



Stratford City Council Regular Council Open Session AGENDA

Meeting #: 4592nd
Date: Monday, September 23, 2019
Time: 7:00 P.M.
Location: Council Chamber, City Hall
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 - Acting Chief Administrative Officer, Tatiana Dafoe - Acting Clerk, David St. Louis - Director of Community Services, Ed Dujlovic - Director of Infrastructure and Development Services, Kim McElroy - Director of Social Services, Jacqueline Mockler - Director of Human Resources, John Paradis - Fire Chief, Jodi Akins - Council Clerk Secretary

Pages

1. Call to Order:

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

Councillor Beatty provided regrets for this meeting.

Singing of O Canada

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: 31 - 46
- Motion by _____
- THAT the Minutes of the Regular Meeting of Council of The Corporation of the City of Stratford dated September 16, 2019 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 September 23, 2019, be added to the Agenda as printed.
5. Report of the Committee of the Whole In-Camera Session:
- 5.1 At the September 23, 2019 Session, under the Municipal Act, 2001, as amended, matters concerning the following items were considered:
- To be provided.
6. Hearings of Deputations and Presentations:
- 6.1 Update from Huron Perth and Area Ontario Health Team 47 - 56
- Motion by _____
- THAT the presentation by Dr. Sean Blaine and Catherine Hardman regarding the Huron Perth & Area Ontario Health Team be heard.
- 6.2 Public Meeting under the Retail Business Holidays Act - Value Village Application to Open on Certain Retail Business Holidays in Stratford (COU19-075) 57 - 66
- Motion by _____
- THAT the Council meeting adjourn for the purpose of holding a Public Meeting with respect to an application for an exemption under the Retail Business Holiday Act, for 925 Ontario Street, to reconvene at the conclusion of the public meeting.
7. Orders of the Day:

7.1 Proclamation - Toastmasters Month

Motion by _____

THAT City Council hereby proclaims October 2019 as "Toastmasters Month" in the City of Stratford.

7.2 Resolution - CirqueSmith Aerial Arts Theatrical Performance Municipal Significance

Organizers from CirqueSmith have requested designation of their Aerial Arts Theatrical performance on Friday, October 11, 2019 from 6:00 p.m. to 9:00 p.m. at the Stratford Rotary Complex as municipally significant for the purposes of obtaining a special occasion permit liquor licence.

The Health Unit and City Departments indicated no concerns with the request.

Motion by _____

THAT City Council hereby designates the CirqueSmith Aerial Arts Theatrical Performance to be held October 11, 2019 as having municipal significance in Stratford for the purpose of obtaining liquor licences from the AGCO, subject to the necessary permits being obtained, compliance with the City's Municipal Alcohol Risk Policy and the required certificates of insurance being provided.

7.3 Resolution - Resignation from Stratfords of the World-Ontario Committee

Motion by _____

THAT the resignation of Malorie Evans as a citizen representative to the Stratfords of the World-Ontario Committee, be accepted.

7.4 Resolution - Traffic and Parking By-law Proposed Housekeeping Amendments September 2019 (COU19-076)

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Motion by _____

Staff Recommendation: THAT Schedule 1 "No Stopping" of the Traffic and Parking By-law 159-2008, as amended, be further amended by including the following provisions:

- Cawston Street north side from Huntingdon Avenue to 17m westerly from 8:00 a.m. to 9:00 a.m., 11:30 a.m. to 1:00 p.m. and 3:00 p.m. to 4:00 p.m. Monday to Friday;
- Cawston Street south side from Huntingdon Avenue to 100m westerly from 8:00 a.m. to 9:00 a.m., 11:30 a.m. to 1:00 p.m., and 3:00 p.m. to 4:00 p.m. Monday to Friday;
- Huntingdon Avenue east side from Avon School property

boundary to Avon Street from 8:00 a.m. to 9:00 a.m., 11:30 a.m. to 1:00 p.m. and 3:00 p.m. to 4:00 p.m. Monday to Friday;

- Huntingdon Avenue west side from Avon School property boundary to 58m northerly of Cawston Street from 8:00 a.m. to 9:00 a.m., 11:30 a.m. to 1:00 p.m. and 3:00 p.m. to 4:00 p.m. Monday to Friday.

7.5 Resolution - Grand Trunk Community Hub Grant Application Budget (COU19-077) 79 - 80

Motion by _____

Staff Recommendation: THAT City Council approve a budget of up to \$55,000 for completion of work on the Grand Trunk Community Hub grant application;

AND THAT the Acting CAO be authorized to spend up to the budgeted amount for additional work on the City's application as necessary.

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:

Motion by _____

THAT the Report of the Infrastructure, Transportation and Safety Committee dated September 23, 2019 be adopted as printed.

9.1.1 Avon Maitland District School Board – Tower Site License Agreement (ITS19-054) 81 - 82

THAT Council approve the Tower Site Agreement with the Avon Maitland District School Board to permit their two antennas on the Forman Water Tower for two years to July 31, 2021;

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

9.1.2 Presentation by Larry Baswick regarding Glendon Road 83 - 88

THAT staff review the request to install four-way stops at the Bedford Drive and Glendon Road intersection and at the Graff Avenue and Glendon Road intersection, as well as review options to increase pedestrian safety on Glendon Road.

9.1.3 Traffic Concerns at West Gore Street and Downie Street

THAT staff review the West Gore Street and Downie Street intersection to investigate pedestrian safety.

9.1.4 Concerns with Noise from Leaf Blowers

THAT the matter of requesting staff to review the ability to control the use of leaf blowers in the City including investigation of a time or decibel limit, be filed.

9.2 Report of the Planning and Heritage Committee:

Motion by _____

THAT the Report of the Planning and Heritage Committee dated September 23, 2019, be adopted as printed.

9.2.1 Planning Report Draft Plan of Subdivision 31T18-002 and Zone Change application Z06-18, 4110 Perth Line 36 (PLA19-033)

89 - 144

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

Zoning By-law Amendment:

THAT the application Z06-18 to amend the zoning on the subject lands from Agricultural (A) Zone in the Township of Perth East Zoning By-law 30-1999 to:

A Residential First Density R1(4)- special provision Zone, a Residential Fourth Density R4(2)- special provision Zone, a Future Residential (FR) Zone, a Park (P) Zone and a Park-special provision- Flood Plain (P-FP) – special provision Zone in the City of Stratford Zoning By-law No. 201-2000.

