street parking is an issue. The current tenant often will park their vehicle on the road so that their support worker is able to park in the driveway. It was noted that in the new design, there should be enough parking to allow for the support worker to be parked in the driveway. Mr. Hayle confirmed that he spoke to the neighbours in close proximity to the property prior to the notice being mailed out.

### **QUESTIONS FROM COUNCIL**

Councillor Ritsma questioned if each unit would be responsible for handling their own garbage disposal. Mr. Hayle stated that currently each tenant is responsible to take their

own garbage to the curb. Councillor Ritsma asked if there were any plans for a dumpster to be located on the site. Mr. Hayle advised that there are no plans to have a dumpster.

## **QUESTIONS FROM THE PUBLIC**

The Deputy Clerk advised that there were three registered delegations.

Susan Molenhuis thanked Council and City staff for the opportunity to speak. Ms. Molenhuis indicated that she was speaking on behalf of herself and several neighbours. A neighbourhood meeting was held to discuss the area and proposed change. She indicated that the block is extremely congested and making the corner at West Gore Street and McCulloch Street is difficult. Multiple vehicles park on the side of the roads daily and photos have been sent to the Deputy Clerk to display.

Ms. Molenhuis spoke to the first photo that was shown stating that the truck and trailer were parked across from a driveway on McCulloch Street. The second photo showed two vehicles parked on opposite sides of the street making it difficult to pass in between. Ms. Molenhuis indicated that driveways on the subject property were sitting empty and a recreation vehicle and a work truck were parked in the second driveway. It was noted that it would be extremely difficult to have an emergency vehicle or garbage truck make it down the street and that this congestion has been ongoing for approximately 15 years. She advised that recently a fire truck was unable to park on McCulloch Street and had to park on West Gore Street. Mailboxes are also located at this corner and add an increase in traffic daily. The third photo showed the point of view from the driveway of 12 McCulloch Street. It was a different angle showing the vehicles parked across from various driveways, the work truck in the driveway along with the recreation vehicle parked to the side. Ms. Molenhuis emphasised that parking is a daily concern and that the driveway at the subject property has multiple trailers that sit there.

Ms. Molenhuis stated that the area is mainly low-density bungalows and single-family residences. The subject property is one of the few properties that is a duplex unit within approximately four blocks. Concerns have been raised by neighbours with possibly doubling the units on the corner property which will bring more traffic. Ms. Molenhuis advised that there is another set of mailboxes at the end of McCulloch Street that service Woods Street and Easton Street. In the block between Easson Street and Woods Street there are no sidewalks. There are many children who are walking on the streets to get to school. Neighbours have raised concerns that residents of West Gore Street park on McCulloch Street as there is no parking on St. Vincent Street, Birmingham Street or John Street. As well, many people park on McCulloch Street to walk to the hospital. She stated that McCulloch Street looks like a nice, quiet street and a great place to add more housing, but it is a very busy area.

Ms. Molenhuis stated that she is an advocate and a voice for more housing but also is an advocate and a voice for the rights of the neighbours. She stated that there will be more

traffic and congestion added to the area with the change of the property. Ms. Molenhuis stated that the neighbours have asked questions regarding the number of bedrooms, bathrooms and the number of units being added. She indicated that there is a large problem with citizens using properties as Airbnb. The number of units are important as often multiple people are living in a small unit which increases traffic coming and going from the property. She questions how many people will be living at this property. Ms. Molenhuis stated that there is a need for an increase in housing, but this property is not affordable housing but for-profit housing. Many citizens have bought in this area as a retirement plan and are mainly senior citizens. There is a concern that property values will be affected if a fourplex is approved and that it could turn into multiunit housing for students. She questioned if this change is approved, would this create a precedent for the City. It was stated that lots in the neighbourhood were 66ft by 132ft and it was questioned if every lot could be approved to house a fourplex and increased income.

Ms. Molenhuis thanked Council for their time and asked that the neighbours be kept in mind. She indicated that many senior citizens in the area could not attend the meeting but are upset that there could be a large building built that does not suit the neighbourhood and could be overlooking their yards.

Sharon McTavish questioned if changes are made to an R3 zone if it would permit others in the City to do the same. Concerns were raised regarding the possibility of balconies and if it will affect her property which is beside the subject property. She advised that if balconies are permitted, they would overlook directly into her backyard which would leave her with no privacy.

Ms. McTavish indicated that there are parking concerns as vehicles are constantly parked on the street. It is difficult to turn off and on to McCulloch Street and that emergency vehicles cannot maneuver the street and must back up to turn around. She stated that there is a partial fence in between her property and the subject property. There is enough room where a passthrough would be available for people to walk between the houses causing additional noise. Mr. McTavish expressed concerns regarding the residents of the proposed unit's balconies with an increase in noise and parties. She stated that her wish is for it to stay a single-family home as they purchased in this area as a retirement plan. It was expressed that permitting this change would destroy the characteristics of the neighbourhood.

The Mayor stated that every property owner within the City of Stratford has the right to apply for rezoning of their property. It is the independent right of any property owner to ask for their property to be rezoned.

Mark Flanagan acknowledged that growth, renovations and new homes are needed. He stated that there are four properties near the subject property that are double lots. It was noted that these homes could also apply to change the zoning to permitted more dwelling units. He expressed that if one zone change is approved, it would be easier for the next one

to be passed. If this is allowed, it will be changing the residential area. Mr. Flanagan agreed that the mailboxes cause issues in driving down McCulloch Street.

Staff advised there were no questions submitted via the electronic Q & A during the meeting.

Councillor Henderson referred to the pictures that were shown indicating that the recreational vehicle was parked on the grass. From her understanding of the Zoning By-law, parking for a recreational vehicle is only permitted on a driveway. Councillor Henderson questioned if an application is made to have a work vehicle park at a property that is not their residence, could that application be refused.

The Planner advised that there is an option to refuse the application. The application would be handled the same way as a Zone Change Application, where permission would be required to allow parking on a property. There are provisions in the Zoning By-law that regulate the number of commercial vehicles that are allowed. The Planner advised that a discussion can be had with the applicant to get a better understanding of the vehicles on the property and provide education.

Councillor Henderson questioned if it would be possible to make a "No Parking" zone on one side of the street and if the road was wide enough to permit vehicles parking across from driveways.

Councillor Gaffney requested clarification if there were businesses being run out of the subject property.

The Planner advised that he was not aware if a business is being run out of the property. It was stated that one commercial vehicle is permitted on the property. There are restrictions on the size of the commercial vehicles. The Planner referred to the photos that were previously shown and stated that the commercial vehicles in the photos were larger than what is allowed under the Zoning By-law.

The Deputy Clerk read the questions from the chat box advising that it was from Susan Molenhuis stating, "We need to know how many bedrooms and baths are in each unit.", "There are too many driveways already." and "Canada Post is already there."

The applicant, Jordan Hayle, stated that they became owners of the property in October. He acknowledged that many neighbours have been there for years. Mr. Hayle stated that they are good neighbours and he personally knocked on doors to try to discuss the proposed changes and any concerns that the neighbourhood may have. He agreed that parking on McCulloch Street is an issue and has spoke to the current tenants about parking. It was noted that his vehicle does not stay at the subject property permanently, but he does attend the property for repairs when needed.

The Mayor noted that the matter will be considered at a future Planning and Heritage Committee meeting and that a video recording of the meeting would be posted to the City's website.

The Mayor adjourned the meeting at 6:40 p.m.

**The following requested to receive further information from the public meeting on May 16, 2022.**

- Sharon McTavish

Thomas & Sandra Hunter  
402 West Gore Street  
Stratford, ON N5A 1L1

Reference:

NOTICE OF CONSIDERATION OF PLANNING APPLICATION

Owner: Hayle Housing Inc.  
385 West Gore Street

My wife and I are the property owners of 402 West Gore Street, diagonally across from 385 West Gore Street the property under consideration for the zoning change.

This is to inform you of our opposition to this zone change. I attended a local meeting with the neighbors concerned of this change and found that I agree with their concerns. I am unable to participate in the City council meeting scheduled for the 27<sup>th</sup> as I do not use Zoom to access it. I just want my opposition noted by the committee holding the hearing.

The traffic problem is bad enough on West Gore and if this densification is allowed it will set a precedent for other property owners to do the same.

The single-family zoning was one reason we considered when we purchased this property in 2014 and we do not see why the City would change the Master Plan for this purpose.

Thank you



Thomas J. Hunter





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## MANAGEMENT REPORT

**Date:** June 27, 2022  
**To:** Planning and Heritage Committee  
**From:** Jeff Bannon, MCIP, RPP Planner  
**Report #:** PLA22-024  
**Attachments:** None

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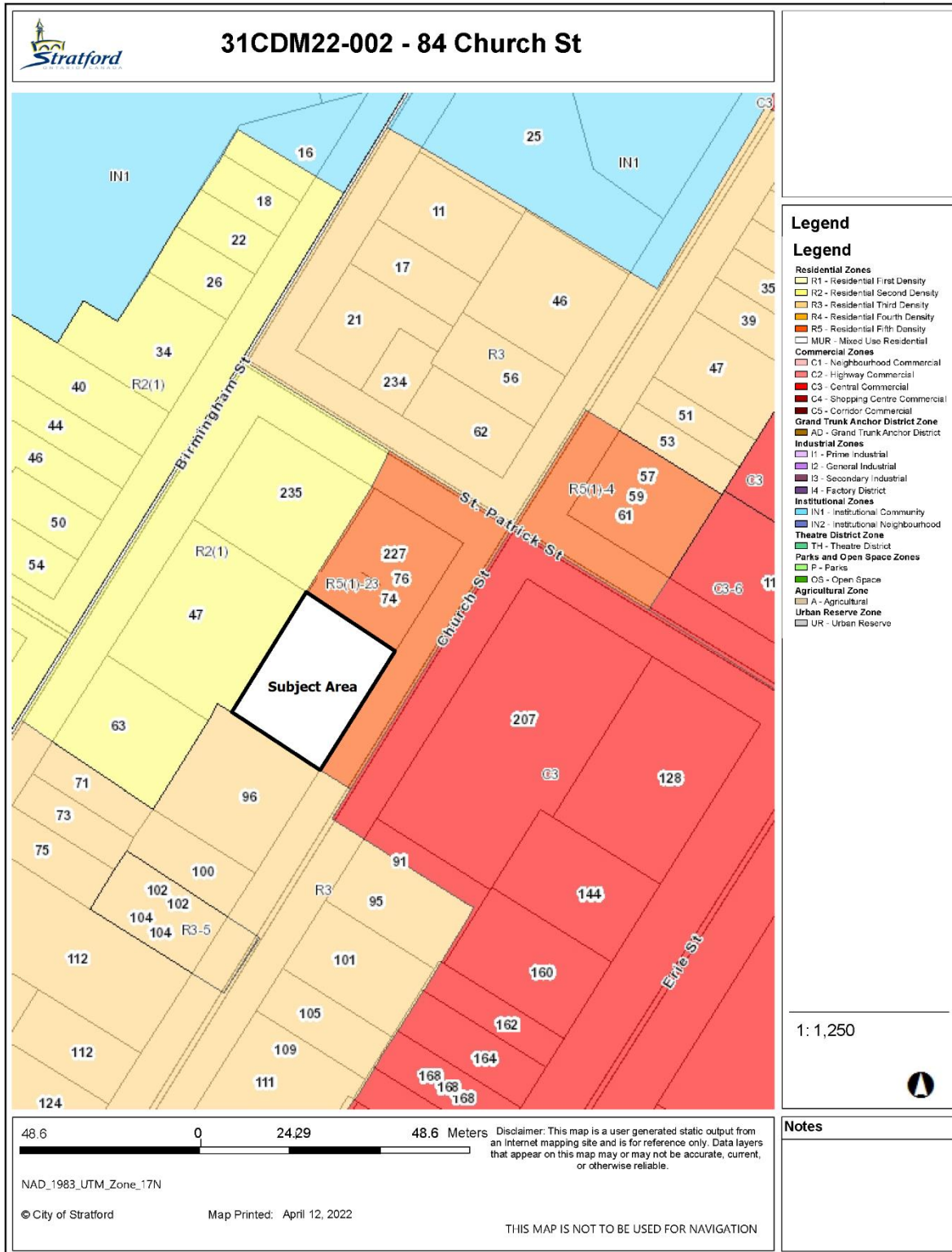
**Title:** Planning Report Draft Plan of Condominium Application 31CDM22-002, 84 Church Street

**Objective:** The purpose of this report is to consider draft approval of a plan of condominium submitted by Baker Planning Group on behalf of LCIR2 Inc. and LCI Holdings Corp. at 84 Church Street.

The proposed draft plan contains a total of 5 residential units. The remainder of the plan is proposed to be common elements that include parking spaces, storage space, landscape areas, corridors and stairwells.

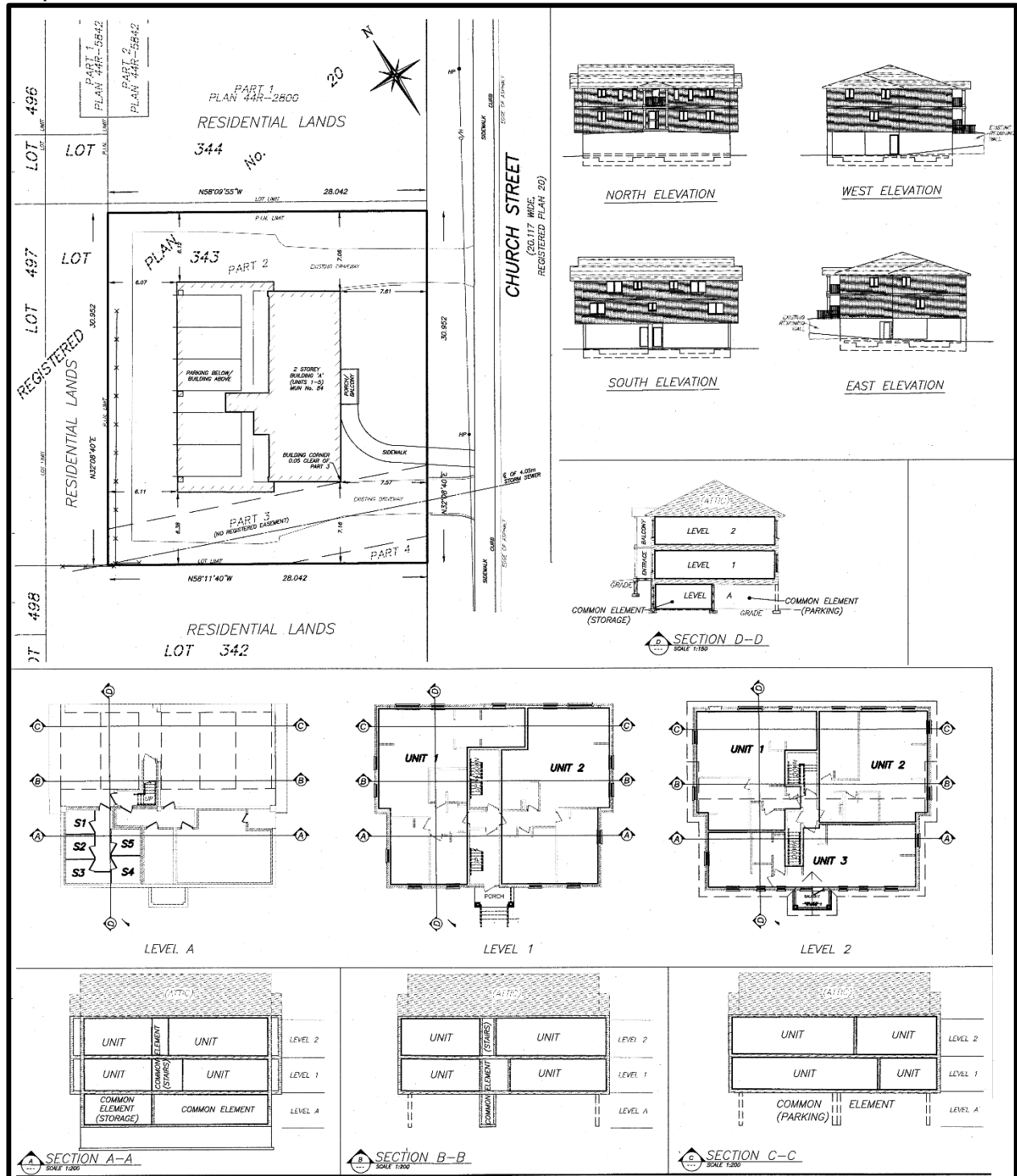
The draft plan of condominium application was deemed complete on April 11, 2022.