- Residential First Density- special provision R1(4)-42 and R1(4)-42(H) Zone that permits single detached dwellings and group homes with the following site specific regulations- minimum lot frontage for a corner lot of 12.6m, allow a minimum lot area (corner lot) of 415 m², to allow an exterior side yard depth of 1.2m where a corner lot line abuts an adjacent corner lot rear lot line or 4.5m in every other case, to allow a minimum rear yard depth of 6m, to allow a minimum sight triangle of 3m x 3m, to allow a maximum lot coverage of 45%, a minimum landscaped open space of 35% and in all cases any part of any attached or detached garage shall provide a parking space between the garage door and the road allowance and if the

exterior side yard setback is less than 4.5m no driveway shall be permitted along the exterior lot line or off of the exterior lot line, and a garage shall not project more than 1.0m beyond the building elevation facing the front lot line or exterior lot line.

- The Residential Fourth Density- special provision- R4(2)-25 and R4(2)-25(H) Zone will permit street townhouse dwellings. Special provisions to the regulations have been requested to allow a minimum rear yard depth of 6m, a minimum sight triangle of 3m x 3m, a minimum front yard depth to the main building of 4.5m and in all cases any part of an attached or detached garage shall provide a parking space between the garage door and the road allowance and any attached or detached garage shall not exceed sixty (60) per cent of the width of the elevation facing the front lot line or an exterior side lot line, where the garage is oriented to said lot line of a dwelling erected on the lot (measured from inside face of outside wall to inside face of outside wall) and a garage shall not project more than 1.0m beyond the building elevation facing the front lot line or exterior lot line.
- Park (P) zone that permits auditorium, cemetery, golf course, park, private club, private club, public use, recreational park and a theatre.
- Future Residential (FR) zone that permits an existing single detached dwelling, group home and home occupation.
- Park- Floodplain- special provision (P-5-FP) zone that permits a park and conservation use and to apply a definition of conservation use. These lands are below the regulatory flood line and subject to the requirements of the Upper Thames River Conservation Authority with respect to the erection of buildings and structures.

BE APPROVED for the following reasons:

1. public interest was considered;
2. the zone change is consistent with the Provincial Policy Statement;
3. the zone change is consistent with the City of Stratford Official Plan;

4. the recommended zone change will facilitate development that is appropriate for the lands, will not impact surrounding lands and is considered to be sound land use planning;
5. it zone change will provide a wide range of housing to meet the needs of the existing and future residents; and
6. the recommended zone change will encourage efficient use of land and infrastructure.

Draft Plan of Subdivision:

THAT Plan of Subdivision application 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 conditions listed below for the following reasons:

1. public interest was considered;
2. the application was circulated to the public and regard for their response was had in the recommended plan and conditions of approval;
3. the plan of subdivision is consistent with the Provincial Policy Statement;
4. the plan of subdivision is consistent with the City of Stratford Official Plan;
5. the plan of subdivision will result in sound land use planning and is considered appropriate for the development of the lands;
6. it will provide a wide range of housing to meet the needs of the existing and future residents; and
7. it will encourage efficient use of land and infrastructure.

Conditions of Draft Approval

That the City of Stratford pursuant to Section 51(31) of the Planning Act grant draft approval to Plan of Subdivision 31T18-002 subject to the following conditions:

1. This draft approval applies to Plan of Subdivision 31T-18002 submitted by Sifton Properties Limited, certified by Trevor McNeil O.L.S., dated June 7, 2019, as redline amended, File No. 31T-18002, drawing no. 42815-200-D9(L), which shows a total of 153 single detached residential lots, 2 multi development blocks, 1 park

block, 1 future infill block, 1 future single detached dwelling block, 2 walkway blocks, 1 stormwater management block, 7 0.3m reserve blocks, 2 open space blocks, all served by 7 new local roads.

2. This approval of the draft plan applies for 7 years, and if final approval is not given by that date, the draft approval shall lapse, except in the case where an extension has been granted by the Approval Authority.
3. The road allowances included in this draft plan shall be shown on the face of the plan and dedicated as public highways.
4. The street(s) shall be named to the satisfaction of the Manager of Development Services.
5. Prior to final approval, the municipal address shall be assigned to the satisfaction of the Manager of Development Services.
6. Prior to final approval, the Owner shall submit to the Approval Authority a digital file of the plan to be registered in a format compiled to the satisfaction of the City of Stratford and referenced to NAD83UTM Zone 17 horizon control network for the City of Stratford mapping program.
7. Prior to final approval, appropriate zoning shall be in effect for this proposed subdivision.
8. The Owner shall satisfy all the requirements, financial and otherwise, of the City of Stratford in order to implement the conditions of this draft approval.
9. That prior to final approval the Owner shall pay in full all financial obligations/encumbrances owing to the City on the said lands, including property taxes and local improvement charges.

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

Development Services.

18. A 0.3 m reserve block shall be provided along Block 159, Block 162 and Block 168 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 159, Block 162 and Block 168 for maintenance purposes to the satisfaction of the Manager of Development Services.
19. In conjunction with the submission of Engineering drawings, the Owner shall submit an erosion/sediment control plan that will identify all erosion and sediment control measures for the subject lands in accordance with City of Stratford and Ministry of Environment, Conservation and Parks standards and requirements, all to the satisfaction of the City of Stratford and Upper Thames River Conservation Authority. This plan is to include measures to be used during all phases on construction. Prior to any work on the site, the Owner shall implement these measures satisfactory to the Director of Infrastructure and Development Services and Upper Thames River Conservation Authority.
20. In conjunction with the submission of Engineering drawings, the Owner shall submit a report prepared by a qualified consultant, and if necessary a detailed hydro geological investigation carried out by a qualified consultant, to determine the effects of the construction associated with this subdivision on the existing ground water elevations and domestic or farm wells in the area, to the satisfaction of the City's Infrastructure and Development Services Department. If necessary, the report shall also address any existing or potential contamination impacts that may be anticipated or experienced as a result of the said construction. Any recommendations outlined in the report shall be reviewed and approved by the City's Director of Infrastructure and Development Services, included in the pertinent agreement(s) with the City of Stratford prior to any work on the site. Should any remedial works be recommended in the report, the Owner shall complete these works prior to issuance of Certificate of Approval, to the satisfaction of the City, at no cost to the City.