## Location and Zoning Map:





## Proposed Plan of Condominium:



**Background:**Site Characteristics:

Characteristic	Information
Existing Use:	5 Unit apartment dwelling
Frontage:	28 metres
Depth	31 metres
Area	868 square metres
Shape	Regular

Surrounding Land Uses:

Direction	Use
North	Residential
East	Vacant commercial
South	Commercial
West	Residential

Subject Land – 84 Church Street (Photo taken June 7, 2022)

### Agency Comments – Draft Plan of Condominium application

The application was circulated on April 22, 2022. The following comments have been received to date:

City Clerk's Department: No concerns provided that sufficient parking is being provided on the property.

Conseil scolaire Viamonde: No comment.

Engineering Division: The Engineering Department requires an easement over the storm arch along the westerly limits of the project (parts 3 and 4 of 44R-2800).

Fire Department: No comment.

Enbridge Gas: The owner/developer is to provide to Enbridge the necessary easements and/or agreements required by Enbridge for the provision of gas services for this project, in a form satisfactory to Enbridge.

Heritage Stratford: No concerns.

Community Services: No concerns.

#### Canada Post:

- Service type and location
  1. Canada Post will provide mail delivery service to the condominium through Centralized Mail Boxes (CMB's).
  2. Canada Post will provide mail delivery service to the Apartments through centralized Lock Box Assembly.
  3. The development includes plans for (a) multi-unit building(s) with a common indoor entrance(s). The developer must supply, install and maintain the mail delivery equipment within these buildings to Canada Post's specifications.
- Developer timeline and installation
  1. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin. Finally, please provide the expected installation date(s) for the developer provided CMB pads.
- Additional Developer Requirements:
  1. The developer will consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes. The developer will then indicate these locations on the appropriate servicing plans.
  2. The developer agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post.

3. The developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mail Box. The developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Box.
4. The developer will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mail Box locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied.
5. The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:
  - Any required walkway across the boulevard, per municipal standards
  - Any required curb depressions for wheelchair access, with an opening of at least two metres (consult Canada Post for detailed specifications)
  - A Community Mailbox concrete base pad per Canada Post specifications.

Hydro One: No concerns.

Huron Perth Catholic District School Board: No concerns.

Building Services: No concerns/conditions on the existing building for the condominium as long as there is no proposed construction at this building and the occupancy/units remain as existing.

Upper Thames River Conservation Authority:

- The subject site is outside of the regulated area and the UTRCA has no objections.

The Planning Act does not require a public meeting to be held prior to a municipality considering draft plan approval of a standard Plan of Condominium.

## **Analysis:**

### 2020 Provincial Policy Statement

The 2020 Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest and is set out in three main areas: Building Strong Communities, Wise Use and Management of Resources, and Protecting Public Health and Safety. All decisions on planning matters are required to be consistent with the Provincial Policy Statement (PPS).

Building strong communities is achieved by promoting efficient development and land use patterns and avoiding development patterns that cause environmental, public health or safety concerns.

Section 1.1.1 of the Provincial Policy Statement states that healthy, liveable and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term. The policy also promotes the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments and standards to minimize land consumption and servicing costs.

Section 1.1.3.2 of the Provincial Policy Statement states that land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources and support active transportation. Specifically, 1.1.3.2 states:

*Land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources; are appropriate for, and efficiently use, the infrastructure and public services facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion.*

The building proposed for condominium ownership is existing and utilizes existing municipal infrastructure.

Section 1.4.3 of the Provincial Policy Statement states:

*Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:*

- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities and support the use of active transportation and transit in areas where it exists or is to be developed.*

Sufficient off-street parking and amenity area is being provided on the subject lands and existing infrastructure is in place to support the proposed land use.

The PPS supports developments which efficiently uses land, resources, infrastructure and public service facilities. The condominium conversion of the existing apartment building would contribute to the continuation of a mix of land uses in the neighbourhood that is located within a short distance to a public transit route. The proposal allows for the intensification of the lands on full municipal services which exist and have sufficient capacity to accommodate the residential use. The proposed Draft Plan of Condominium is consistent with the 2020 PPS.

#### Official Plan

The subject property is designated "Residential Area" in the Official Plan. This designation permits a range of residential uses including triplex dwellings, townhouse dwellings and low-rise apartments.

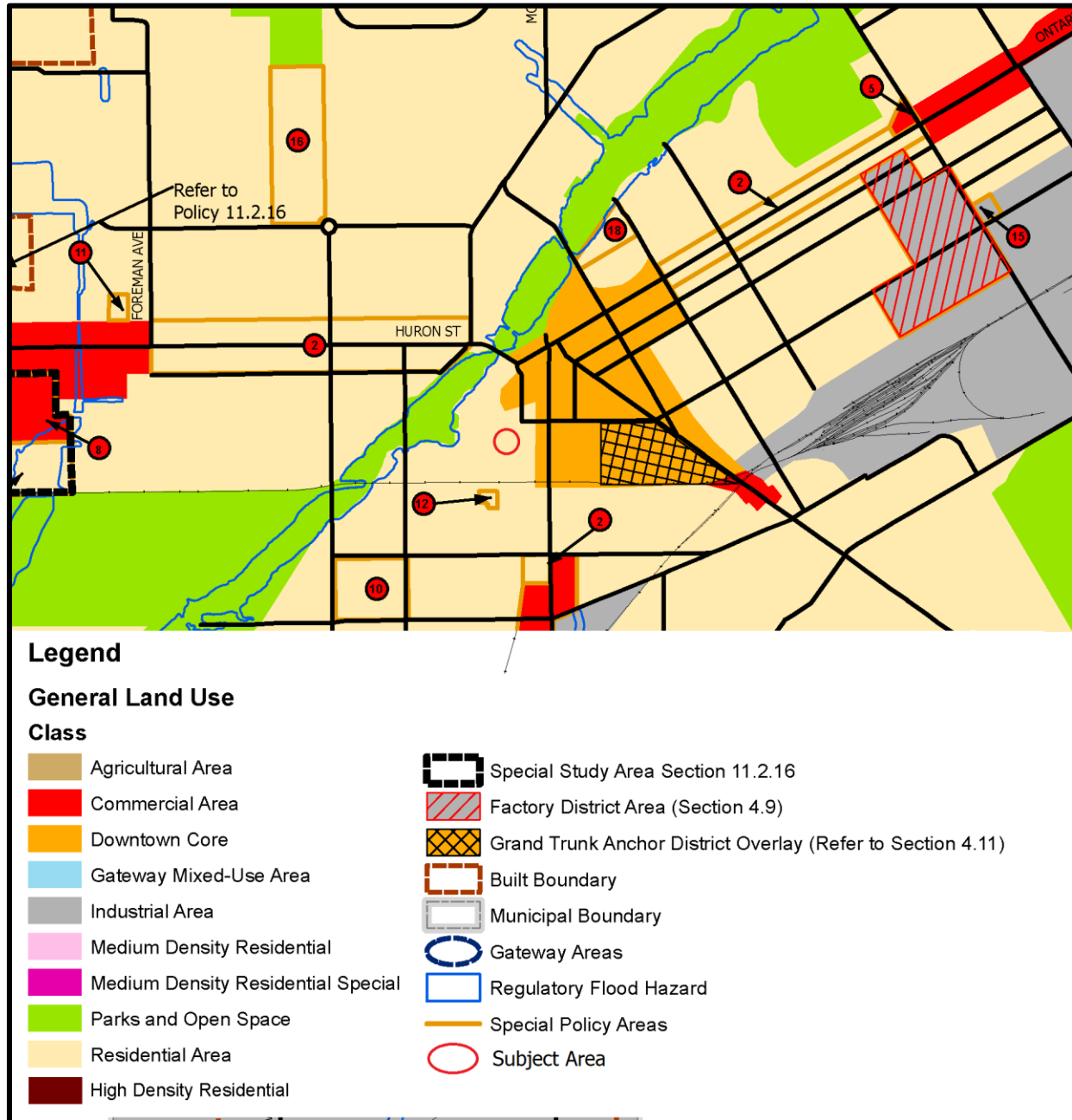
Church Street is classified as a collector street.

Section 3.4.1 of the Official Plan recognizes the need to protect the viability of the community by ensuring there is a full range of housing types designed to meet occupancy, health and safety standards, tenure, form and affordability for current and future residents. The proposed development contributes to a range of housing types and choices that are near the Central Business District.

The scale of the development respects the massing and density of other buildings along Church Street, fencing exists along the rear property line and as there are no changes being made to the exterior façade the building will continue to be compatible with the character in the neighbourhood. As a result there are no additional impacts to the privacy of adjacent residences as a result of the proposed Plan of Condominium.

In accordance with section 9.4, Plans of Condominium are to conform to the general policies and designations of the Official Plan and must create a minimum number of units appropriate to allow for the reasonable, independent operation of a condominium corporation. The proposed draft Plan of Condominium conforms to the general policies and designations of the Official Plan and will allow for the reasonable, independent operation of a Condominium Corporation.

### Excerpt of Schedule 'A' to the Official Plan



### Zoning By-law

The subject property is zoned Residential Fifth Density R5(1)-23 in the City's Zoning By-law and an apartment building is a permitted use.

The site plan agreement for the existing 5 unit apartment building was registered on November 30, 1993. Although the subject property does not meet the existing density and parking requirements in the current Zoning By-law, the property still complies with

the site plan agreement and the proposed condominium conversion will not require changes to the number of dwelling units or parking spaces.

Staff are of the opinion that the proposed Plan of Condominium shows how the property will continue to functionally accommodate the proposed apartment building with minimal impacts on the streetscape of the neighbourhood.

The draft Plan of Condominium includes 5 storage spaces and 5 parking spaces as part of the common element. The proposed Draft Plan of Condominium with 5 legal non-conforming dwelling units and parking spaces will continue to meet the Zoning By-Law requirements.

Draft Plan of Condominium conditions were sent to the applicant on June 9, 2022.

This Draft Plan of Condominium is consistent with the PPS, is in conformity with the Official Plan provisions, meets the intent of the Zoning By-law, is consistent with the City's Strategic Priorities and represents good planning.

Should the Planning and Heritage Committee not approve the staff recommendation, the motion shall include a statement outlining how the recommendation of the Planning and Heritage Committee complies with the Provincial Policy Statement and the City of Stratford Official Plan and how public input was considered.

**Financial Implications:** No municipal expenses are anticipated to support the development. Due to the nature of the proposed development, no additional municipal assets will be added to the asset management plan as requiring maintenance and replacement.

## **Alignment with Strategic Priorities**

### **Strengthening our Plans, Strategies and Partnerships**

Partnering with the community to make plans for our collective priorities in arts, culture, heritage and more. Communicating clearly with the public around our plans and activities.

## **Alignment with One Planet Principles**

### **Health and Happiness**

Encouraging active, social, meaningful lives to promote good health and wellbeing.

### **Equity and Local Economy**

Creating safe, equitable places to live and work which support local prosperity and international fair trade.

**Staff Recommendation: THAT Council of the City of Stratford pursuant to Section 51(31) of the Planning Act grant draft approval to Plan of Condominium 31CDM-22002 subject to the following conditions:**



- a. **This approval applies to the Draft Plan of Condominium submitted by Baker Planning Group, prepared by MTE Ontario Land Surveyors Ltd. certified by Trevor McNeil, OLS, File No. 36618-101-D1 (L), drawing file name 36618-101-D1.DWG, dated March 31, 2022. The Plan contains a total of 5 residential units.**
- b. **This draft approval is for a Standard Plan of Condominium under Part X of the Condominium Act, 1998.**
- c. **The development is to be registered as one condominium corporation. The phase limits are to be to the satisfaction of the Manager of Planning.**
- d. **This approval of the draft plan applies for a period of five (5) years, and if final approval is not given within that time, the draft approval shall lapse, except in the case where an extension has been granted by the Approval Authority.**
- e. **Prior to final approval for the registration of any phase of the condominium corporation within this development, a list of apartment numbers and the corresponding legal descriptions that will be in place upon registration of the plan of condominium shall be submitted to the City to the satisfaction of the Manager of Planning.**
- f. **Prior to final approval for the registration of any Condominium Corporation a plan shall be provided demonstrating that the unit boundaries in conjunction with the approved site plan are in compliance with the applicable Zoning By-law regulations.**
- g. **The Condominium Declaration shall contain appropriate provisions requiring municipal addressing and/or door point numbers to be posted on the façade of each Unit in accordance the City's Municipal Addressing By-law 47-2008 to the satisfaction of the Manager of Planning.**
- h. **Prior to final approval for the initial registration or any subsequent phase of the development as a condominium corporation by the Approval Authority, the Manager of Planning, City of Stratford, is to be advised in writing by the City of Stratford Corporate Services Department, Tax Division that all financial obligations/encumbrances on the said lands have been paid in full, including property taxes and local improvement charges.**

- i. Prior to final approval, the Owner shall make arrangements for the granting of any easements for utilities and municipal services.**
- j. Prior to final approval, the Manager of Planning, is to be advised in writing, by the telecommunications company, that the Owner has made satisfactory arrangements with a telecommunications provider for the provision of permanent or temporary wire-line communications/telecommunication services to this plan.**
- k. Prior to final approval, the Manager of Planning, is to be advised in writing, by Hydro One and/or Festival Hydro, that the Owner has made satisfactory arrangements with an electricity provider for the provision of permanent or temporary electricity services to this plan.**
- l. Prior to final approval, the Manager of Planning, is to be advised in writing, by Enbridge Gas Inc., that its requirements with respect to easements and rights-of-way for services have been met.**
- m. Prior to final approval for the registration or the development as a condominium corporation, the Manager of Planning is to be advised in writing by Canada Post that the Owner has confirmed mail delivery equipment has been supplied and installed to the satisfaction of Canada Post.**
- n. That the Condominium Declaration proposed to be registered or any amendment thereto to effect the registration of a condominium phase shall be submitted for approval to the City's Manager of Planning. The said Declaration shall contain:**
  - i. A provision that outlines that telecommunications, mail delivery equipment, water lines and appurtenances, hydro, perimeter fencing, parking, sanitary sewer lines and appurtenances are to be described as a common element and may include items that are external to the buildings and items that service more than one Unit or the Units and common elements and are to be operated, repaired, and maintained by the Condominium Corporation to the satisfaction of the Manager of Planning;**
  - ii. A provision that unitized parking spaces are to be owned by residential unit owners; and**
  - iii. A provision that the condominium corporation agrees to maintain the subject lands in compliance with approved Site Plan.**

- iv. **Provisions requiring municipal addressing and/or door point numbers to be posted on the façade of each Unit in accordance the City's Municipal Addressing By-law 47-2008 to the satisfaction of the Manager of Planning.**
- o. **That prior to final approval, the Owner provide a written undertaking directed to the City's Manager of Planning to register a Condominium Declaration which shall include the approved provisions as required in condition (n) hereof.**
- p. **That a comprehensive site audit, including the preparation of a site plan, a landscape plan, a site lighting plan and a grading plan, representing current site conditions, be submitted for acceptance to the City's Manager of Planning and that any site works required by said Manager to bring the property to a safe and functional standard, be provided to the satisfaction of the Manager. Such works may include enclosed garbage containers, and additional site lighting to provide safety for occupants, and upgraded landscaping to implement previously approved plans, and changes to the layout of the parking spaces and traffic aisles.**
- q. **That a Technical Building Audit be completed and submitted to the City's Chief Building Official for approval and any deficiencies identified under the Ontario Building Code, Fire Code, or Chapter 665 of the Municipal Code (Property Standards for Maintenance and Occupancy) be rectified to the satisfaction of the Chief Building Official.**
- r. **The digital copy of the plans provided are required containing the plan of condominium in Auto CAD native format (.dwg), stored as a single file, with all of the classes of features (eg. building footprint, Unit boundaries, interior roadways, access to public street, retaining walls, noise attenuation walls, fences, etc.) separated into different layers. For further information, please contact City of Stratford Infrastructure and Development Services Department.**
- s. **Prior to final approval, for the purposes of satisfying any of the conditions of draft approval herein contained, the Owner shall file with the City of Stratford a complete submission consisting of all required clearances and final plans, and to advise the City of Stratford in writing how each of the conditions 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 City of Stratford, such**

**submission will be returned to the Owner without detailed review by the City.**

**Notes:**

- 1. Pursuant to Section 51(59) of the Planning Act, if a plan approved under Section 51(58) of the Planning Act is not registered within 30 days of approval, the City of Stratford may withdraw its approval.**
- 2. If final approval is not given to this Plan, within 5 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.**
- 3. 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 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. For the purposes of clarification no Occupancy Permit shall not be issued and no occupancy shall be permitted for any particular unit until all of the requirements of the Ontario Building Code in relation to occupancy for any particular Unit has been achieved including but not limited to the Additional Work related to the Unit.**
- 5. The Owner is advised that clearances from the following agencies are required:**
  - City of Stratford Corporate Services Department, Tax Division**
  - City of Stratford Infrastructure and Development Services Department, Manager of Planning**
  - City of Stratford Infrastructure and Development Services Department, Chief Building Official**
  - City of Stratford Infrastructure and Development Services Department, Engineering Division**
  - Canada Post**
  - Enbridge Gas Inc.**
  - Festival Hydro**
  - Bell Canada**

**6. The following is required for registration under the Registry Act and for City use:**

- **Two (2) original mylars**
- **Five (5) white paper prints**
- **One (1) digital copy**

**AND THAT the above is recommended for the following reasons:**

- a. the request is consistent with the Provincial Policy Statement;  
and**
- b. the request conforms with the goals, objectives and policies of  
the Official Plan.**

**Prepared by:**

Jeff Bannon, MCIP, RPP Planner

**Recommended by:**

Taylor Crinklaw, Director of Infrastructure and  
Development Services  
Joan Thomson, Chief Administrative Officer



**BY-LAW NUMBER XXX-2022  
OF  
THE CORPORATION OF THE CITY OF STRATFORD**

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BEING a By-law to authorize the transfer (conveyance) to McKinley Hatchery (St. Marys) Ltd. of Parts 9, 10, 11, 12, 14, 15 and 16, Plan 44R-5904, in the Crane West Business Park.