21. Prior to any grading on the site, the Owner shall decommission and permanently cap any abandoned water wells located on the property, in accordance with the Ontario Water Resources Act and the Ministry of Environment, Conservation and Parks requirements and file the necessary reports with the Ministry of Environment, Conservation and Parks and the City of Stratford.
22. The Owners professional engineer shall provide inspection services during construction for all work to be assumed by the City, and all works within easements or blocks to be dedicated to the City, and have its professional engineer supply the City with a certificate of compliance upon completion in accordance with the plans approved by the Director of Infrastructure and Development Services.
23. The Owner shall comply with all City of Stratford standards, guidelines and requirements in the design of this draft plan and required engineering drawings. Any deviation to the City's standards, guidelines, or requirements shall be completed to the satisfaction of the Director of Infrastructure and Development Services.
24. Prior to any removal, maintenance or alteration to any boundary trees or trees that overhang onto the subject lands the owner shall submit a plan showing any boundary trees or trees that overhangs onto the subject lands and provide a methodology for maintaining, altering and/or removing these trees to the satisfaction of the Manager of Forestry. All trimming/maintenance and removal must be in accordance with good arboricultural practice and shall be completed by a professional arborist in accordance with the Forestry Act.

PARKLAND

1. The Owner shall dedicate Block 160 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.

2. The subdivision agreement shall contain a provision outlining that parkland dedication and cash-in-lieu must be conveyed to the City in the initial registration to the satisfaction of the Manager of Development Services.
3. In conjunction with the submission of engineering drawings, the Owner shall submit a conceptual park design and grading and servicing plans for Block 160 which shall accommodate a 3m wide walkway on Block 163 for review and approval by the Director of Infrastructure and Development Services and the Director of Community Services. Block 160 shall be registered in one phase.
4. Concurrent with registration, the Owner shall convey Block 162 (4 m wide walkway) and Block 163 (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.
5. In conjunction with the submission of engineering drawings, the Owner shall submit a trail design and grading plans for Block 161 for review and approval by the Director of Infrastructure and Development Services and Upper Thames River Conservation Authority.

Fencing

1. Within one year of the registration of the phase, the Owner shall fence along the rear lot lines of Lots 7-11, 22-37, 68- 81, 90, 91, along the north lot line of Lot 22, along the north and east lot line of Block 160, along the south lot line of Lot 79 and the west lot line of Lot 92, Block 156 and Block 161 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 Development Services.
2. 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 Block 154 to

the satisfaction of the Manager of Development Services. The Subdivision Agreement shall contain a provision requiring the Owner to construct a fence along the north and east lot lines of Block 154 through the site plan approval process when Block 154 is developed to the satisfaction of the Manager of Development Services. The temporary fence shall be required until the fence is installed through the site plan process to the Manager of Development Services. The installation and removal of the temporary fencing shall be the responsibility of the Owner.

3. Prior to final approval where Street 'A', Street 'C' and Street 'F' is terminated at the limits of the draft plan, the Owner shall install a 1.5m fence with no gates and install dead end signage until the extension of the street is constructed or as directed by the Director of Infrastructure and Development Services that it is no longer required. Any costs associated with the installation, maintenance and of the fence and signage shall be the sole responsibility of the Owner.

Trails/Bikeways/Pedestrian Easements

1. Within one year of final approval of the plan, the Owner shall construct a multi-use trail along the perimeter of the draft plan lands abutting Mornington Street and the Owner shall construct a multi-use trail or pay cash-in-lieu along the perimeter of the draft plan lands abutting Perth Line 36, to the requirements of the City of Stratford, at no cost to the City to the satisfaction of the Director of Infrastructure and Development Services.
2. Concurrent with the registration of any phase that includes Block 158 or Block 161, the Owner shall provide an easement over Block 158 and Block 161 for pedestrian trail. All costs associated with the registration of the easement shall be borne by the Owner.

EXISTING STRUCTURES

1. Prior to final approval, the Owner shall remove or demolish any structures situated on lands that are to be dedicated to the City of Stratford.
2. Prior to final approval the Owner shall remove or

demolish any structures than does not conform to the zoning by-law in effect on the subject lands.

NOISE AND DUST

1. In conjunction with the engineering drawings submission, the Owner shall submit a dust study to assess the impacts of abutting industrial land uses and implement any recommendations of the study to the satisfaction of the Director of Infrastructure and Development Services.
2. The subdivision agreement shall contain a clause outlining that the following warning clause shall be registered on title and included in any agreements such as offers of purchase and sale, lease/ rental agreements, condominium declaration and site plan agreements to the satisfaction of the Manager of Development Services: "Purchasers/tenants are advised that due to the proximity of the adjacent industrial/ commercial establishment(s) noise from these facilities may, at times, be audible".

ENVIRONMENTAL

1. Prior to final approval, the Owner shall submit a Phase 1 Environmental Site Assessment for the entire site and implement any recommendations of the study to the satisfaction of the Director of Infrastructure and Development Services, at no cost to the City.

PARKING PLAN

1. As part of the engineering drawings submission, the Owner shall submit an on-street parking plan for Blocks 154 and 155 to the satisfaction of the Manager of Development Services. The accepted parking plan required for each registered phase of development and will form part of the subdivision agreement for the registered plan.

STREET TOWNHOUSES

1. The subdivision agreement shall include a clause requiring that the residential blocks proposed for street townhouse dwellings have access to the rear of their lots. This may include making the necessary legal arrangements to establish a minimum of a 1m maintenance easement where the units to be built do not provide direct access to the rear yard from the garage for "internal unit" (not "end unit") Owners to

the satisfaction of the City.