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**WHEREAS** Section 8.(1) of the *Municipal Act, 2001, S.O. 2001, c.25 as amended*, provides that the powers of a municipality under this or any other Act, shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues;

**AND 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** Section 10.(1) of the *Municipal Act 2001* provides that a single-tier municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

**AND WHEREAS** Section 10(2) of the *Municipal Act 2001* provides that a single-tier municipality may pass by-laws respecting economic, social and environment well-being of the municipality;

**AND WHEREAS** the Council of The Corporation of the City of Stratford delegated authority by By-law 135-2017 as amended, to the Chief Administrative Officer to enter into agreements of purchase and sale in accordance with established Council policies, for vacant city-owned land in the Wright Business Park or in city-owned land in an industrial plan of subdivision, or in a city-owned designated business park, under certain conditions;

**AND WHEREAS** The Corporation of the City of Stratford entered into an Agreement of Purchase and Sale dated the 17th day of June, 2022 with McKinley Hatchery (St. Marys) Ltd. for certain property described in Paragraph 2 herein;

**AND WHEREAS** a condition of the Agreement of Purchase and Sale is the passage of a by-law to authorize the sale of the property upon the terms and conditions contained in the Agreement by Council of The Corporation of the City of Stratford;

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

1. That the lands described in Paragraph 2 herein shall be conveyed to McKinley Hatchery (St. Marys) Ltd.
2. That the lands referred to in Section 1 hereof are described as:

- a. Part of Lots 1 and 2, Concession 3 (Downie), now designated as Parts 9, 10 and 11, Plan 44R-5904, subject to a drainage easement over Part 9, Plan 44R-5904 as in R145534, being part of PIN 53264-0091 (LT); and

Part of Lots 1 and 2, Concession 3 (Downie), now designated as Parts 12, 14, 15 and 16, Plan 44R-5904, subject to a drainage easement over Part 14, Plan 44R-5904 as in R145534, being part of PIN 53264-0091 (LT);

- b. And more commonly known as "Lots 2 and 3" in the Crane West Business Park.
3. That the Mayor and Clerk or their respective delegates, representing The Corporation of the City of Stratford, are hereby authorized to execute all necessary documents to transfer (convey) the lands described in Paragraph 2 herein to McKinley Hatchery (St. Marys) Ltd. that have been prepared by or reviewed by the City's Solicitor.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 11th day of July, 2022.

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Mayor – Daniel B. Mathieson

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Clerk – Tatiana Dafoe



**BY-LAW NUMBER XX-2022  
OF  
THE CORPORATION OF THE CITY OF STRATFORD**

---

BEING a By-law to authorize the acceptance of a tender, entering into of a contract and the undertaking of the work by Capital Paving Inc. for Asphalt Resurfacing 2022 [T-2022-17].

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**WHEREAS** Section 8(1) of the Municipal Act, 2001, S.O. 2001, c.25, as amended, provides that the powers of a municipality under this or any other Act, shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues;

**AND 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** Section 10(1) of the Municipal Act 2001, provides that a single-tier municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

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

1. That the tender [T-2022-17] of Capital Paving Inc. for the Asphalt Resurfacing 2022 Contract be accepted and the Mayor and Clerk, or their respective delegates, be and the same are hereby authorized to execute the contract for the said work and to affix the corporate seal thereto.
2. The accepted amount of the tender [T-2022-17] for the Asphalt Resurfacing 2022 Contract is \$\_\_\_\_\_, including HST.
3. That Capital Paving Inc. is authorized to undertake the Asphalt Resurfacing 2022 Contract, pursuant to the said tender and as directed by the Director of Infrastructure and Development Services, or delegate, of The Corporation of the City of Stratford.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 11th day of July, 2022.

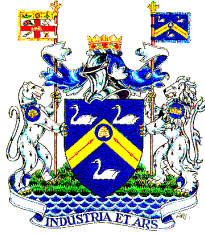
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Mayor – Daniel B. Mathieson

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Clerk – Tatiana Dafoe





**BY-LAW NUMBER XXX-2022  
OF  
THE CORPORATION OF THE CITY OF STRATFORD**

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BEING a By-law to amend By-law 135-2017, as amended, to delegate Council's authority to the Manager of Planning, or delegate, to approve site plans and to authorize the entering into and execution of approved site plan agreements and amending agreements.

---

**WHEREAS** the Council of The Corporation of the City of Stratford enacted By-law 135-2017 to delegate certain authority to certain officials and employees of The Corporation of the City of Stratford or to authorize certain routine administrative practices;

**AND WHEREAS** By-law 135-2017 is amended from time to time by Council of The Corporation of the City of Stratford as deemed appropriate;

**AND WHEREAS** the Council of The Corporation of the City of Stratford adopted Delegation of Powers and Duties Policy as required under section 270 of the Municipal Act, 2001, S.O. 2001, c.25, as amended, with respect to the delegation of Council's legislative and administrative authority;

**AND WHEREAS** the Council of The Corporation of the City of Stratford deems it necessary to amend By-law 135-2017, as amended, to delegate certain authority to the to the Manager of Planning, or delegate, to approve site plans and to authorize the entering into and execution of approved site plan agreements and amending agreements;

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

1. That the Council of The Corporation of the City of Stratford delegate Council's authority to the Manager of Planning, or delegate(s), to approve site plans and to authorize the entering into and execution of approved site plan agreements and amending agreements by way of By-law 86-2022.
2. That Schedule "A" of By-law 135-2017, as amended, be further amended by adding the provision in Schedule "A" attached hereto, to the said Schedule "A" of By-law 135-2017, as amended.
3. All other provisions of By-law 135-2017, as amended, shall remain in force and effect.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 11th day of July, 2022.

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Mayor – Daniel B. Mathieson

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Clerk – Tatiana Dafoe

**THIS IS SCHEDULE “A” to By-law XX-2022**

Adopted this 11th day of July, 2022

**Amending Schedule “A”  
To By-law 135-2017, as amended**

	<b>DELEGATED AUTHORITY</b>	<b>DELEGATE</b>	<b>SOURCE OF POWER OR DUTY</b>	<b>DELEGATION RESTRICTIONS</b>	<b>COMMUNICATION</b>	<b>Previously Delegated</b>	<b>New</b>
10.30	To approve site plans and to authorize the entering into and execution of approved site plan agreements and amending agreements.	Manager of Planning, or delegate(s)	Planning Act  Municipal Act, 2001  By-law 86-2022	None	Signed copy to Clerk’s Office	Yes	No



**BY-LAW NUMBER XXX-2022  
OF  
THE CORPORATION OF THE CITY OF STRATFORD**

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BEING a By-law to impose a Municipal Accommodation Tax  
in the City of Stratford on the purchase of accommodations  
of short term duration.

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**WHEREAS** section 400.1 of the Municipal Act, 2001, S.O. 2001, c.25, as amended, (hereinafter referred to as the "Act") provides that a municipality may pass a by-law imposing a transient accommodation tax;

**AND WHEREAS** Ontario Regular 435/17 provides regulations in respect of the imposition of a transient accommodation tax;

**AND WHEREAS** section 23.2 of the Act permits a municipality to delegate certain legislative and quasi-judicial powers;

**AND WHEREAS** at its meeting of June 27, 2022, Council of The Corporation of the City of Stratford approved the establishment of the transient accommodation tax to be imposed on the purchase of accommodations of short duration within the City of Stratford, which will generate revenue to be shared with designated non-profit entities to promote local tourism;

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

**1. Definitions**

**"Ancillary Charges"** means charges related to the purchase of Transient Accommodation including, but not limited to the purchase of food, room service, mini bar products, internet, movie rentals, and phone charges.

**"City"** means The Corporation of the City of Stratford.

**"Council"** means the 1 Mayor and 10 members of Stratford City Council.

**"Municipal Accommodation Tax"** or **"MAT"** means the tax imposed under this By-law.

**"Provider"** means a person who receives payment in consideration for Transient Accommodation and includes agents, hosts or others who sell, offer for sale or otherwise provides Transient Accommodation; where the Provider cannot easily be determined, the owner of a property providing accommodation is deemed to be the provider of Transient Accommodation.

**"Purchaser"** means the person who makes payment in consideration for Transient Accommodation.

**“Reporting Period”** means monthly or quarterly as determined by a Provider of Transient Accommodation.

**“Transient Accommodation”** means the purchase of a room or suite of rooms containing one or more beds or cots, whether in a hotel, motel, boarding, lodging or rooming house, bed and breakfast or other short-term Rental Accommodation establishment providing lodging.

## **2. Application**

- 2.1 A Purchaser of a Transient Accommodation shall pay, at the time of purchase, a Municipal Accommodation Tax in the amount of four (4) percent of the purchase price of the Transient Accommodation provided for a continuous period of less than 30 nights.
- 2.2 The Municipal Accommodation Tax shall not apply to Ancillary Charges that are itemized separately on the Purchaser’s receipt.
- 2.3 Where the Provider of Transient Accommodation fails to separately itemize Ancillary Charges, the Municipal Accommodation Tax shall apply to the total amount of the purchase price.

## **3. Exemptions**

- 3.1 The Municipal Accommodation Tax imposed under this By-law does not apply to:
  - a) The Crown, every agency of the Crown in right of Ontario and every authority, board, commission, corporation office or organization of persons a majority of whose directors, members or officers are appointed or chosen by or under the authority of the Lieutenant Governor in Council or a member of the Executive Council;
  - b) Every board as defined in subsection 1(1) of the Education Act;
  - c) Every university in Ontario and every college of applied arts and technology and post-secondary institution in Ontario whether or not affiliated with a university;
  - d) Every hospital referred to in the list of hospitals and their grades and classifications maintained by the Minister of Health and Long-Term Care under the Public Hospitals Act and every private hospital operated under the authority of a licence issued under the Private Hospitals Act;
  - e) Every long-term care home as defined in subsection 2(1) of the Long-Term Care Homes Act, 2007;
  - f) Every treatment centre that receives provincial aid under the Ministry of Community and Social Services Act;
  - g) Every house of refuge, or lodging for the reformation of offenders;
  - h) Every charitable, non-profit philanthropic corporation organized as shelters for the relief of the poor or for emergency;

- i) Every hotel or motel room used by the City or its agents for shelter accommodation purposes;
- j) Every tent or trailer site supplied by a campground, tourist camp or trailer park;
- k) Every accommodation supplied by employers to their employees in premises operated by the employer; and
- l) Every hospitality room in an establishment that does not contain a bed and is used for displaying merchandise, holding meetings, holding hearings or entertaining.

#### **4. MAT Collected by Provider**

- 4.1 Providers of Transient Accommodation shall list the Municipal Accommodation Tax as a separate item on the Purchaser's receipt or invoice and identify such tax as "Municipal Accommodation Tax".
- 4.2 Providers of Transient Accommodation shall collect the Municipal Accommodation Tax from the Purchaser at the time of purchase.
- 4.3 Providers of Transient Accommodation shall, within 15 days of the end of each Reporting Period for the Reporting Period prior, remit the Municipal Accommodation Tax to the MAT collection agent(s) designated by the City in a manner the City's Director of Corporate Services and Treasurer, or designate, deems acceptable.
- 4.4 Providers of Transient Accommodation shall, within 15 days of the end of each Reporting Period for the Reporting Period prior, provide a statement in the form required by the MAT collection agent(s), and these statements shall include:
  - a) The number of rooms sold;
  - b) The purchase prices of the rooms sold;
  - c) The number of rooms that were exempt under the By-law and proof the Provider relied on; and
  - d) The Municipal Accommodation Tax collected.
- 4.5 Providers of Transient Accommodation shall provide supporting information as requested by the City's Director of Corporate Services and Treasurer, or designate, for the purposes of enforcing and administering the MAT.

#### **5. Refunds**

- 5.1 Where a Purchaser has paid an amount that is not payable, the City's Director of Corporate Services and Treasurer or the City's MAT collection agent(s), may upon receipt of satisfactory evidence, make a determination that the amount was wrongly paid, and if such a determination is made the City or its MAT collection agent(s) shall refund or credit all or part of the amount, but no refund shall be made unless an application is made to the City within twenty-four (24) months after the payment date.

- 5.2 Where a Provider of Transient Accommodation remits an amount in error, the City or its MAT collection agent(s), may upon receipt of satisfactory evidence, make a determination that an amount was wrongly paid, and if such a determination is made, the City or its MAT collection agent(s), shall refund all or part of the amount, but no refund shall be made unless an application for such a refund is made to the City within twenty-four (24) months after the date of remittance.
- 5.3 Where a person has applied for a refund and the person's claim is in whole or in part refused, the City or its MAT collection agent(s) shall provide a statement of disallowance in such form as determined by the City or its MAT collection agent(s), and the statement shall specify the amount of disallowance and the reasons for the disallowance.

## **6. MAT Collection Agent**

- 6.1 The MAT collection agent shall be the Ontario Restaurant Hotel and Motel Association ("ORHMA") or as determined by the City.
- 6.2 The City's Director of Corporate Services and Treasurer, or designate, in consultation with the City Solicitor, may designate additional MAT collection agents for the City and enter into agreements with designated MAT collection agents.
- 6.3 The MAT collection agent(s) shall collect and administer the Municipal Accommodation Tax as an agent for the City in accordance with the agreement between the City and the MAT collection agent(s) and this By-law.

## **7. Interest, Fees and Liens**

- 7.1 Penalties and interest at a monthly rate of interest applicable to overdue property taxes, shall apply to any outstanding Municipal Accommodation Tax and shall be payable monthly by the Providers of Transient Accommodation on the amount of any tax payable or remittable from them within 30 calendar days following the date on which the Municipal Accommodation Tax was payable to the MAT collection agent(s), or its remittance was due up to and including the date on which such MAT is paid or remitted in full.
- 7.2 All Municipal Accommodation Tax penalties and interest that are past due shall be deemed by the City's Director of Corporate Services and Treasurer, or designate, to be in arrears and shall be transferred to the City's municipal tax collector's roll for any real property in the City to be collected in the same manner as municipal property taxes and shall constitute a lien upon the lands.
- 7.3 A fee, as prescribed by the current City Fees and Charges By-law, shall be charged in respect of all remittances made by cheque that are not honoured by the financial situation upon which it is drawn.

## **8. Audit and Inspections**

- 8.1 Every Provider shall keep, for no less than three (3) years, books of account, records, and documents sufficient to furnish the City or its designated MAT collection agent(s) with the necessary particulars of:

- a) Sales of accommodation;
  - b) Amount of the Municipal Accommodation Tax collected; and
  - c) The remittances made to the MAT collection agent(s).
- 8.2 The City's Director of Corporate Services and Treasurer or the City's designated MAT collection agent(s) may from time to time, inspect and audit the books, documents, transactions, and accounts of Providers and require Providers to produce copies of any document or records required for the purpose of administering and enforcing this By-law.
- 8.3 Every Provider shall furnish upon the request of the City's Director of Corporate Services and Treasurer or the City's designated MAT collection agent(s) for reasonable inspection, copies of any books, documents, transactions, accounts or records required for the purposes of the administration and enforcement of this By-law.
- 8.4 Where it appears from an inspection, audit or examination of the books of account, records or documents that this By-law has not been complied with, the person making the inspection, audit or examination shall calculate the amount payable in such manner and form and by such procedure as the City considers adequate and expedient, and the City shall assess the amount payable.
- 8.5 A person in receipt of such a demand shall comply within the time specified on the demand.

## **9. Offence and Penalties**

- 9.1 Every person who contravenes any provision of this By-law is guilty of an offence.
- 9.2 Every director or officer of a corporation who knowingly concurs in the contravention of any provision of the By-law is guilty of an offence.
- 9.3 Every person convicted of an offence under this By-law is liable to a minimum fine of \$500 and a maximum fine of \$100,000 as provided for in subsection 429(3) of paragraph 1 of the Act.
- 9.4 Every person convicted of an offence under this By-law is liable, for each day the offence continues, to a minimum fine of \$500 and a maximum fine of \$100,000 as provided for in subsection 429(3) paragraph 2 of the Act. The total of all the daily fines for a continuing offence is not limited to \$100,000.
- 9.5 The Superior Court of Justice or any court of competent jurisdiction may, in addition to any penalty imposed on a person convicted of an offence under this By-law, issue an order:
- a) Prohibiting the continuation or repetition of the offence by the person convicted; or
  - b) Requiring the person convicted to correct the contravention in a manner prescribed by the court.

## **10. Administration**

- 10.1 The City's Director of Corporate Services and Treasurer or designate, shall be responsible for the administration of this By-law, including but not limited to approvals, appeals, enforcement and collection.
- 10.2 In administering this By-law, City's the Director of Corporate Services and Treasurer, or designate may issue such interpretation bulletins and guidelines as the Director, from time to time, determines necessary or advisable.

## **11. General**

- 11.1 This By-law shall come into force and effect on July 11, 2022.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 11<sup>th</sup> day of July, 2022.

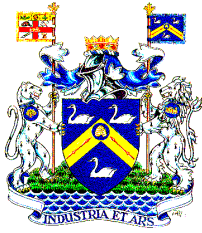
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Mayor – Daniel B. Mathieson

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Clerk – Tatiana Dafoe





**BY-LAW NUMBER XXX-2022  
OF  
THE CORPORATION OF THE CITY OF STRATFORD**

BEING a By-law to amend By-law 10-2022 as amended, with respect to zone change application Z02-22 to amend the Residential Second Density R2(1) zone at 385 West Gore located on the southeast corner of West Gore Street and McCulloch Street to a Residential Third Density R3 zone with site specific regulations.

**WHEREAS** authority is given to the Council of The Corporation of the City of Stratford by Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended, to pass this by-law;

**AND WHEREAS** the said Council has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

**AND WHEREAS** the Council of The Corporation of the City of Stratford deems it in the public interest that By-law 10-2022, as amended, known as the City of Stratford Zoning By-law, be further amended;

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

1. That Schedule "A", Map 4 to By-law 10-2022, is hereby amended:  
by changing from Residential Second Density R2(1) Zone to Residential Third Density R3 Zone with site specific regulations, those lands outlined in heavy solid lines and described as Residential Third Density R3 Zone with site specific regulations R3-12 on Schedule "A", attached hereto and forming part of this By-law, and known municipally as 385 West Gore Street, Stratford Ontario.
2. That By-law 10-2022 as amended, be further amended by adding to Section 15.3 being the Exceptions of the Residential Third Density R3 Zone the following:  
"15.3.12  
a) Defined Area (385 West Gore Street)  
Residential Third Density R3 -12 as shown on Schedule "A", Map  
b) Minimum corner lot frontage – quadruplex: 20m  
c) Minimum front yard depth: 5.4m  
d) Minimum quadruplex interior side yard – existing building: 1.2m  
e) Minimum rear yard setback to parking area: 1.1m
3. This By-law shall come into effect upon Final Passage and in accordance with the Planning Act.

Read a FIRST, SECOND and THIRD time and  
FINALLY PASSED this 11th day of July, 2022.

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Mayor – Daniel B. Mathieson

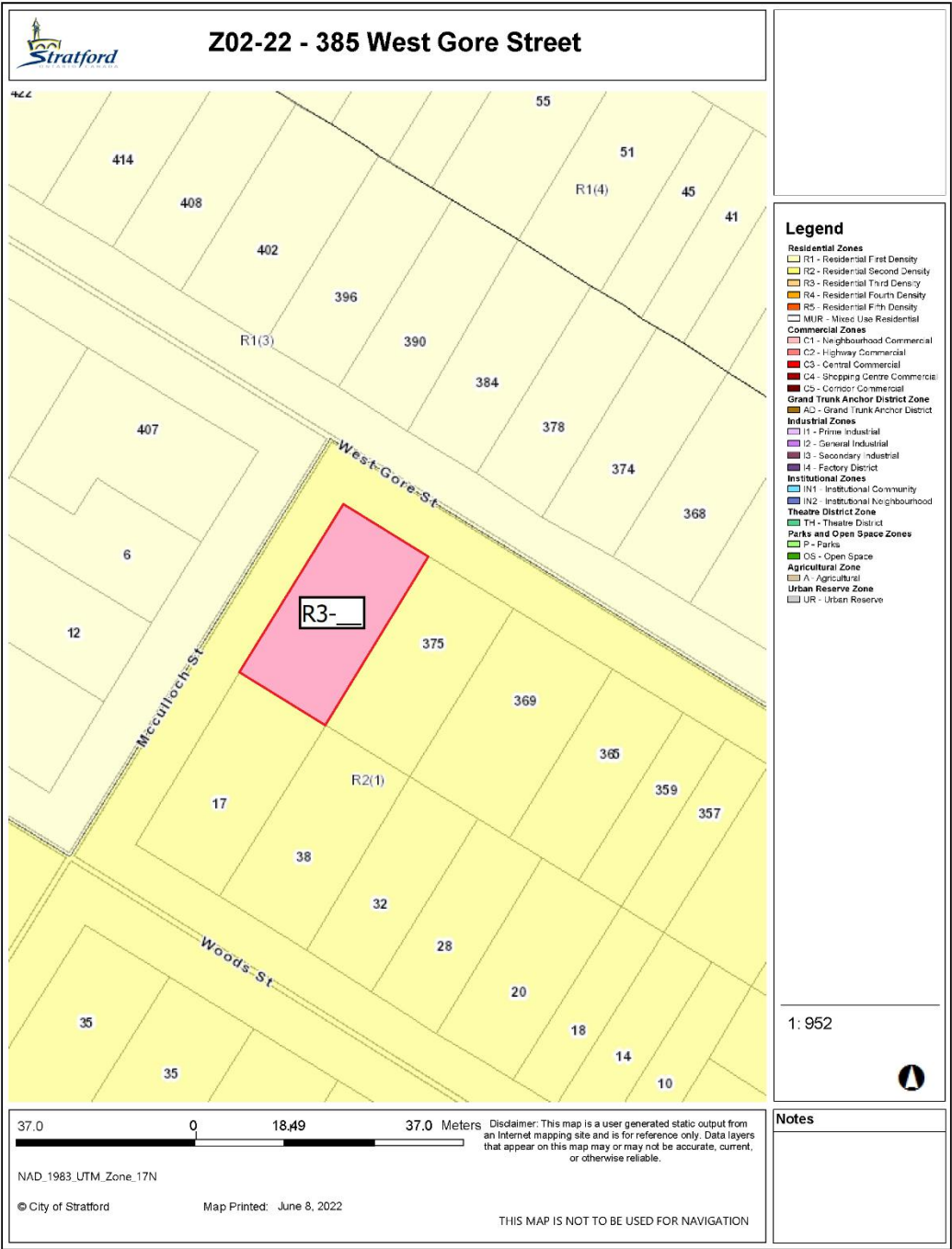
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Clerk – Tatiana Dafoe

**This is Schedule "A" to By-law XX-2022  
Adopted this 11th day of July, 2022**

Amending 10-2022  
of  
The Corporation of the City of Stratford

**385 West Gore St**





## **STRATFORD CITY COUNCIL**

### **CONSENT AGENDA**

July 11, 2022

#### **REFERENCE NO.    CONSENT AGENDA ITEM**

- |             |   |
|-------------|---|
| CA-2022-076 | <p>In accordance with By-law 135-2017, the Infrastructure and Development Services Department provides notification that the following streets were/will be temporarily closed to through traffic, local traffic only:</p> <ul style="list-style-type: none"> <li>• Norman Street from John Street to Avondale Avenue on Thursday June 16, 2022 to facilitate the installation of a new sanitary lateral.</li> <li>• Albert Street from Nile Street to Front Street, Stratford, on Tuesday, June 28, 2022 for a water main repair.</li> </ul>   |
| CA-2022-077 | <p>Notification that the Community Services Department intends to release a request for proposal in accordance with the City's Purchasing Policy for the development and delivery of a Municipal Cultural Plan.</p>   |
| CA-2022-078 | <p>Notification that the Infrastructure and Development Services Department intends to call tenders in accordance with the City's Purchasing Policy for Maintenance of Overhead Door Services.</p>  |
| CA-2022-079 | <p>In accordance with By-law 102-2008 and By-law 135-2017, the Infrastructure and Development Services Department provides notification that the following streets were/will be temporarily closed for parades/street events:</p> <ul style="list-style-type: none"> <li>• Martin Street from Delamere Street to Lakeside Drive; Richard Monette Way; Christopher Plummer Drive; William Street Eastbound Lane and Lakeside Drive Eastbound Lane on Sunday, October 2, 2022 from 6:30 a.m. to 12:00 p.m. for a 5km Run/Walk.</li> <li>• Lakeside Drive from Morenz Drive to Queen Street and Front Street from Lakeside Drive to Ballantyne Avenue on Saturday, September 17, 2022, from 5:00 a.m. to 9:00 p.m. AND North Street from Lakeside Drive to Water Street; Front Street from Ballantyne Avenue to Cobourg; Trow Avenue from Water Street to Cobourg Street; Cobourg Street from Trow Avenue to Queen Street; Water Street from Morenz Drive to Trow Avenue and Ballantyne Avenue from</li> </ul> |

North Street to Queen Street on Saturday, September 17, 2022,  
from 7:00a.m. to 10:00p.m. for the 2022 Dragon Boat Festival.

CA-2022-080

Resolution from the Municipality of Brighton requesting changes to the Amber Alert system and a new alert to protect vulnerable children that have not been abducted, but are at a high risk of danger, injury or death.

Attachment – Resolution from Brighton dated June 20, 2022

Endorsement of the resolution is requested.



**Date:** June 20, 2022

**Resolution No.** 2022-256 <sup>COV</sup>

**Moved By:** [Signature]

**Seconded By:** [Signature]

Whereas the Ontario Amber Alert is a warning system that quickly alerts the public of a suspected abduction of children who are in imminent danger;

And Whereas the goal is to broadcast as much information about the child, the abductor and suspect vehicles as quickly as possible so that the public can respond with any relevant information that might lead to the child's safe return;

And Whereas people are encouraged to share the Amber Alert with as many people as possible. If a child or vulnerable person is abducted, spreading the information quickly is critical to their safe return;

And Whereas an Amber Alert makes the Public aware to keep an eye out for the child, vulnerable person, suspect and the vehicle described, in the alert. If they spot them, try to gather as many details as they can, including the specific location where they saw them, the time, the direction they were travelling in and any other identifying details that will help to locate them;

And Whereas an Amber Alert gives citizens instructions to call 9-1-1 or the phone number included in the alert immediately if they have a trip or a sighting related to an Amber Alert;

An Amber Alert will only be activated if:

- The police have confirmed that an abduction has taken place; and
- There is reason to believe the victim is in danger of serious physical injury, and there is information available that, if broadcast to the public, could assist in the safe recovery of the victim.

And Whereas it is essential to remember that an Amber Alert is not always appropriate in every circumstance and that their continued effectiveness depends on ensuring that they are only used in cases that meet the above criteria;

And Whereas the recent tragic death of 11 year old Draven Graham showed that the Amber Alert system is flawed when it comes to vulnerable children who can go missing but are not abducted;

And Whereas at the time this motion was written, there have been almost 75,000 citizens who had signed a petition on Change.Org requesting that a Draven Alert be created;

And Whereas it is clear that there needs to be an addition to the alert system to allow for law enforcement to send out an alert for vulnerable children who go missing under circumstances that do not involve an abduction but are at serious risk of injury or death;

Therefore be it resolved that the Municipality of Brighton and its Council endorse the following:

1. That the Minister of the Solicitor General and the Commissioner of the Ontario Provincial Police, as well as the Premier's Office, be requested to make the necessary changes to the Amber Alert system and create a new alert called the Draven Alert, which will protect vulnerable children who have not been abducted but are at high risk of danger, injury or death and alert the public that they are missing.
2. That this motion be sent to all municipalities across Ontario and the Association of the Municipalities of Ontario (AMO) for endorsement.

Carried ☒

OR Defeated

☐

Mayor

Recorded Vote		<i>For Clerks Use Only</i>			
<b>Recorded vote called by:</b> _____					
	For	Against	Abstain	Absent	COI
Mayor Brian Ostrander					
Councillor Ron Anderson					
Councillor Mark Bateman					
Councillor Doug LeBlanc					
Councillor Emily Rowley					
Councillor Mary Tadman					
Deputy Mayor Laura Knecht					
<b>Total</b>					
<b>Carried</b> <input type="checkbox"/>		<b>Defeated</b> <input type="checkbox"/>		<b>Clerk's Initials</b> <div style="border: 1px solid black; width: 100px; height: 30px; display: inline-block;"></div>	



**BY-LAW NUMBER XX-2022  
OF  
THE CORPORATION OF THE CITY OF STRATFORD**

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BEING a By-law to enter into a bank loan agreement with the Royal Bank of Canada for the purpose of long-term borrowing.

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**WHEREAS** Part XIII of the Municipal Act 2001, 5.0. 2001, Chapter 25, provides authority for a municipality to incur a debt for municipal purposes, whether by borrowing money or in any other way and may issue debentures and prescribed financial instruments and enter prescribed financial agreements for or in relation to the debt;

**AND WHEREAS** Council of The Corporation of the City of Stratford (the "Corporation") has authorized various undertakings in respect of which Council of the Corporation has by by-law approved such undertakings to be financed in whole or in part by incurring long-term debt (individually an "Undertaking", collectively the "Undertakings") and Council of the Corporation deems it appropriate to authorize borrowing to meet expenditures made in connection with the Undertakings up to a maximum principal amount of \$5,358,828;

**AND WHEREAS** the Corporation and the Royal Bank of Canada have agreed to enter into a bank loan agreement for long-term borrowing;

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

1. That the Mayor and/or the Chief Administrative Officer and the Treasurer are hereby authorized to enter into a bank loan agreement with the Royal Bank of Canada to meet capital expenditures incurred to a maximum amount of \$5,358,828 as follows:
  - Aerial Platform Fire Truck - \$1,732,495 over a 5-year term, interest rate to be determined to a maximum of 6.65%, amortization 25 years
  - Quinlan Pumping Station - \$3,626,333 over a 5-year term, interest rate to be determined to a maximum of 6.62%, amortization 15 years

with annual payments of principal and interest to be paid in monthly installments, said payments to be raised as part of the general municipal levy as required.

2. The lender(s) from whom amounts may be borrowed under the authority of this by-law shall be the Royal Bank of Canada and such other lender(s) as may be determined from time to time by by-law of Council.
3. The Treasurer shall, at the time when any amount is borrowed under this by-law, ensure that the lender is or has been furnished with a certified copy



of this by-law, a certified copy of the by-law mentioned in Section 2 determining a different lender, if applicable, and a statement indicating the specific Undertaking or the specific Undertakings in respect of which the temporary borrowing will be made.