ACCESS

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

SANITARY:

1. The Owner shall construct and connect the proposed sanitary sewers to the satisfaction of the Director of Infrastructure and Development Services.
2. The Owner shall extend at their cost the trunk sewer within Mornington Street from Vivian Line to the limit of this plan of subdivision to the satisfaction of the Director of Infrastructure and Development Services. The City shall pay the additional costs in increased pipe size and depth beyond what would have been required to service the development. The Owner shall provide at their cost two design and cost estimates for the approval of the Director of Infrastructure and Development Services.
3. The Owner shall not connect any weeping tile connections into the sanitary sewers within this plan.
4. In conjunction with the engineering drawings submission, the Owner shall have its professional engineer provide a sanitary servicing report that at the minimum shall include a sanitary drainage area plan confirming drainage area limits, to the satisfaction of the Director of Infrastructure and Development Services.
5. Prior to final approval the Owner shall engage the City's consultant to prepare a sanitary servicing report and modelling that is to be added to the City's model at the cost of the Owner to the satisfaction of the Director of Infrastructure and Development Services. Any modelling revisions or alterations to the report will be at the cost of the Owner.

STORMWATER SERVICING:

1. Concurrent with registration, the Owner shall provide all required land dedications related to the stormwater works, including Block 157, at the cost of the owner to the satisfaction of the Director of Infrastructure and Development Services.
2. Minor revisions to the size of Block 157 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.
3. 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 157 and a pedestrian sidewalk to connect the trail on Block 161 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.
4. In conjunction with the submission of the engineering drawings, the Owner shall have their consulting engineer submit a stormwater servicing report/plan (functional report where facilities are proposed) satisfactory to the Director of Infrastructure and Development Services and Upper Thames River Conservation Authority. This report shall include water balance measures and the identification of the major and minor stormwater overland flow routes for the entire catchment area to the satisfaction of the Director of Infrastructure and Development Services and Upper Thames River Conservation Authority.
5. The Owner shall have their professional engineer submit semi-annual monitoring reports to the Director of Infrastructure and Development Services demonstrating that the works perform in accordance with the approved design criteria. The reports are to provide test results on the volume and nature of the sediment accumulating in the works. The timing and

content of the monitoring reports is to be in accordance with the City's Infrastructure Standards and Specifications manual. The Owner shall ensure that the monitoring program commences when building permits have been issued on fifty percent (50%) of the lots in the plan and shall continue until assumption.

6. The Owner shall address forthwith any deficiencies of the stormwater works and/or monitoring program.
7. Prior to final approval, the Owner's consulting engineer shall certify that increased and accelerated stormwater runoff from this subdivision will not cause damage to downstream lands, properties or structures beyond the limits of this subdivision in accordance with the accepted engineering design to the satisfaction of the Director of Infrastructure and Development Services.
8. In conjunction with the submission of the engineering drawings, the Owner shall have their consulting engineer submit a report satisfactory to the Director of Infrastructure and Development Services that will identify all erosion and sediment control measures to be used during construction and implementation of the plan. This report may be included in the stormwater servicing report/plan. The Owner shall implement and monitor the measures in conformance with the report and satisfactory to the Director of Infrastructure and Development Services. The Owner shall correct any deficiencies of the erosion and sediment control measures forthwith. The City will install or rectify failing erosion and sediment control if the owner fails to do so within 10 working days upon written request to do from the City.
9. Prior to assumption, the Owner shall operate, monitor and maintain the works and service road at the Owners cost. The Owner shall ensure that any removal and disposal of sediment is to an approved site satisfactory to the Director of Infrastructure and Development Services.

TEMPORARY STORMWATER WORKS

1. In the event that the Owner constructs temporary

stormwater works, all works shall be to the satisfaction of the Director of Infrastructure and Development Services, and at no cost to the City. The Owner is responsible for all costs related to the construction and removal of all temporary works including decommissioning and any redirection of sewers and overland flow routes.

OUTLET SEWERS

1. The Owner shall in its servicing drawings make provisions for increased depth or oversizing of the internal sewers and watermains in the Draft Plan (or any resulting phase) to accommodate flows from the upstream lands and water servicing external to the subdivision to the satisfaction of the Director of Infrastructure and Development Services.
2. The Owner shall construct all municipal services for the subject lands at the sole expense of the Owner to the satisfaction of the Director of Infrastructure and Development Services.
3. The Owner shall comply with all City requirements for a submission of a claim in accordance with all applicable City policies, guidelines, By-laws and procedures.
4. Prior to the submission of engineering drawings, the Owner shall demonstrate that necessary arrangements have been made for the services required to service this development, which services are located outside this plan, or demonstrate other alternative acceptable arrangements have been made to the City.

WATER:

1. The Owner shall construct and connect the proposed water mains to the satisfaction of the Director of Infrastructure and Development Services.
2. The Owner shall extend the 300mm existing water main on Mornington Street and the existing 200mm water main on Perth Line 36 to the limit of this plan of subdivision to the satisfaction of the Director of Infrastructure and Development Services. The City shall pay the additional costs for an increased pipe size for the 300mm water main on Mornington Street beyond

what would have been required to service this development. The Owner shall provide at their cost two design and cost estimates for the approval of the Director of Infrastructure and Development Services. The 200mm water main will be the sole cost of the Owner.

3. Prior to final approval, the Owner shall engage the City's consultant to prepare a water servicing report with modelling that is to be added to the City's model at the cost of the Owner to the satisfaction of the Director of Infrastructure and Development Services. Any modelling revisions or alterations to the report will be at the cost of the Owner.
4. The Owner shall have its professional engineer deliver confirmation that the water main system has been looped to the satisfaction of the Director of Infrastructure and Development Services.
5. As part of the water servicing report, the Owner shall have its professional engineer determine if there is sufficient water turnover to ensure water quality and determine how many homes need to be built and occupied to maintain water quality in the water system. If the water quality cannot be maintained in the short term, the Owner shall install automatic blow offs, where necessary, to the satisfaction of the Manager of Environmental Services, or make suitable arrangements with Water Operations for the maintenance of the system in the interim.
6. The subdivision agreement shall include the requirement for the Owner to have their consulting engineer submit a chlorine residual maintenance plan to the satisfaction of the Manager of Environmental Services at the cost of the Owner.
7. The Owner shall maintain the water system to the satisfaction of the City until assumption to the satisfaction of Manager of Environmental Services.