4. The proceeds of every loan obtained under this by-law shall be applied for the purpose of the specific Undertaking or the specific Undertakings in accordance with the provisions hereof.
5. Promissory notes or other authorized evidence of indebtedness made under Section 1 shall be signed by the Treasurer and the Chief Administrative Officer or by such other person as is authorized by by-law to sign the same.
6. This by-law shall come into force and take effect upon the final passage thereof.
7. Schedules "A" and "B" attached hereto form part of this By-law.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 11th day of July, 2022

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Mayor – Daniel B. Mathieson

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Clerk – Tatiana Dafoe

This is Schedule "A" To  
By-Law Number XX-2022

Of The Corporation of the City of Stratford  
Enacted this 11th day of July, 2022

The following projects are financed under this by-law:

1. Aerial Platform Fire Truck \$1,732,495
2. Quinlan Pumping Station \$3,626,333

This is Schedule “B” To  
By-Law Number XX-2022

Of The Corporation of the City of Stratford  
Enacted this 11th day of July, 2022

**Aerial Truck Sample Amortization Maximum Rate 6.65%**

**Loan Amount:** \$1,732,495.00  
**Annual Interest Rate:** 6.65%  
**Loan Period in Years:** 25  
**Start Date of Loan:** 9/28/2022  
**Monthly Payment:** \$11,860.83  
**Number of Payments:** 300  
**Total Interest:** \$1,825,755.20  
**Total Cost of Loan:** \$3,558,250.20

Number	Payment Date	Beginning Balance	Payment	Principal	Interest	Ending Balance
1	10/28/2022	\$1,732,495.00	\$11,860.83	\$2,259.92	\$9,600.91	\$1,730,235.08
2	11/28/2022	\$1,730,235.08	\$11,860.83	\$2,272.45	\$9,588.39	\$1,727,962.63
3	12/28/2022	\$1,727,962.63	\$11,860.83	\$2,285.04	\$9,575.79	\$1,725,677.59
4	1/28/2023	\$1,725,677.59	\$11,860.83	\$2,297.70	\$9,563.13	\$1,723,379.88
5	2/28/2023	\$1,723,379.88	\$11,860.83	\$2,310.44	\$9,550.40	\$1,721,069.45
6	3/28/2023	\$1,721,069.45	\$11,860.83	\$2,323.24	\$9,537.59	\$1,718,746.20
7	4/28/2023	\$1,718,746.20	\$11,860.83	\$2,336.12	\$9,524.72	\$1,716,410.09
8	5/28/2023	\$1,716,410.09	\$11,860.83	\$2,349.06	\$9,511.77	\$1,714,061.03
9	6/28/2023	\$1,714,061.03	\$11,860.83	\$2,362.08	\$9,498.75	\$1,711,698.95
10	7/28/2023	\$1,711,698.95	\$11,860.83	\$2,375.17	\$9,485.67	\$1,709,323.78
11	8/28/2023	\$1,709,323.78	\$11,860.83	\$2,388.33	\$9,472.50	\$1,706,935.45
12	9/28/2023	\$1,706,935.45	\$11,860.83	\$2,401.57	\$9,459.27	\$1,704,533.88
13	10/28/2023	\$1,704,533.88	\$11,860.83	\$2,414.88	\$9,445.96	\$1,702,119.01
14	11/28/2023	\$1,702,119.01	\$11,860.83	\$2,428.26	\$9,432.58	\$1,699,690.75
15	12/28/2023	\$1,699,690.75	\$11,860.83	\$2,441.71	\$9,419.12	\$1,697,249.03
16	1/28/2024	\$1,697,249.03	\$11,860.83	\$2,455.25	\$9,405.59	\$1,694,793.79
17	2/28/2024	\$1,694,793.79	\$11,860.83	\$2,468.85	\$9,391.98	\$1,692,324.94
18	3/28/2024	\$1,692,324.94	\$11,860.83	\$2,482.53	\$9,378.30	\$1,689,842.40
19	4/28/2024	\$1,689,842.40	\$11,860.83	\$2,496.29	\$9,364.54	\$1,687,346.11
20	5/28/2024	\$1,687,346.11	\$11,860.83	\$2,510.12	\$9,350.71	\$1,684,835.99
21	6/28/2024	\$1,684,835.99	\$11,860.83	\$2,524.03	\$9,336.80	\$1,682,311.95
22	7/28/2024	\$1,682,311.95	\$11,860.83	\$2,538.02	\$9,322.81	\$1,679,773.93
23	8/28/2024	\$1,679,773.93	\$11,860.83	\$2,552.09	\$9,308.75	\$1,677,221.85
24	9/28/2024	\$1,677,221.85	\$11,860.83	\$2,566.23	\$9,294.60	\$1,674,655.62
25	10/28/2024	\$1,674,655.62	\$11,860.83	\$2,580.45	\$9,280.38	\$1,672,075.16
26	11/28/2024	\$1,672,075.16	\$11,860.83	\$2,594.75	\$9,266.08	\$1,669,480.41

Number	Payment Date	Beginning Balance	Payment	Principal	Interest	Ending Balance
27	12/28/2024	\$1,669,480.41	\$11,860.83	\$2,609.13	\$9,251.70	\$1,666,871.28
28	1/28/2025	\$1,666,871.28	\$11,860.83	\$2,623.59	\$9,237.25	\$1,664,247.70
29	2/28/2025	\$1,664,247.70	\$11,860.83	\$2,638.13	\$9,222.71	\$1,661,609.57
30	3/28/2025	\$1,661,609.57	\$11,860.83	\$2,652.75	\$9,208.09	\$1,658,956.82
31	4/28/2025	\$1,658,956.82	\$11,860.83	\$2,667.45	\$9,193.39	\$1,656,289.37
32	5/28/2025	\$1,656,289.37	\$11,860.83	\$2,682.23	\$9,178.60	\$1,653,607.14
33	6/28/2025	\$1,653,607.14	\$11,860.83	\$2,697.09	\$9,163.74	\$1,650,910.05
34	7/28/2025	\$1,650,910.05	\$11,860.83	\$2,712.04	\$9,148.79	\$1,648,198.01
35	8/28/2025	\$1,648,198.01	\$11,860.83	\$2,727.07	\$9,133.76	\$1,645,470.94
36	9/28/2025	\$1,645,470.94	\$11,860.83	\$2,742.18	\$9,118.65	\$1,642,728.75
37	10/28/2025	\$1,642,728.75	\$11,860.83	\$2,757.38	\$9,103.46	\$1,639,971.37
38	11/28/2025	\$1,639,971.37	\$11,860.83	\$2,772.66	\$9,088.17	\$1,637,198.71
39	12/28/2025	\$1,637,198.71	\$11,860.83	\$2,788.02	\$9,072.81	\$1,634,410.69
40	1/28/2026	\$1,634,410.69	\$11,860.83	\$2,803.47	\$9,057.36	\$1,631,607.22
41	2/28/2026	\$1,631,607.22	\$11,860.83	\$2,819.01	\$9,041.82	\$1,628,788.20
42	3/28/2026	\$1,628,788.20	\$11,860.83	\$2,834.63	\$9,026.20	\$1,625,953.57
43	4/28/2026	\$1,625,953.57	\$11,860.83	\$2,850.34	\$9,010.49	\$1,623,103.23
44	5/28/2026	\$1,623,103.23	\$11,860.83	\$2,866.14	\$8,994.70	\$1,620,237.09
45	6/28/2026	\$1,620,237.09	\$11,860.83	\$2,882.02	\$8,978.81	\$1,617,355.07
46	7/28/2026	\$1,617,355.07	\$11,860.83	\$2,897.99	\$8,962.84	\$1,614,457.08
47	8/28/2026	\$1,614,457.08	\$11,860.83	\$2,914.05	\$8,946.78	\$1,611,543.03
48	9/28/2026	\$1,611,543.03	\$11,860.83	\$2,930.20	\$8,930.63	\$1,608,612.83
49	10/28/2026	\$1,608,612.83	\$11,860.83	\$2,946.44	\$8,914.40	\$1,605,666.39
50	11/28/2026	\$1,605,666.39	\$11,860.83	\$2,962.77	\$8,898.07	\$1,602,703.63
51	12/28/2026	\$1,602,703.63	\$11,860.83	\$2,979.18	\$8,881.65	\$1,599,724.44
52	1/28/2027	\$1,599,724.44	\$11,860.83	\$2,995.69	\$8,865.14	\$1,596,728.75
53	2/28/2027	\$1,596,728.75	\$11,860.83	\$3,012.30	\$8,848.54	\$1,593,716.45
54	3/28/2027	\$1,593,716.45	\$11,860.83	\$3,028.99	\$8,831.85	\$1,590,687.46
55	4/28/2027	\$1,590,687.46	\$11,860.83	\$3,045.77	\$8,815.06	\$1,587,641.69
56	5/28/2027	\$1,587,641.69	\$11,860.83	\$3,062.65	\$8,798.18	\$1,584,579.04
57	6/28/2027	\$1,584,579.04	\$11,860.83	\$3,079.63	\$8,781.21	\$1,581,499.41
58	7/28/2027	\$1,581,499.41	\$11,860.83	\$3,096.69	\$8,764.14	\$1,578,402.72
59	8/28/2027	\$1,578,402.72	\$11,860.83	\$3,113.85	\$8,746.98	\$1,575,288.87
60	9/28/2027	\$1,575,288.87	\$11,860.83	\$3,131.11	\$8,729.73	\$1,572,157.76
61	10/28/2027	\$1,572,157.76	\$11,860.83	\$3,148.46	\$8,712.37	\$1,569,009.30
62	11/28/2027	\$1,569,009.30	\$11,860.83	\$3,165.91	\$8,694.93	\$1,565,843.39
63	12/28/2027	\$1,565,843.39	\$11,860.83	\$3,183.45	\$8,677.38	\$1,562,659.94
64	1/28/2028	\$1,562,659.94	\$11,860.83	\$3,201.09	\$8,659.74	\$1,559,458.85
65	2/28/2028	\$1,559,458.85	\$11,860.83	\$3,218.83	\$8,642.00	\$1,556,240.02
66	3/28/2028	\$1,556,240.02	\$11,860.83	\$3,236.67	\$8,624.16	\$1,553,003.34
67	4/28/2028	\$1,553,003.34	\$11,860.83	\$3,254.61	\$8,606.23	\$1,549,748.74

Number	Payment Date	Beginning Balance	Payment	Principal	Interest	Ending Balance
68	5/28/2028	\$1,549,748.74	\$11,860.83	\$3,272.64	\$8,588.19	\$1,546,476.09
69	6/28/2028	\$1,546,476.09	\$11,860.83	\$3,290.78	\$8,570.06	\$1,543,185.32
70	7/28/2028	\$1,543,185.32	\$11,860.83	\$3,309.02	\$8,551.82	\$1,539,876.30
71	8/28/2028	\$1,539,876.30	\$11,860.83	\$3,327.35	\$8,533.48	\$1,536,548.95
72	9/28/2028	\$1,536,548.95	\$11,860.83	\$3,345.79	\$8,515.04	\$1,533,203.16
73	10/28/2028	\$1,533,203.16	\$11,860.83	\$3,364.33	\$8,496.50	\$1,529,838.82
74	11/28/2028	\$1,529,838.82	\$11,860.83	\$3,382.98	\$8,477.86	\$1,526,455.84
75	12/28/2028	\$1,526,455.84	\$11,860.83	\$3,401.72	\$8,459.11	\$1,523,054.12
76	1/28/2029	\$1,523,054.12	\$11,860.83	\$3,420.58	\$8,440.26	\$1,519,633.54
77	2/28/2029	\$1,519,633.54	\$11,860.83	\$3,439.53	\$8,421.30	\$1,516,194.01
78	3/28/2029	\$1,516,194.01	\$11,860.83	\$3,458.59	\$8,402.24	\$1,512,735.42
79	4/28/2029	\$1,512,735.42	\$11,860.83	\$3,477.76	\$8,383.08	\$1,509,257.66
80	5/28/2029	\$1,509,257.66	\$11,860.83	\$3,497.03	\$8,363.80	\$1,505,760.63
81	6/28/2029	\$1,505,760.63	\$11,860.83	\$3,516.41	\$8,344.42	\$1,502,244.22
82	7/28/2029	\$1,502,244.22	\$11,860.83	\$3,535.90	\$8,324.94	\$1,498,708.32
83	8/28/2029	\$1,498,708.32	\$11,860.83	\$3,555.49	\$8,305.34	\$1,495,152.83
84	9/28/2029	\$1,495,152.83	\$11,860.83	\$3,575.20	\$8,285.64	\$1,491,577.64
85	10/28/2029	\$1,491,577.64	\$11,860.83	\$3,595.01	\$8,265.83	\$1,487,982.63
86	11/28/2029	\$1,487,982.63	\$11,860.83	\$3,614.93	\$8,245.90	\$1,484,367.70
87	12/28/2029	\$1,484,367.70	\$11,860.83	\$3,634.96	\$8,225.87	\$1,480,732.73
88	1/28/2030	\$1,480,732.73	\$11,860.83	\$3,655.11	\$8,205.73	\$1,477,077.63
89	2/28/2030	\$1,477,077.63	\$11,860.83	\$3,675.36	\$8,185.47	\$1,473,402.27
90	3/28/2030	\$1,473,402.27	\$11,860.83	\$3,695.73	\$8,165.10	\$1,469,706.54
91	4/28/2030	\$1,469,706.54	\$11,860.83	\$3,716.21	\$8,144.62	\$1,465,990.33
92	5/28/2030	\$1,465,990.33	\$11,860.83	\$3,736.80	\$8,124.03	\$1,462,253.52
93	6/28/2030	\$1,462,253.52	\$11,860.83	\$3,757.51	\$8,103.32	\$1,458,496.01
94	7/28/2030	\$1,458,496.01	\$11,860.83	\$3,778.34	\$8,082.50	\$1,454,717.67
95	8/28/2030	\$1,454,717.67	\$11,860.83	\$3,799.27	\$8,061.56	\$1,450,918.40
96	9/28/2030	\$1,450,918.40	\$11,860.83	\$3,820.33	\$8,040.51	\$1,447,098.07
97	10/28/2030	\$1,447,098.07	\$11,860.83	\$3,841.50	\$8,019.34	\$1,443,256.57
98	11/28/2030	\$1,443,256.57	\$11,860.83	\$3,862.79	\$7,998.05	\$1,439,393.79
99	12/28/2030	\$1,439,393.79	\$11,860.83	\$3,884.19	\$7,976.64	\$1,435,509.59
100	1/28/2031	\$1,435,509.59	\$11,860.83	\$3,905.72	\$7,955.12	\$1,431,603.87
101	2/28/2031	\$1,431,603.87	\$11,860.83	\$3,927.36	\$7,933.47	\$1,427,676.51
102	3/28/2031	\$1,427,676.51	\$11,860.83	\$3,949.13	\$7,911.71	\$1,423,727.39
103	4/28/2031	\$1,423,727.39	\$11,860.83	\$3,971.01	\$7,889.82	\$1,419,756.37
104	5/28/2031	\$1,419,756.37	\$11,860.83	\$3,993.02	\$7,867.82	\$1,415,763.36
105	6/28/2031	\$1,415,763.36	\$11,860.83	\$4,015.15	\$7,845.69	\$1,411,748.21
106	7/28/2031	\$1,411,748.21	\$11,860.83	\$4,037.40	\$7,823.44	\$1,407,710.82
107	8/28/2031	\$1,407,710.82	\$11,860.83	\$4,059.77	\$7,801.06	\$1,403,651.05
108	9/28/2031	\$1,403,651.05	\$11,860.83	\$4,082.27	\$7,778.57	\$1,399,568.78

Number	Payment Date	Beginning Balance	Payment	Principal	Interest	Ending Balance
109	10/28/2031	\$1,399,568.78	\$11,860.83	\$4,104.89	\$7,755.94	\$1,395,463.89
110	11/28/2031	\$1,395,463.89	\$11,860.83	\$4,127.64	\$7,733.20	\$1,391,336.25
111	12/28/2031	\$1,391,336.25	\$11,860.83	\$4,150.51	\$7,710.32	\$1,387,185.74
112	1/28/2032	\$1,387,185.74	\$11,860.83	\$4,173.51	\$7,687.32	\$1,383,012.22
113	2/28/2032	\$1,383,012.22	\$11,860.83	\$4,196.64	\$7,664.19	\$1,378,815.58
114	3/28/2032	\$1,378,815.58	\$11,860.83	\$4,219.90	\$7,640.94	\$1,374,595.69
115	4/28/2032	\$1,374,595.69	\$11,860.83	\$4,243.28	\$7,617.55	\$1,370,352.40
116	5/28/2032	\$1,370,352.40	\$11,860.83	\$4,266.80	\$7,594.04	\$1,366,085.60
117	6/28/2032	\$1,366,085.60	\$11,860.83	\$4,290.44	\$7,570.39	\$1,361,795.16
118	7/28/2032	\$1,361,795.16	\$11,860.83	\$4,314.22	\$7,546.61	\$1,357,480.94
119	8/28/2032	\$1,357,480.94	\$11,860.83	\$4,338.13	\$7,522.71	\$1,353,142.82
120	9/28/2032	\$1,353,142.82	\$11,860.83	\$4,362.17	\$7,498.67	\$1,348,780.65
121	10/28/2032	\$1,348,780.65	\$11,860.83	\$4,386.34	\$7,474.49	\$1,344,394.31
122	11/28/2032	\$1,344,394.31	\$11,860.83	\$4,410.65	\$7,450.19	\$1,339,983.66
123	12/28/2032	\$1,339,983.66	\$11,860.83	\$4,435.09	\$7,425.74	\$1,335,548.57
124	1/28/2033	\$1,335,548.57	\$11,860.83	\$4,459.67	\$7,401.16	\$1,331,088.90
125	2/28/2033	\$1,331,088.90	\$11,860.83	\$4,484.38	\$7,376.45	\$1,326,604.51
126	3/28/2033	\$1,326,604.51	\$11,860.83	\$4,509.23	\$7,351.60	\$1,322,095.28
127	4/28/2033	\$1,322,095.28	\$11,860.83	\$4,534.22	\$7,326.61	\$1,317,561.06
128	5/28/2033	\$1,317,561.06	\$11,860.83	\$4,559.35	\$7,301.48	\$1,313,001.71
129	6/28/2033	\$1,313,001.71	\$11,860.83	\$4,584.62	\$7,276.22	\$1,308,417.09
130	7/28/2033	\$1,308,417.09	\$11,860.83	\$4,610.02	\$7,250.81	\$1,303,807.07
131	8/28/2033	\$1,303,807.07	\$11,860.83	\$4,635.57	\$7,225.26	\$1,299,171.50
132	9/28/2033	\$1,299,171.50	\$11,860.83	\$4,661.26	\$7,199.58	\$1,294,510.24
133	10/28/2033	\$1,294,510.24	\$11,860.83	\$4,687.09	\$7,173.74	\$1,289,823.15
134	11/28/2033	\$1,289,823.15	\$11,860.83	\$4,713.06	\$7,147.77	\$1,285,110.09
135	12/28/2033	\$1,285,110.09	\$11,860.83	\$4,739.18	\$7,121.65	\$1,280,370.90
136	1/28/2034	\$1,280,370.90	\$11,860.83	\$4,765.45	\$7,095.39	\$1,275,605.46
137	2/28/2034	\$1,275,605.46	\$11,860.83	\$4,791.85	\$7,068.98	\$1,270,813.61
138	3/28/2034	\$1,270,813.61	\$11,860.83	\$4,818.41	\$7,042.43	\$1,265,995.20
139	4/28/2034	\$1,265,995.20	\$11,860.83	\$4,845.11	\$7,015.72	\$1,261,150.09
140	5/28/2034	\$1,261,150.09	\$11,860.83	\$4,871.96	\$6,988.87	\$1,256,278.13
141	6/28/2034	\$1,256,278.13	\$11,860.83	\$4,898.96	\$6,961.87	\$1,251,379.17
142	7/28/2034	\$1,251,379.17	\$11,860.83	\$4,926.11	\$6,934.73	\$1,246,453.06
143	8/28/2034	\$1,246,453.06	\$11,860.83	\$4,953.41	\$6,907.43	\$1,241,499.65
144	9/28/2034	\$1,241,499.65	\$11,860.83	\$4,980.86	\$6,879.98	\$1,236,518.80
145	10/28/2034	\$1,236,518.80	\$11,860.83	\$5,008.46	\$6,852.37	\$1,231,510.34
146	11/28/2034	\$1,231,510.34	\$11,860.83	\$5,036.21	\$6,824.62	\$1,226,474.12
147	12/28/2034	\$1,226,474.12	\$11,860.83	\$5,064.12	\$6,796.71	\$1,221,410.00
148	1/28/2035	\$1,221,410.00	\$11,860.83	\$5,092.19	\$6,768.65	\$1,216,317.81
149	2/28/2035	\$1,216,317.81	\$11,860.83	\$5,120.41	\$6,740.43	\$1,211,197.41

Number	Payment Date	Beginning Balance	Payment	Principal	Interest	Ending Balance
150	3/28/2035	\$1,211,197.41	\$11,860.83	\$5,148.78	\$6,712.05	\$1,206,048.62
151	4/28/2035	\$1,206,048.62	\$11,860.83	\$5,177.31	\$6,683.52	\$1,200,871.31
152	5/28/2035	\$1,200,871.31	\$11,860.83	\$5,206.01	\$6,654.83	\$1,195,665.30
153	6/28/2035	\$1,195,665.30	\$11,860.83	\$5,234.86	\$6,625.98	\$1,190,430.45
154	7/28/2035	\$1,190,430.45	\$11,860.83	\$5,263.87	\$6,596.97	\$1,185,166.58
155	8/28/2035	\$1,185,166.58	\$11,860.83	\$5,293.04	\$6,567.80	\$1,179,873.55
156	9/28/2035	\$1,179,873.55	\$11,860.83	\$5,322.37	\$6,538.47	\$1,174,551.18
157	10/28/2035	\$1,174,551.18	\$11,860.83	\$5,351.86	\$6,508.97	\$1,169,199.32
158	11/28/2035	\$1,169,199.32	\$11,860.83	\$5,381.52	\$6,479.31	\$1,163,817.80
159	12/28/2035	\$1,163,817.80	\$11,860.83	\$5,411.34	\$6,449.49	\$1,158,406.45
160	1/28/2036	\$1,158,406.45	\$11,860.83	\$5,441.33	\$6,419.50	\$1,152,965.12
161	2/28/2036	\$1,152,965.12	\$11,860.83	\$5,471.49	\$6,389.35	\$1,147,493.63
162	3/28/2036	\$1,147,493.63	\$11,860.83	\$5,501.81	\$6,359.03	\$1,141,991.83
163	4/28/2036	\$1,141,991.83	\$11,860.83	\$5,532.30	\$6,328.54	\$1,136,459.53
164	5/28/2036	\$1,136,459.53	\$11,860.83	\$5,562.95	\$6,297.88	\$1,130,896.58
165	6/28/2036	\$1,130,896.58	\$11,860.83	\$5,593.78	\$6,267.05	\$1,125,302.80
166	7/28/2036	\$1,125,302.80	\$11,860.83	\$5,624.78	\$6,236.05	\$1,119,678.01
167	8/28/2036	\$1,119,678.01	\$11,860.83	\$5,655.95	\$6,204.88	\$1,114,022.06
168	9/28/2036	\$1,114,022.06	\$11,860.83	\$5,687.30	\$6,173.54	\$1,108,334.77
169	10/28/2036	\$1,108,334.77	\$11,860.83	\$5,718.81	\$6,142.02	\$1,102,615.96
170	11/28/2036	\$1,102,615.96	\$11,860.83	\$5,750.50	\$6,110.33	\$1,096,865.45
171	12/28/2036	\$1,096,865.45	\$11,860.83	\$5,782.37	\$6,078.46	\$1,091,083.08
172	1/28/2037	\$1,091,083.08	\$11,860.83	\$5,814.42	\$6,046.42	\$1,085,268.67
173	2/28/2037	\$1,085,268.67	\$11,860.83	\$5,846.64	\$6,014.20	\$1,079,422.03
174	3/28/2037	\$1,079,422.03	\$11,860.83	\$5,879.04	\$5,981.80	\$1,073,542.99
175	4/28/2037	\$1,073,542.99	\$11,860.83	\$5,911.62	\$5,949.22	\$1,067,631.38
176	5/28/2037	\$1,067,631.38	\$11,860.83	\$5,944.38	\$5,916.46	\$1,061,687.00
177	6/28/2037	\$1,061,687.00	\$11,860.83	\$5,977.32	\$5,883.52	\$1,055,709.68
178	7/28/2037	\$1,055,709.68	\$11,860.83	\$6,010.44	\$5,850.39	\$1,049,699.24
179	8/28/2037	\$1,049,699.24	\$11,860.83	\$6,043.75	\$5,817.08	\$1,043,655.49
180	9/28/2037	\$1,043,655.49	\$11,860.83	\$6,077.24	\$5,783.59	\$1,037,578.24
181	10/28/2037	\$1,037,578.24	\$11,860.83	\$6,110.92	\$5,749.91	\$1,031,467.32
182	11/28/2037	\$1,031,467.32	\$11,860.83	\$6,144.79	\$5,716.05	\$1,025,322.54
183	12/28/2037	\$1,025,322.54	\$11,860.83	\$6,178.84	\$5,682.00	\$1,019,143.70
184	1/28/2038	\$1,019,143.70	\$11,860.83	\$6,213.08	\$5,647.75	\$1,012,930.62
185	2/28/2038	\$1,012,930.62	\$11,860.83	\$6,247.51	\$5,613.32	\$1,006,683.11
186	3/28/2038	\$1,006,683.11	\$11,860.83	\$6,282.13	\$5,578.70	\$1,000,400.98
187	4/28/2038	\$1,000,400.98	\$11,860.83	\$6,316.95	\$5,543.89	\$ 994,084.03
188	5/28/2038	\$994,084.03	\$11,860.83	\$6,351.95	\$5,508.88	\$ 987,732.08
189	6/28/2038	\$987,732.08	\$11,860.83	\$6,387.15	\$5,473.68	\$ 981,344.93
190	7/28/2038	\$981,344.93	\$11,860.83	\$6,422.55	\$5,438.29	\$ 974,922.38

Number	Payment Date	Beginning Balance	Payment	Principal	Interest	Ending Balance
191	8/28/2038	\$974,922.38	\$11,860.83	\$6,458.14	\$5,402.69	\$ 968,464.24
192	9/28/2038	\$968,464.24	\$11,860.83	\$6,493.93	\$5,366.91	\$ 961,970.31
193	10/28/2038	\$961,970.31	\$11,860.83	\$6,529.92	\$5,330.92	\$ 955,440.40
194	11/28/2038	\$955,440.40	\$11,860.83	\$6,566.10	\$5,294.73	\$ 948,874.30
195	12/28/2038	\$948,874.30	\$11,860.83	\$6,602.49	\$5,258.35	\$ 942,271.81
196	1/28/2039	\$942,271.81	\$11,860.83	\$6,639.08	\$5,221.76	\$ 935,632.73
197	2/28/2039	\$935,632.73	\$11,860.83	\$6,675.87	\$5,184.96	\$ 928,956.86
198	3/28/2039	\$928,956.86	\$11,860.83	\$6,712.86	\$5,147.97	\$ 922,244.00
199	4/28/2039	\$922,244.00	\$11,860.83	\$6,750.07	\$5,110.77	\$ 915,493.93
200	5/28/2039	\$915,493.93	\$11,860.83	\$6,787.47	\$5,073.36	\$ 908,706.46
201	6/28/2039	\$908,706.46	\$11,860.83	\$6,825.09	\$5,035.75	\$ 901,881.37
202	7/28/2039	\$901,881.37	\$11,860.83	\$6,862.91	\$4,997.93	\$ 895,018.46
203	8/28/2039	\$895,018.46	\$11,860.83	\$6,900.94	\$4,959.89	\$ 888,117.52
204	9/28/2039	\$888,117.52	\$11,860.83	\$6,939.18	\$4,921.65	\$ 881,178.34
205	10/28/2039	\$881,178.34	\$11,860.83	\$6,977.64	\$4,883.20	\$ 874,200.70
206	11/28/2039	\$874,200.70	\$11,860.83	\$7,016.31	\$4,844.53	\$ 867,184.40
207	12/28/2039	\$867,184.40	\$11,860.83	\$7,055.19	\$4,805.65	\$ 860,129.21
208	1/28/2040	\$860,129.21	\$11,860.83	\$7,094.28	\$4,766.55	\$ 853,034.93
209	2/28/2040	\$853,034.93	\$11,860.83	\$7,133.60	\$4,727.24	\$ 845,901.33
210	3/28/2040	\$845,901.33	\$11,860.83	\$7,173.13	\$4,687.70	\$ 838,728.20
211	4/28/2040	\$838,728.20	\$11,860.83	\$7,212.88	\$4,647.95	\$ 831,515.32
212	5/28/2040	\$831,515.32	\$11,860.83	\$7,252.85	\$4,607.98	\$ 824,262.46
213	6/28/2040	\$824,262.46	\$11,860.83	\$7,293.05	\$4,567.79	\$ 816,969.42
214	7/28/2040	\$816,969.42	\$11,860.83	\$7,333.46	\$4,527.37	\$ 809,635.95
215	8/28/2040	\$809,635.95	\$11,860.83	\$7,374.10	\$4,486.73	\$ 802,261.85
216	9/28/2040	\$802,261.85	\$11,860.83	\$7,414.97	\$4,445.87	\$ 794,846.89
217	10/28/2040	\$794,846.89	\$11,860.83	\$7,456.06	\$4,404.78	\$ 787,390.83
218	11/28/2040	\$787,390.83	\$11,860.83	\$7,497.38	\$4,363.46	\$ 779,893.45
219	12/28/2040	\$779,893.45	\$11,860.83	\$7,538.92	\$4,321.91	\$ 772,354.53
220	1/28/2041	\$772,354.53	\$11,860.83	\$7,580.70	\$4,280.13	\$ 764,773.83
221	2/28/2041	\$764,773.83	\$11,860.83	\$7,622.71	\$4,238.12	\$ 757,151.11
222	3/28/2041	\$757,151.11	\$11,860.83	\$7,664.95	\$4,195.88	\$ 749,486.16
223	4/28/2041	\$749,486.16	\$11,860.83	\$7,707.43	\$4,153.40	\$ 741,778.73
224	5/28/2041	\$741,778.73	\$11,860.83	\$7,750.14	\$4,110.69	\$ 734,028.58
225	6/28/2041	\$734,028.58	\$11,860.83	\$7,793.09	\$4,067.74	\$ 726,235.49
226	7/28/2041	\$726,235.49	\$11,860.83	\$7,836.28	\$4,024.56	\$ 718,399.21
227	8/28/2041	\$718,399.21	\$11,860.83	\$7,879.71	\$3,981.13	\$ 710,519.51
228	9/28/2041	\$710,519.51	\$11,860.83	\$7,923.37	\$3,937.46	\$ 702,596.14
229	10/28/2041	\$702,596.14	\$11,860.83	\$7,967.28	\$3,893.55	\$ 694,628.86
230	11/28/2041	\$694,628.86	\$11,860.83	\$8,011.43	\$3,849.40	\$ 686,617.42
231	12/28/2041	\$686,617.42	\$11,860.83	\$8,055.83	\$3,805.00	\$ 678,561.59