TRANSPORTATION:

1. As part of the registration of the first phase, the Owner shall dedicate 5m along Perth Line 36 for road

allowance purposes. All costs associated with the land dedication are the responsibility of the Owner.

2. The Owner shall construct all roads shown in this plan of subdivision such that alignments match joining roads outside this plan to the satisfaction of the Director of Infrastructure and Development Services.
3. In conjunction with the engineering drawings submission the Owner shall have its engineer prepare ultimate centreline profiles along Street "A", "B", "C", "D", "E", "F" and "G" throughout this Plan and beyond as necessary, for use in this subdivision design. The City shall review and approve centerline profile. Further, the Owner shall complete the requirements of this condition at no cost to the City all to the satisfaction of the Director of Infrastructure and Development Services.
4. Prior to final approval, where Street 'A', Street 'C' and Street 'F' terminate at the limits of this draft plan, the Owner shall:
 - a. have its engineer submit to the City detailed plans showing proposed turnaround facilities that must include provisions for maintenance and emergency vehicles (as required) for the review and acceptance of the Director of Infrastructure and Development Services; and
 - b. ensure the subdivision agreement contain the necessary provisions to require installation of a temporary turnaround facility at the west terminus of Street 'F', north and south terminus of Street 'C', and provide an easement over Block 156 and any other lots required concurrent with the registration of the phase to the City of Stratford. Any easements shall be granted to the City of Stratford until the temporary turnaround facility is no longer required to the satisfaction of the Director of Infrastructure and Development Services. Once the Director of Infrastructure and Development Services has confirmed that the easement is no longer required, the City shall authorize the release of the easement. The Owner is responsible for all costs associated with obtaining the easement, the release of the easement and the construction and removal of the

temporary turnaround facilities.

5. Should temporary turning facilities for vehicles be required by the Director of Infrastructure and Development Services, they shall be provided as easements concurrent with the registration of the phase. These easements shall be granted to the City of Stratford until the temporary turning facility is no longer required to the satisfaction of the Director of Infrastructure and Development Services. The Owner is responsible for all costs associated with obtaining the easement, the release of the easement and the construction and removal of all temporary turning facilities.
6. In conjunction with the submission of engineering drawings, the Owner shall identify the road network improvements required to accommodate the proposed development giving consideration to the impact the phasing of development (if applicable) would have on the timing of these network improvements. Restrictions may be imposed if there is insufficient network capacity to accommodate the proposed development. All costs associated with the design and implementation of the required road network improvements due to this development shall be the responsibility of the Owner.
7. In conjunction with the engineering drawings, the Owner shall submit a design for a left hand turning lane at the Mornington Street/Street "A" intersection to the satisfaction of the Director of Infrastructure and Development Services. All costs associated with the design and implementation of the left hand turn lane shall be the cost of the Owner.
8. In conjunction with the engineering drawings submission the Owner shall submit a signalized design for a pedestrian crossing or pedestrian crossover if warranted at the Mornington Street/ Vivian Line 37 intersection to the satisfaction of the Director of Infrastructure and Development Services. All costs associated with designing and installing the pedestrian crossing shall be the cost of the Owner.
9. 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 157 and

3m x 3m "daylight triangle" at the intersection of Street 'A' and Mornington Street abutting Block 159 to the satisfaction of the City. Such "daylighting triangles" shall be shown and dedicated as public highways on the final plan.

10. The Owner shall construct a 1.5 metres (5') sidewalk on the outside of the following streets within a time-frame as directed by the Director of Infrastructure and Development Services:
 - a. North side of Street 'A' and the south side of Street 'A' between the east portion of Street 'B' and Mornington Street
 - b. North side of Street 'B'
 - c. East side of Street 'C'
 - d. East side of Street 'D'
 - e. North side of Street 'E'
 - f. East side of Street 'F'
 - g. North side of Street 'G'
11. The Owner shall establish and maintain a Traffic Management Plan (TMP), when directed by the City, in conformance with City guidelines and to the satisfaction of the Director of Infrastructure and Development Services for any construction activity that will occur on existing public roadways needed to provide services for this plan of subdivision. The TMP is a construction scheduling tool intended to harmonize a construction project's physical requirements with the operational requirements of the City of Stratford, the transportation needs of road users and access concerns of area property owners. The Owner's contractor(s) shall undertake the work within the prescribed operational constraints of the TMP. The TMP will be submitted and become a requirement of the subdivision servicing drawings for this plan of subdivision.
12. In conjunction with the engineering drawings submission, the Owner shall provide lighting plan for the approval of the Director of Infrastructure and Development Services, including light for the proposed Street "A" / Mornington Street intersection.
13. Owner shall keep private and City Streets clean of

construction debris to the satisfaction of the Director of Infrastructure and Development Services. Failure to clean road right-of-way with five (5) working days upon written notice from the City will result in the City conducting cleaning activities at the cost of the Owner.

HYDRO

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

FIRE

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

CONSERVATION REGULATION AREA

1. Prior to undertaking any works or site alteration including filling, grading, construction or alteration to a watercourse in a Conservation Regulated Area, the Owner shall obtain a permit or receive clearance from Upper Thames River Conservation Authority.
2. Prior to the acceptance of engineering drawings the City shall receive confirmation of the acceptance of the applicable engineering drawings from Upper Thames River Conservation Authority to the satisfaction of the Director of Infrastructure and Development Services.

SLOPE STABILITY

1. In conjunction with the submission of engineering drawings, the Owner shall have a detailed geotechnical evaluation prepared by a geotechnical engineer to confirm the stable top-of-slope line, identify any necessary structural design considerations and determine the impact of the development of this Plan on the bank's stability. The study shall be prepared to the satisfaction of the City and the Upper Thames River Conservation Authority.