Number	Payment Date	Beginning Balance	Payment	Principal	Interest	Ending Balance
232	1/28/2042	\$678,561.59	\$11,860.83	\$8,100.47	\$3,760.36	\$ 670,461.12
233	2/28/2042	\$670,461.12	\$11,860.83	\$8,145.36	\$3,715.47	\$ 662,315.76
234	3/28/2042	\$662,315.76	\$11,860.83	\$8,190.50	\$3,670.33	\$ 654,125.26
235	4/28/2042	\$654,125.26	\$11,860.83	\$8,235.89	\$3,624.94	\$ 645,889.37
236	5/28/2042	\$645,889.37	\$11,860.83	\$8,281.53	\$3,579.30	\$ 637,607.84
237	6/28/2042	\$637,607.84	\$11,860.83	\$8,327.42	\$3,533.41	\$ 629,280.42
238	7/28/2042	\$629,280.42	\$11,860.83	\$8,373.57	\$3,487.26	\$ 620,906.84
239	8/28/2042	\$620,906.84	\$11,860.83	\$8,419.98	\$3,440.86	\$ 612,486.87
240	9/28/2042	\$612,486.87	\$11,860.83	\$8,466.64	\$3,394.20	\$ 604,020.23
241	10/28/2042	\$604,020.23	\$11,860.83	\$8,513.56	\$3,347.28	\$ 595,506.68
242	11/28/2042	\$595,506.68	\$11,860.83	\$8,560.73	\$3,300.10	\$ 586,945.94
243	12/28/2042	\$586,945.94	\$11,860.83	\$8,608.18	\$3,252.66	\$ 578,337.77
244	1/28/2043	\$578,337.77	\$11,860.83	\$8,655.88	\$3,204.96	\$ 569,681.89
245	2/28/2043	\$569,681.89	\$11,860.83	\$8,703.85	\$3,156.99	\$ 560,978.04
246	3/28/2043	\$560,978.04	\$11,860.83	\$8,752.08	\$3,108.75	\$ 552,225.96
247	4/28/2043	\$552,225.96	\$11,860.83	\$8,800.58	\$3,060.25	\$ 543,425.38
248	5/28/2043	\$543,425.38	\$11,860.83	\$8,849.35	\$3,011.48	\$ 534,576.03
249	6/28/2043	\$534,576.03	\$11,860.83	\$8,898.39	\$2,962.44	\$ 525,677.64
250	7/28/2043	\$525,677.64	\$11,860.83	\$8,947.70	\$2,913.13	\$ 516,729.93
251	8/28/2043	\$516,729.93	\$11,860.83	\$8,997.29	\$2,863.55	\$ 507,732.64
252	9/28/2043	\$507,732.64	\$11,860.83	\$9,047.15	\$2,813.69	\$ 498,685.49
253	10/28/2043	\$498,685.49	\$11,860.83	\$9,097.29	\$2,763.55	\$ 489,588.21
254	11/28/2043	\$489,588.21	\$11,860.83	\$9,147.70	\$2,713.13	\$ 480,440.51
255	12/28/2043	\$480,440.51	\$11,860.83	\$9,198.39	\$2,662.44	\$ 471,242.12
256	1/28/2044	\$471,242.12	\$11,860.83	\$9,249.37	\$2,611.47	\$ 461,992.75
257	2/28/2044	\$461,992.75	\$11,860.83	\$9,300.62	\$2,560.21	\$ 452,692.13
258	3/28/2044	\$452,692.13	\$11,860.83	\$9,352.17	\$2,508.67	\$ 443,339.96
259	4/28/2044	\$443,339.96	\$11,860.83	\$9,403.99	\$2,456.84	\$ 433,935.97
260	5/28/2044	\$433,935.97	\$11,860.83	\$9,456.11	\$2,404.73	\$ 424,479.86
261	6/28/2044	\$424,479.86	\$11,860.83	\$9,508.51	\$2,352.33	\$ 414,971.35
262	7/28/2044	\$414,971.35	\$11,860.83	\$9,561.20	\$2,299.63	\$ 405,410.15
263	8/28/2044	\$405,410.15	\$11,860.83	\$9,614.19	\$2,246.65	\$ 395,795.97
264	9/28/2044	\$395,795.97	\$11,860.83	\$9,667.46	\$2,193.37	\$ 386,128.50
265	10/28/2044	\$386,128.50	\$11,860.83	\$9,721.04	\$2,139.80	\$ 376,407.46
266	11/28/2044	\$376,407.46	\$11,860.83	\$9,774.91	\$2,085.92	\$ 366,632.56
267	12/28/2044	\$366,632.56	\$11,860.83	\$9,829.08	\$2,031.76	\$ 356,803.48
268	1/28/2045	\$356,803.48	\$11,860.83	\$9,883.55	\$1,977.29	\$ 346,919.93
269	2/28/2045	\$346,919.93	\$11,860.83	\$9,938.32	\$1,922.51	\$ 336,981.61
270	3/28/2045	\$336,981.61	\$11,860.83	\$9,993.39	\$1,867.44	\$ 326,988.21
271	4/28/2045	\$326,988.21	\$11,860.83	\$10,048.77	\$1,812.06	\$ 316,939.44
272	5/28/2045	\$316,939.44	\$11,860.83	\$10,104.46	\$1,756.37	\$ 306,834.98

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Number	Payment Date	Beginning Balance	Payment	Principal	Interest	Ending Balance
273	6/28/2045	\$306,834.98	\$11,860.83	\$10,160.46	\$1,700.38	\$ 296,674.52
274	7/28/2045	\$296,674.52	\$11,860.83	\$10,216.76	\$1,644.07	\$ 286,457.76
275	8/28/2045	\$286,457.76	\$11,860.83	\$10,273.38	\$1,587.45	\$ 276,184.38
276	9/28/2045	\$276,184.38	\$11,860.83	\$10,330.31	\$1,530.52	\$ 265,854.07
277	10/28/2045	\$265,854.07	\$11,860.83	\$10,387.56	\$1,473.27	\$ 255,466.51
278	11/28/2045	\$255,466.51	\$11,860.83	\$10,445.12	\$1,415.71	\$ 245,021.38
279	12/28/2045	\$245,021.38	\$11,860.83	\$10,503.01	\$1,357.83	\$ 234,518.38
280	1/28/2046	\$234,518.38	\$11,860.83	\$10,561.21	\$1,299.62	\$ 223,957.17
281	2/28/2046	\$223,957.17	\$11,860.83	\$10,619.74	\$1,241.10	\$ 213,337.43
282	3/28/2046	\$213,337.43	\$11,860.83	\$10,678.59	\$1,182.24	\$ 202,658.84
283	4/28/2046	\$202,658.84	\$11,860.83	\$10,737.77	\$1,123.07	\$ 191,921.07
284	5/28/2046	\$191,921.07	\$11,860.83	\$10,797.27	\$1,063.56	\$ 181,123.80
285	6/28/2046	\$181,123.80	\$11,860.83	\$10,857.11	\$1,003.73	\$ 170,266.69
286	7/28/2046	\$170,266.69	\$11,860.83	\$10,917.27	\$943.56	\$ 159,349.42
287	8/28/2046	\$159,349.42	\$11,860.83	\$10,977.77	\$883.06	\$ 148,371.65
288	9/28/2046	\$148,371.65	\$11,860.83	\$11,038.61	\$822.23	\$ 137,333.04
289	10/28/2046	\$137,333.04	\$11,860.83	\$11,099.78	\$761.05	\$ 126,233.26
290	11/28/2046	\$126,233.26	\$11,860.83	\$11,161.29	\$699.54	\$ 115,071.97
291	12/28/2046	\$115,071.97	\$11,860.83	\$11,223.14	\$637.69	\$ 103,848.83
292	1/28/2047	\$103,848.83	\$11,860.83	\$11,285.34	\$575.50	\$ 92,563.49
293	2/28/2047	\$92,563.49	\$11,860.83	\$11,347.88	\$512.96	\$ 81,215.61
294	3/28/2047	\$81,215.61	\$11,860.83	\$11,410.76	\$450.07	\$ 69,804.85
295	4/28/2047	\$69,804.85	\$11,860.83	\$11,474.00	\$386.84	\$ 58,330.85
296	5/28/2047	\$58,330.85	\$11,860.83	\$11,537.58	\$323.25	\$ 46,793.26
297	6/28/2047	\$46,793.26	\$11,860.83	\$11,601.52	\$259.31	\$ 35,191.74
298	7/28/2047	\$35,191.74	\$11,860.83	\$11,665.81	\$195.02	\$ 23,525.93
299	8/28/2047	\$23,525.93	\$11,860.83	\$11,730.46	\$130.37	\$ 11,795.47
300	9/28/2047	\$11,795.47	\$11,860.83	\$11,795.47	\$65.37	\$ (0.00)

**Quinlan Sample Amortization Maximum Rate 6.62%**

**Loan Amount:** \$3,626,333.00  
**Annual Interest Rate:** 6.62%  
**Loan Period in Years:** 15  
**Start Date of Loan:** 9/28/2022  
**Monthly Payment:** \$31,828.97  
**Number of Payments:** 180  
**Total Interest:** \$2,102,881.31  
**Total Cost of Loan:** \$5,729,214.31

Number	Payment Date	Beginning Balance	Payment	Principal	Interest	Ending Balance
1	10/28/2022	\$3,626,333.00	\$31,828.97	\$11,823.70	\$20,005.27	\$3,614,509.30
2	11/28/2022	\$3,614,509.30	\$31,828.97	\$11,888.93	\$19,940.04	\$3,602,620.38
3	12/28/2022	\$3,602,620.38	\$31,828.97	\$11,954.51	\$19,874.46	\$3,590,665.86
4	1/28/2023	\$3,590,665.86	\$31,828.97	\$12,020.46	\$19,808.51	\$3,578,645.40
5	2/28/2023	\$3,578,645.40	\$31,828.97	\$12,086.77	\$19,742.19	\$3,566,558.63
6	3/28/2023	\$3,566,558.63	\$31,828.97	\$12,153.45	\$19,675.52	\$3,554,405.17
7	4/28/2023	\$3,554,405.17	\$31,828.97	\$12,220.50	\$19,608.47	\$3,542,184.67
8	5/28/2023	\$3,542,184.67	\$31,828.97	\$12,287.92	\$19,541.05	\$3,529,896.76
9	6/28/2023	\$3,529,896.76	\$31,828.97	\$12,355.70	\$19,473.26	\$3,517,541.05
10	7/28/2023	\$3,517,541.05	\$31,828.97	\$12,423.87	\$19,405.10	\$3,505,117.19
11	8/28/2023	\$3,505,117.19	\$31,828.97	\$12,492.41	\$19,336.56	\$3,492,624.78
12	9/28/2023	\$3,492,624.78	\$31,828.97	\$12,561.32	\$19,267.65	\$3,480,063.46
13	10/28/2023	\$3,480,063.46	\$31,828.97	\$12,630.62	\$19,198.35	\$3,467,432.84
14	11/28/2023	\$3,467,432.84	\$31,828.97	\$12,700.30	\$19,128.67	\$3,454,732.54
15	12/28/2023	\$3,454,732.54	\$31,828.97	\$12,770.36	\$19,058.61	\$3,441,962.18
16	1/28/2024	\$3,441,962.18	\$31,828.97	\$12,840.81	\$18,988.16	\$3,429,121.37
17	2/28/2024	\$3,429,121.37	\$31,828.97	\$12,911.65	\$18,917.32	\$3,416,209.72
18	3/28/2024	\$3,416,209.72	\$31,828.97	\$12,982.88	\$18,846.09	\$3,403,226.85
19	4/28/2024	\$3,403,226.85	\$31,828.97	\$13,054.50	\$18,774.47	\$3,390,172.35
20	5/28/2024	\$3,390,172.35	\$31,828.97	\$13,126.52	\$18,702.45	\$3,377,045.83
21	6/28/2024	\$3,377,045.83	\$31,828.97	\$13,198.93	\$18,630.04	\$3,363,846.90
22	7/28/2024	\$3,363,846.90	\$31,828.97	\$13,271.75	\$18,557.22	\$3,350,575.15
23	8/28/2024	\$3,350,575.15	\$31,828.97	\$13,344.96	\$18,484.01	\$3,337,230.19
24	9/28/2024	\$3,337,230.19	\$31,828.97	\$13,418.58	\$18,410.39	\$3,323,811.61
25	10/28/2024	\$3,323,811.61	\$31,828.97	\$13,492.61	\$18,336.36	\$3,310,319.00
26	11/28/2024	\$3,310,319.00	\$31,828.97	\$13,567.04	\$18,261.93	\$3,296,751.96
27	12/28/2024	\$3,296,751.96	\$31,828.97	\$13,641.89	\$18,187.08	\$3,283,110.07
28	1/28/2025	\$3,283,110.07	\$31,828.97	\$13,717.14	\$18,111.82	\$3,269,392.92
29	2/28/2025	\$3,269,392.92	\$31,828.97	\$13,792.82	\$18,036.15	\$3,255,600.11

Number	Payment Date	Beginning Balance	Payment	Principal	Interest	Ending Balance
30	3/28/2025	\$3,255,600.11	\$31,828.97	\$13,868.91	\$17,960.06	\$3,241,731.20
31	4/28/2025	\$3,241,731.20	\$31,828.97	\$13,945.42	\$17,883.55	\$3,227,785.78
32	5/28/2025	\$3,227,785.78	\$31,828.97	\$14,022.35	\$17,806.62	\$3,213,763.43
33	6/28/2025	\$3,213,763.43	\$31,828.97	\$14,099.71	\$17,729.26	\$3,199,663.72
34	7/28/2025	\$3,199,663.72	\$31,828.97	\$14,177.49	\$17,651.48	\$3,185,486.23
35	8/28/2025	\$3,185,486.23	\$31,828.97	\$14,255.70	\$17,573.27	\$3,171,230.53
36	9/28/2025	\$3,171,230.53	\$31,828.97	\$14,334.35	\$17,494.62	\$3,156,896.19
37	10/28/2025	\$3,156,896.19	\$31,828.97	\$14,413.42	\$17,415.54	\$3,142,482.76
38	11/28/2025	\$3,142,482.76	\$31,828.97	\$14,492.94	\$17,336.03	\$3,127,989.82
39	12/28/2025	\$3,127,989.82	\$31,828.97	\$14,572.89	\$17,256.08	\$3,113,416.93
40	1/28/2026	\$3,113,416.93	\$31,828.97	\$14,653.28	\$17,175.68	\$3,098,763.65
41	2/28/2026	\$3,098,763.65	\$31,828.97	\$14,734.12	\$17,094.85	\$3,084,029.52
42	3/28/2026	\$3,084,029.52	\$31,828.97	\$14,815.41	\$17,013.56	\$3,069,214.12
43	4/28/2026	\$3,069,214.12	\$31,828.97	\$14,897.14	\$16,931.83	\$3,054,316.98
44	5/28/2026	\$3,054,316.98	\$31,828.97	\$14,979.32	\$16,849.65	\$3,039,337.66
45	6/28/2026	\$3,039,337.66	\$31,828.97	\$15,061.96	\$16,767.01	\$3,024,275.71
46	7/28/2026	\$3,024,275.71	\$31,828.97	\$15,145.05	\$16,683.92	\$3,009,130.66
47	8/28/2026	\$3,009,130.66	\$31,828.97	\$15,228.60	\$16,600.37	\$2,993,902.06
48	9/28/2026	\$2,993,902.06	\$31,828.97	\$15,312.61	\$16,516.36	\$2,978,589.45
49	10/28/2026	\$2,978,589.45	\$31,828.97	\$15,397.08	\$16,431.89	\$2,963,192.37
50	11/28/2026	\$2,963,192.37	\$31,828.97	\$15,482.02	\$16,346.94	\$2,947,710.34
51	12/28/2026	\$2,947,710.34	\$31,828.97	\$15,567.43	\$16,261.54	\$2,932,142.91
52	1/28/2027	\$2,932,142.91	\$31,828.97	\$15,653.31	\$16,175.66	\$2,916,489.60
53	2/28/2027	\$2,916,489.60	\$31,828.97	\$15,739.67	\$16,089.30	\$2,900,749.93
54	3/28/2027	\$2,900,749.93	\$31,828.97	\$15,826.50	\$16,002.47	\$2,884,923.43
55	4/28/2027	\$2,884,923.43	\$31,828.97	\$15,913.81	\$15,915.16	\$2,869,009.63
56	5/28/2027	\$2,869,009.63	\$31,828.97	\$16,001.60	\$15,827.37	\$2,853,008.03
57	6/28/2027	\$2,853,008.03	\$31,828.97	\$16,089.87	\$15,739.09	\$2,836,918.15
58	7/28/2027	\$2,836,918.15	\$31,828.97	\$16,178.64	\$15,650.33	\$2,820,739.52
59	8/28/2027	\$2,820,739.52	\$31,828.97	\$16,267.89	\$15,561.08	\$2,804,471.63
60	9/28/2027	\$2,804,471.63	\$31,828.97	\$16,357.63	\$15,471.34	\$2,788,113.99
61	10/28/2027	\$2,788,113.99	\$31,828.97	\$16,447.87	\$15,381.10	\$2,771,666.12
62	11/28/2027	\$2,771,666.12	\$31,828.97	\$16,538.61	\$15,290.36	\$2,755,127.51
63	12/28/2027	\$2,755,127.51	\$31,828.97	\$16,629.85	\$15,199.12	\$2,738,497.66
64	1/28/2028	\$2,738,497.66	\$31,828.97	\$16,721.59	\$15,107.38	\$2,721,776.07

Number	Payment Date	Beginning Balance	Payment	Principal	Interest	Ending Balance
65	2/28/2028	\$2,721,776.07	\$31,828.97	\$16,813.84	\$15,015.13	\$2,704,962.24
66	3/28/2028	\$2,704,962.24	\$31,828.97	\$16,906.59	\$14,922.38	\$2,688,055.64
67	4/28/2028	\$2,688,055.64	\$31,828.97	\$16,999.86	\$14,829.11	\$2,671,055.78
68	5/28/2028	\$2,671,055.78	\$31,828.97	\$17,093.64	\$14,735.32	\$2,653,962.14
69	6/28/2028	\$2,653,962.14	\$31,828.97	\$17,187.94	\$14,641.02	\$2,636,774.19
70	7/28/2028	\$2,636,774.19	\$31,828.97	\$17,282.76	\$14,546.20	\$2,619,491.43
71	8/28/2028	\$2,619,491.43	\$31,828.97	\$17,378.11	\$14,450.86	\$2,602,113.32
72	9/28/2028	\$2,602,113.32	\$31,828.97	\$17,473.98	\$14,354.99	\$2,584,639.35
73	10/28/2028	\$2,584,639.35	\$31,828.97	\$17,570.37	\$14,258.59	\$2,567,068.97
74	11/28/2028	\$2,567,068.97	\$31,828.97	\$17,667.30	\$14,161.66	\$2,549,401.67
75	12/28/2028	\$2,549,401.67	\$31,828.97	\$17,764.77	\$14,064.20	\$2,531,636.90
76	1/28/2029	\$2,531,636.90	\$31,828.97	\$17,862.77	\$13,966.20	\$2,513,774.13
77	2/28/2029	\$2,513,774.13	\$31,828.97	\$17,961.31	\$13,867.65	\$2,495,812.81
78	3/28/2029	\$2,495,812.81	\$31,828.97	\$18,060.40	\$13,768.57	\$2,477,752.41
79	4/28/2029	\$2,477,752.41	\$31,828.97	\$18,160.03	\$13,668.93	\$2,459,592.38
80	5/28/2029	\$2,459,592.38	\$31,828.97	\$18,260.22	\$13,568.75	\$2,441,332.16
81	6/28/2029	\$2,441,332.16	\$31,828.97	\$18,360.95	\$13,468.02	\$2,422,971.21
82	7/28/2029	\$2,422,971.21	\$31,828.97	\$18,462.24	\$13,366.72	\$2,404,508.96
83	8/28/2029	\$2,404,508.96	\$31,828.97	\$18,564.09	\$13,264.87	\$2,385,944.87
84	9/28/2029	\$2,385,944.87	\$31,828.97	\$18,666.51	\$13,162.46	\$2,367,278.36
85	10/28/2029	\$2,367,278.36	\$31,828.97	\$18,769.48	\$13,059.49	\$2,348,508.88
86	11/28/2029	\$2,348,508.88	\$31,828.97	\$18,873.03	\$12,955.94	\$2,329,635.85
87	12/28/2029	\$2,329,635.85	\$31,828.97	\$18,977.14	\$12,851.82	\$2,310,658.71
88	1/28/2030	\$2,310,658.71	\$31,828.97	\$19,081.83	\$12,747.13	\$2,291,576.87
89	2/28/2030	\$2,291,576.87	\$31,828.97	\$19,187.10	\$12,641.87	\$2,272,389.77
90	3/28/2030	\$2,272,389.77	\$31,828.97	\$19,292.95	\$12,536.02	\$2,253,096.82
91	4/28/2030	\$2,253,096.82	\$31,828.97	\$19,399.38	\$12,429.58	\$2,233,697.43
92	5/28/2030	\$2,233,697.43	\$31,828.97	\$19,506.40	\$12,322.56	\$2,214,191.03
93	6/28/2030	\$2,214,191.03	\$31,828.97	\$19,614.01	\$12,214.95	\$2,194,577.02
94	7/28/2030	\$2,194,577.02	\$31,828.97	\$19,722.22	\$12,106.75	\$2,174,854.80
95	8/28/2030	\$2,174,854.80	\$31,828.97	\$19,831.02	\$11,997.95	\$2,155,023.78
96	9/28/2030	\$2,155,023.78	\$31,828.97	\$19,940.42	\$11,888.55	\$2,135,083.36
97	10/28/2030	\$2,135,083.36	\$31,828.97	\$20,050.43	\$11,778.54	\$2,115,032.93
98	11/28/2030	\$2,115,032.93	\$31,828.97	\$20,161.04	\$11,667.93	\$2,094,871.90
99	12/28/2030	\$2,094,871.90	\$31,828.97	\$20,272.26	\$11,556.71	\$2,074,599.64

Number	Payment Date	Beginning Balance	Payment	Principal	Interest	Ending Balance
100	1/28/2031	\$2,074,599.64	\$31,828.97	\$20,384.09	\$11,444.87	\$2,054,215.54
101	2/28/2031	\$2,054,215.54	\$31,828.97	\$20,496.55	\$11,332.42	\$2,033,719.00
102	3/28/2031	\$2,033,719.00	\$31,828.97	\$20,609.62	\$11,219.35	\$2,013,109.38
103	4/28/2031	\$2,013,109.38	\$31,828.97	\$20,723.31	\$11,105.65	\$1,992,386.06
104	5/28/2031	\$1,992,386.06	\$31,828.97	\$20,837.64	\$10,991.33	\$1,971,548.42
105	6/28/2031	\$1,971,548.42	\$31,828.97	\$20,952.59	\$10,876.38	\$1,950,595.83
106	7/28/2031	\$1,950,595.83	\$31,828.97	\$21,068.18	\$10,760.79	\$1,929,527.65
107	8/28/2031	\$1,929,527.65	\$31,828.97	\$21,184.41	\$10,644.56	\$1,908,343.24
108	9/28/2031	\$1,908,343.24	\$31,828.97	\$21,301.27	\$10,527.69	\$1,887,041.97
109	10/28/2031	\$1,887,041.97	\$31,828.97	\$21,418.79	\$10,410.18	\$1,865,623.18
110	11/28/2031	\$1,865,623.18	\$31,828.97	\$21,536.95	\$10,292.02	\$1,844,086.23
111	12/28/2031	\$1,844,086.23	\$31,828.97	\$21,655.76	\$10,173.21	\$1,822,430.47
112	1/28/2032	\$1,822,430.47	\$31,828.97	\$21,775.23	\$10,053.74	\$1,800,655.25
113	2/28/2032	\$1,800,655.25	\$31,828.97	\$21,895.35	\$9,933.61	\$1,778,759.89
114	3/28/2032	\$1,778,759.89	\$31,828.97	\$22,016.14	\$9,812.83	\$1,756,743.75
115	4/28/2032	\$1,756,743.75	\$31,828.97	\$22,137.60	\$9,691.37	\$1,734,606.15
116	5/28/2032	\$1,734,606.15	\$31,828.97	\$22,259.72	\$9,569.24	\$1,712,346.43
117	6/28/2032	\$1,712,346.43	\$31,828.97	\$22,382.52	\$9,446.44	\$1,689,963.90
118	7/28/2032	\$1,689,963.90	\$31,828.97	\$22,506.00	\$9,322.97	\$1,667,457.90
119	8/28/2032	\$1,667,457.90	\$31,828.97	\$22,630.16	\$9,198.81	\$1,644,827.74
120	9/28/2032	\$1,644,827.74	\$31,828.97	\$22,755.00	\$9,073.97	\$1,622,072.74
121	10/28/2032	\$1,622,072.74	\$31,828.97	\$22,880.53	\$8,948.43	\$1,599,192.21
122	11/28/2032	\$1,599,192.21	\$31,828.97	\$23,006.76	\$8,822.21	\$1,576,185.45
123	12/28/2032	\$1,576,185.45	\$31,828.97	\$23,133.68	\$8,695.29	\$1,553,051.77
124	1/28/2033	\$1,553,051.77	\$31,828.97	\$23,261.30	\$8,567.67	\$1,529,790.47
125	2/28/2033	\$1,529,790.47	\$31,828.97	\$23,389.62	\$8,439.34	\$1,506,400.85
126	3/28/2033	\$1,506,400.85	\$31,828.97	\$23,518.66	\$8,310.31	\$1,482,882.19
127	4/28/2033	\$1,482,882.19	\$31,828.97	\$23,648.40	\$8,180.57	\$1,459,233.79
128	5/28/2033	\$1,459,233.79	\$31,828.97	\$23,778.86	\$8,050.11	\$1,435,454.93
129	6/28/2033	\$1,435,454.93	\$31,828.97	\$23,910.04	\$7,918.93	\$1,411,544.89
130	7/28/2033	\$1,411,544.89	\$31,828.97	\$24,041.95	\$7,787.02	\$1,387,502.94
131	8/28/2033	\$1,387,502.94	\$31,828.97	\$24,174.58	\$7,654.39	\$1,363,328.36
132	9/28/2033	\$1,363,328.36	\$31,828.97	\$24,307.94	\$7,521.03	\$1,339,020.42
133	10/28/2033	\$1,339,020.42	\$31,828.97	\$24,442.04	\$7,386.93	\$1,314,578.38
134	11/28/2033	\$1,314,578.38	\$31,828.97	\$24,576.88	\$7,252.09	\$1,290,001.51

Number	Payment Date	Beginning Balance	Payment	Principal	Interest	Ending Balance
135	12/28/2033	\$1,290,001.51	\$31,828.97	\$24,712.46	\$7,116.51	\$1,265,289.05
136	1/28/2034	\$1,265,289.05	\$31,828.97	\$24,848.79	\$6,980.18	\$1,240,440.25
137	2/28/2034	\$1,240,440.25	\$31,828.97	\$24,985.87	\$6,843.10	\$1,215,454.38
138	3/28/2034	\$1,215,454.38	\$31,828.97	\$25,123.71	\$6,705.26	\$1,190,330.67
139	4/28/2034	\$1,190,330.67	\$31,828.97	\$25,262.31	\$6,566.66	\$1,165,068.36
140	5/28/2034	\$1,165,068.36	\$31,828.97	\$25,401.67	\$6,427.29	\$1,139,666.68
141	6/28/2034	\$1,139,666.68	\$31,828.97	\$25,541.81	\$6,287.16	\$1,114,124.88
142	7/28/2034	\$1,114,124.88	\$31,828.97	\$25,682.71	\$6,146.26	\$1,088,442.16
143	8/28/2034	\$1,088,442.16	\$31,828.97	\$25,824.40	\$6,004.57	\$1,062,617.77
144	9/28/2034	\$1,062,617.77	\$31,828.97	\$25,966.86	\$5,862.11	\$1,036,650.91
145	10/28/2034	\$1,036,650.91	\$31,828.97	\$26,110.11	\$5,718.86	\$1,010,540.80
146	11/28/2034	\$1,010,540.80	\$31,828.97	\$26,254.15	\$5,574.82	\$ 984,286.65
147	12/28/2034	\$984,286.65	\$31,828.97	\$26,398.99	\$5,429.98	\$ 957,887.66
148	1/28/2035	\$957,887.66	\$31,828.97	\$26,544.62	\$5,284.35	\$ 931,343.04
149	2/28/2035	\$931,343.04	\$31,828.97	\$26,691.06	\$5,137.91	\$ 904,651.98
150	3/28/2035	\$904,651.98	\$31,828.97	\$26,838.30	\$4,990.66	\$ 877,813.67
151	4/28/2035	\$877,813.67	\$31,828.97	\$26,986.36	\$4,842.61	\$ 850,827.31
152	5/28/2035	\$850,827.31	\$31,828.97	\$27,135.24	\$4,693.73	\$ 823,692.07
153	6/28/2035	\$823,692.07	\$31,828.97	\$27,284.93	\$4,544.03	\$ 796,407.14
154	7/28/2035	\$796,407.14	\$31,828.97	\$27,435.46	\$4,393.51	\$ 768,971.68
155	8/28/2035	\$768,971.68	\$31,828.97	\$27,586.81	\$4,242.16	\$ 741,384.87
156	9/28/2035	\$741,384.87	\$31,828.97	\$27,739.00	\$4,089.97	\$ 713,645.88
157	10/28/2035	\$713,645.88	\$31,828.97	\$27,892.02	\$3,936.95	\$ 685,753.86
158	11/28/2035	\$685,753.86	\$31,828.97	\$28,045.89	\$3,783.08	\$ 657,707.96
159	12/28/2035	\$657,707.96	\$31,828.97	\$28,200.61	\$3,628.36	\$ 629,507.35
160	1/28/2036	\$629,507.35	\$31,828.97	\$28,356.19	\$3,472.78	\$ 601,151.17
161	2/28/2036	\$601,151.17	\$31,828.97	\$28,512.62	\$3,316.35	\$ 572,638.55
162	3/28/2036	\$572,638.55	\$31,828.97	\$28,669.91	\$3,159.06	\$ 543,968.64
163	4/28/2036	\$543,968.64	\$31,828.97	\$28,828.07	\$3,000.89	\$ 515,140.56
164	5/28/2036	\$515,140.56	\$31,828.97	\$28,987.11	\$2,841.86	\$ 486,153.45
165	6/28/2036	\$486,153.45	\$31,828.97	\$29,147.02	\$2,681.95	\$ 457,006.43
166	7/28/2036	\$457,006.43	\$31,828.97	\$29,307.82	\$2,521.15	\$ 427,698.61
167	8/28/2036	\$427,698.61	\$31,828.97	\$29,469.50	\$2,359.47	\$ 398,229.12
168	9/28/2036	\$398,229.12	\$31,828.97	\$29,632.07	\$2,196.90	\$ 368,597.04
169	10/28/2036	\$368,597.04	\$31,828.97	\$29,795.54	\$2,033.43	\$ 338,801.50

DRAFT By-law 11.6

Number	Payment Date	Beginning Balance	Payment	Principal	Interest	Ending Balance
170	11/28/2036	\$338,801.50	\$31,828.97	\$29,959.91	\$1,869.05	\$ 308,841.59
171	12/28/2036	\$308,841.59	\$31,828.97	\$30,125.19	\$1,703.78	\$ 278,716.40
172	1/28/2037	\$278,716.40	\$31,828.97	\$30,291.38	\$1,537.59	\$ 248,425.01
173	2/28/2037	\$248,425.01	\$31,828.97	\$30,458.49	\$1,370.48	\$ 217,966.52
174	3/28/2037	\$217,966.52	\$31,828.97	\$30,626.52	\$1,202.45	\$ 187,340.00
175	4/28/2037	\$187,340.00	\$31,828.97	\$30,795.48	\$1,033.49	\$ 156,544.53
176	5/28/2037	\$156,544.53	\$31,828.97	\$30,965.36	\$863.60	\$ 125,579.16
177	6/28/2037	\$125,579.16	\$31,828.97	\$31,136.19	\$692.78	\$ 94,442.97
178	7/28/2037	\$94,442.97	\$31,828.97	\$31,307.96	\$521.01	\$ 63,135.02
179	8/28/2037	\$63,135.02	\$31,828.97	\$31,480.67	\$348.29	\$ 31,654.34
180	9/28/2037	\$31,654.34	\$31,828.97	\$31,654.34	\$174.63	\$ 0.00





**BY-LAW NUMBER XX-2022  
OF  
THE CORPORATION OF THE CITY OF STRATFORD**

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BEING a By-law to confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on July 11, 2022.

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**WHEREAS** subsection 5(1) of the *Municipal Act, 2001, S.O. 2001 c.25* as amended, provides that the powers of a municipal corporation are to be exercised by its council;

**AND WHEREAS** subsection 5(3) of the *Act* provides that the powers of council are to be exercised by by-law unless the municipality is specifically authorized to do otherwise;

**AND WHEREAS** it is deemed expedient that the proceedings of the Council of The Corporation of the City of Stratford at this meeting be confirmed and adopted by By-law;

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

1. That the action of the Council at its meeting held on July 11, 2022, in respect of each report, motion, resolution, recommendation or other action passed and taken by the Council at its meeting, is hereby adopted, ratified and confirmed, as if each report, motion, resolution or other action was adopted, ratified and confirmed by its separate by-law.
2. The Mayor of the Council and the proper officers of the City are hereby authorized and directed to do all things necessary to give effect to the said action, to obtain approvals where required, and, except where otherwise provided, to execute all documents necessary in that behalf in accordance with the by-laws of the Council relating thereto.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 11th day of July, 2022.

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Mayor – Daniel B. Mathieson

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Clerk – Tatiana Dafoe