FLOODPLAIN

1. The Owner agrees that additional culverts are to be composed of concrete and installed and accepted to the satisfaction of the Director of Infrastructure and Development Services and Upper Thames River

Conservation Authority. The Owner's Engineer shall provide certification that the culverts were installed in accordance with the approved plans.

2. In conjunction with the submission of engineering drawings, the Owner's Engineer shall demonstrate that any new or alterations to existing culverts will have no downstream impacts to the satisfaction of the Director of Infrastructure and Development Services and Upper Thames Conservation Authority.
3. Any adjustments or impacts to the Municipal drain are the sole responsibility of the Owner.

OTHER

1. Prior to final approval, the design and location of community mailboxes shall be to the satisfaction of Canada Post.
2. For the purpose of satisfying any of the conditions of draft approval herein contained, the Owner shall file, with the City, complete submissions consisting of all required studies, reports, data, information or detailed engineering drawings, all to the satisfaction of the Manager of Development Services and the Director of Infrastructure and Development Services. The Owner acknowledges that, in the event that a submission does not include the complete information required by the City, such submission will be returned to the Owner without detailed review by the City.
3. Prior to final approval, for the purposes of satisfying any of the conditions of draft approval herein contained, the Owner shall file with the Approval Authority a complete submission consisting of all required clearances, fees, and final plans, and to advise the Approval Authority in writing how each of the conditions of draft approval has been, or will be, satisfied. The Owner acknowledges that, in the event that the final approval package does not include the complete information required by the Approval Authority, such submission will be returned to the Owner without detailed review by the City.

NOTES TO DRAFT APPROVAL

1. It is the Owners/Developers responsibility to fulfill the conditions of draft approval and ensure that the required clearance letters are forwarded by the appropriate agencies to the City of Stratford, Development Services Division.
2. All plans are to be prepared using total station survey and compatible with the latest version of AutoCAD. The final plan submitted for registration, engineered design drawings and construction record drawings are to be provided in print and digital format referenced to a control network compiled to the satisfaction of the City of Stratford Infrastructure and Development Services Department in accordance with Ontario Basic Mapping (U.T.M. Grid 1:2000), for future use within the City's geographical information system.
3. The final plan approved by Corporation of the City of Stratford must be registered within thirty (30) days or the Corporation may withdraw its approval under Section 51(59) of the Planning Act, R.S.O. 1990 as amended.
4. All plans of subdivision are to be prepared and presented in metric units.
5. If final approval is not given to this Plan, within seven 7 years of the draft approval date, and no extensions have been granted, draft approval shall lapse under subsection 51(32) of the Planning Act, R.S.O., 1990. If the Owner wishes to request an extension to draft approval, a written explanation, together with a resolution from the local municipality, must be received by the Approval Authority 60 days prior to the lapsing date. Please note that an updated review of the plan, and revisions to the conditions of approval, may be necessary if an extension is to be granted.

AND THAT City Council authorize staff to explore acquisition options and to enter into negotiations for the purchase of the open space block (Block 158 and Block 161).

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

THAT the application Z06-19 to amend the zoning on 379 Romeo Street North, located on the east side of Romeo Street North between Vivian Line 37 and Abraham Drive from a Future Residential-Special (FR-2) to a R4(2)-Special Zone to allow a shared living residence and site specific provisions BE REFUSED for the reasons outlined within the planning report;

AND THAT the staff recommendation to rezone the subject lands from a Future Residential-Special (FR-2) to:

- Residential Fifth Density- Special Zone that permits a shared living residence, a townhouse dwelling and all of the uses permitted in the R5 zone with the following site specific regulations relating to minimum and maximum density, the rear yard setback, zoning regulations for townhouse dwellings, a parking rate of 1 parking space per 2 beds or per dwelling unit for a shared living residence and to apply the following definition to shared living residence "a building containing dwelling units or rooms used for the accommodation for people as their residence, and includes the living accommodations of the operator of the establishment and which contains a common dining area for the residents thereof, any may contain a common lounge, recreation room and other amenities"; and
- Park-Special- Floodplain (P-6-FP) zone that permits a conservation use and to apply a definition of conservation use. These lands are below the regulatory flood line and subject to the requirements of the Upper Thames River Conservation Authority with respect to the erection of buildings and structures.

BE APPROVED for the following reasons:

1. Public interest and input was considered;
2. The zone change is consistent with the Provincial Policy Statement;
3. The zone change is consistent with the City of Stratford Official Plan;
4. The recommended zone change will facilitate development that is compatible with surrounding lands and appropriate for the lands and is considered to be sound land use planning;
5. The zone change will provide additional housing to

meet the needs of existing and future residence; and

6. The recommended zone change will encourage efficient use of land and infrastructure.

9.2.3 Planning Report Zone Change Application Z08-19, 58 Griffith Road West (PLA19-036)

168 - 185

THAT the zoning of 58 Griffith Road West BE CHANGED from a General Industrial I2 Zone to a General Industrial Special I2-35 Zone which allows a Religious Institution with a minimum parking of 1 per 5.5 persons seating capacity for the following reasons:

- the request is consistent with the Provincial Policy Statement;
- the request is in conformity with the goals, objectives and policies of the Official Plan;
- the zone change will provide for a development that is appropriate for the lands;
- public input has been considered;

AND THAT the request to require 13 parking spaces for a religious institution in the existing building be refused for the following reasons:

- the request is not in conformity with the goals, objectives and policies of the Official Plan;
- the request is not appropriate for the lands.

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 | Amendment to Zoning By-law 201-2000 for zone change application Z06-18 for 4110 Perth Line 36 | 186 - 190 |
| | To amend Zoning By-law 201-2000 as amended, with respect to zone change application Z06-18 to rezone 4110 Perth Line 36, legally described as Part of Lot 1 Con 3, AS RP 44R-636 Pt 2 for a Subdivision Development in the City of Stratford. | |
| 11.2 | Amendment to Zoning By-law 201-2000 for zone change application Z06-19 for 379 Romeo Street North | 191 - 194 |
| | To amend By-law 201-2000 as amended, with respect to zone change application Z06-19 by MARS International Education Inc., to amend the Future Residential- Special (FR-2) zoning on 379 Romeo Street North. | |
| 11.3 | Amendment to Zoning By-law 201-2000 for zone change application Z08-19 for 58 Griffith Road West | 195 - 197 |
| | To amend Zoning By-law 201-2000 as amended, with respect to zone change Z08-19 to rezone the lands known municipally as 58 Griffith Road West. | |
| 11.4 | Amendment to Traffic and Parking By-law 159-2008 | 198 - 199 |
| | To amend sections of the Traffic and Parking By-law 159-2008 for housekeeping amendments. | |
| 11.5 | Tower Site Licence Agreement | 200 |
| | To authorize the execution of a Tower Site License Agreement with the Avon Maitland District School Board to permit two antennas on the Forman Avenue Water Tower for a two-year term to July 31, 2021. | |
| 12. | Consent Agenda: CA-2019-122 to CA-2019-140 | 201 - 227 |
| | 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 Tuesday, October 15, 2019 in the Council Chamber, City Hall.

Motion by _____

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

- **Planning and Heritage Committee [7:15 p.m. or thereafter following the Regular Council meeting];**
- **Social Services Committee [7:20 p.m. or thereafter following the Regular Council meeting];**
- **Finance and Labour Relations Committee [7:25 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 September 23, 2019 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

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15.2 Committee Reports

15.2.1 Finance and Labour Relations Committee

Motion by _____

THAT Item 4.1 of the Finance and Labour Relations Committee meeting dated September 23, 2019 be adopted as follows:

4.1 Draft 2018 Consolidated Financial Statements (FIN19-033)

THAT the draft 2018 Consolidated Financial Statements be approved and the 2018 Audit Report be received for information.

15.3 Reading of the By-laws (reconvene):

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

By-law 11.6 Confirmatory By-law

To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on September 23, 2019.

Motion by _____

THAT By-law 11.6 be read a First and Second Time.

Motion by _____

THAT By-law 11.6 be read a Third Time and Finally Passed.

15.4 Adjournment of Council Meeting

Meeting Start Time:

Meeting End Time:

Motion by _____

THAT the September 23, 2019 Regular Council meeting adjourn.



Stratford City Council Regular Council Open Session MINUTES

Meeting #: 4591st
 Date: Monday, September 16, 2019
 Time: 7:00 P.M.
 Location: Council Chamber, City Hall

Council Present: Deputy Mayor Ritsma - Chair Presiding, Councillor Beatty, Councillor Bunting, Councillor Burbach, Councillor Clifford, Councillor Gaffney, Councillor Ingram, Councillor Sebben, Councillor Vassilakos

Regrets: Mayor Mathieson, Councillor Henderson

Staff Present: Joan Thomson - Acting Chief Administrative Officer, Tatiana Dafoe - Acting Clerk, Ed Dujlovic - Director of Infrastructure and Development Services, Michael Humble - Director of Corporate Services, Kim McElroy - Director of Social Services, Jodi Akins – Council Clerk Secretary, Rachel Tucker – Planner, Jeff Bannon – Planner, Jonathan DeWeerd – Chief Building Official, Stephanie Potter – Policy and Research Associate

Also Present: Members of the Public, Media

1. **Call to Order:**

Deputy Mayor Ritsma, Chair presiding, called the Council meeting to order.

Mayor Mathieson and Councillor Henderson provided regrets for this meeting.

Singing of O Canada

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 in Item 4.1 of the Planning and Heritage Committee Agenda, "Draft Plan of Subdivision 31T18-002 and Zone Change Application Z06-18, 4110 Perth Line 36", as he has a shareholder's interest in an abutting property.

3. Adoption of the Minutes:

R2019-384

Motion by Councillor Vassilakos

Seconded By Councillor Burbach

THAT the Minutes of the Regular Meeting of Council of The Corporation of the City of Stratford dated August 26, 2019 be adopted as printed.

Carried

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

There was no Addenda/Addendum to the September 16, 2019 Regular Council agenda.

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

5.1 At the August 26, 2019 Reconvene Session, under the Municipal Act, 2001, as amended, matters concerning the following items were considered

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

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

5.2 At the September 9, 2019 Session, under the Municipal Act, 2001, as amended, matters concerning the following items were considered:

- Labour relations or employee negotiations (section 239.(2)(d)) and Advice that is subject to solicitor-client privilege including communications necessary for that purpose (section 239.(2)(f));
- Advice that is subject to solicitor-client privilege including communications necessary for that purpose (section 239.(2)(f));
- Advice that is subject to solicitor-client privilege including communications necessary for that purpose (section 239.(2)(f));
- Advice that is subject to solicitor-client privilege including communications necessary for that purpose (section 239.(2)(f));
- Personal matters about an identifiable individual(s) including municipal employees or local board employees (section 239.(2)(b));
- Personal matters about an identifiable individual(s) including municipal employees or local board employees (section 239.(2)(b)).

At the In-camera Session, direction was given on all matters.

5.3 Inter-Community Transportation Program

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

R2019-385

Motion by Councillor Beatty

Seconded By Councillor Ingram

THAT The Corporation of the City of Stratford enter into a consulting agreement with Techknowledge Consulting for Community Transportation Coordinator services for the Inter-Community Transportation Program;

AND THAT the Mayor and Clerk be authorized to sign the agreement on behalf of the Corporation.

Carried

5.4 Appointment to the Stratford Town and Gown Advisory Committee

[Personal matters about an identifiable individual(s) including municipal employees or local board employees (section 239.(2)(b))]

R2019-386

Motion by Councillor Gaffney

Seconded By Councillor Vassilakos

THAT Kiera McMaster be appointed as the University of Waterloo student representative and that Sydney Lamorea be appointed as the University of Waterloo alternate student representative on the Stratford Town and Gown Advisory Committee until August 31, 2020.

Carried

5.5 At the September 16, 2019 Session, under the Municipal Act, 2001, as amended, matters concerning the following items were considered:

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

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

6. Hearings of Deputations and Presentations:

None scheduled.

7. Orders of the Day:

7.1 Proclamation - Recovery Day

R2019-387

Motion by Councillor Clifford

Seconded By Councillor Burbach

THAT City Council hereby proclaims September 20, 2019 as "Recovery Day" in the City of Stratford.

Carried

7.2 Proclamation - British Home Child Day

R2019-388

Motion by Councillor Bunting

Seconded By Councillor Vassilakos

THAT City Council proclaims September 28, 2019 as "British Home Child Day" in the City of Stratford.

Carried

7.3 Fire Prevention Week and Open House

The Stratford Fire Department would like to announce this year's Fire Prevention Week. Fire Prevention Week runs from October 6-12, 2019. This year's theme, "Not Every Hero Wears a Cape. Plan and Practice Your Escape!"TM, focuses on the small but important actions people can take to keep themselves and those around them safe from fire.

The Stratford Fire Department will have tables set up at various locations in the city, as well, an open house on Sunday, October 6, 2019 to kick off Fire Prevention Week. More information on the open house will be made available during the month of September leading up to the open house. We look forward to hosting the community.

For the information of Council.

7.4 Correspondence - Letter to Conservation Authorities

Correspondence was received from the Town of St. Marys in response to the letter from the Honourable Jeff Yurek to Conservation Authorities.

For the information of Council.

7.5 Resolution - Canadian Dairy XPO and Poultry XPO Municipal Significance

Organizers for the Canadian Dairy XPO and Canadian Poultry XPO requested designation of the following events as municipally significant for the purposes of obtaining a special occasion permit liquor licence:

Canadian Dairy XPO to be held Wednesday, April 1, 2020 from 9 am to 7 pm and Thursday, April 2, 2020 from 9 am to 4 pm.

Canadian Poultry XPO to be held Wednesday, November 4, 2020 from 9 am to 7 pm and Thursday, November 5, 2020 from 9 am to 4 pm.

Both of these events will be held at the Stratford Rotary Complex and Coliseum buildings.

Stratford Police, the Health Unit and City Departments indicated no concerns with the request, however, the Chief Building Official requires a permit application for use of the temporary structure known as the Coliseum.

R2019-389

Motion by Councillor Beatty

Seconded By Councillor Gaffney

THAT City Council hereby designates the Canadian Dairy XPO to be held April 1-2, 2020 and the Canadian Poultry XPO to be held November 4-5, 2020 as having municipal significance in Stratford for the purpose of obtaining liquor licences from the AGCO, 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

7.6 Road Widening for Consent Application B03-19, 882 O'Loane Avenue (COU19-073)

R2019-390

Motion by Councillor Vassilakos

Seconded By Councillor Ingram

THAT Council authorize acceptance of a conveyance of Part 3 on Plan 44R-5640 from Michael and Wendy Holman to The Corporation of the City of Stratford;

AND THAT upon conveyance of Part 3 Plan 44R-5640 to the City of Stratford, these lands be dedicated public highway.

Carried

7.7 Waste, Recyclables and Organics Collection for 2019 (COU19-074)

Discussion was held on the typical length of these contracts, whether the weekly collection of waste can be reviewed and whether an organics program can be added to this contract, including a review on whether cost savings could be achieved by combining garbage and organic waste pick-up.

The Director noted that the tender went out with specific information and the City solicitor would need to be consulted regarding whether amendments could be made.

A suggestion was made to defer the matter to the September 23, Regular Council meeting to allow staff time to respond to the questions raised.

Motion by Councillor Ingram

Seconded By Councillor Vassilakos

THAT Council approve the award of the tender for the bi-weekly collection of recycling to Canadian Waste Management Inc. at a cost of \$672,216.14, including HST, for 2019;

THAT Council approve the award of tender for the weekly collection of garbage to Canadian Waste Management Inc. at a cost of \$407,424.37, including HST, for 2019;

THAT Council approve the award of tender for the collection of yard waste to Canadian Waste Management Inc., at a cost of \$67,800, including HST, for 2019;

THAT the City enter into an agreement with Canadian Waste Management Inc. for a seven year term for the provision of bi-weekly recycling collection, weekly garbage collection, and the collection of yard waste;

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

R2019-391

Motion by Councillor Sebben

Seconded By Councillor Burbach

THAT the matter of awarding tenders and entering into an agreement for bi-weekly collection of recycling, weekly collection of garbage and the collection of yard waste for 201 be deferred to the September 23, 2019 Regular Council meeting to explore options for amending the tender as discussed at the September 16, 2019 Regular Council meeting.

Carried

7.8 Resolution – Bernard Westcott Productions Municipal Significance

Organizers from Bernard Westcott Productions requested designation of a series of workshops as municipally significant for the purposes of obtaining special occasion permit liquor licences. The events will be held at the Stratford Masonic Concert Hall on the following dates:

October 4, 2019

October 26, 2019

November 16, 2019

November 29 and 30, 2019

December 14, 2019

No concerns from City departments were noted with the request.

R2019-392

Motion by Councillor Ingram

Seconded By Councillor Vassilakos

THAT City Council hereby designates the series of workshops held by Bernard Westcott Productions at the Stratford Masonic Concert Hall on October 4, October 26, November 16, November 29 and 30 and December 14, 2019 as having municipal significance in Stratford for the purpose of obtaining liquor licences from the AGCO.

Carried

7.9 Application under the Canada Infrastructure Program, Community Culture and Recreation Stream

The Acting CAO advised that staff are seeking endorsement from Council that the Grand Trunk Community Hub is Council's number one priority under this funding stream as such endorsement would assist with the funding application.

R2019-393

Motion by Councillor Gaffney

Seconded By Councillor Vassilakos

THAT the City submit an application under the Canada Infrastructure Program, Community Culture and Recreation Stream for the Grand Trunk Community Hub Project as the priority project in need of funding;

AND THAT the Director of Corporate Services be authorized to sign and submit the application on behalf of the municipal corporation.

Carried

8. Business for Which Previous Notice Has Been Given:

None scheduled.

9. Reports of the Standing Committees:

9.1 Report of the Finance and Labour Relations Committee:

R2019-394

Motion by Councillor Clifford

Seconded By Councillor Gaffney

THAT the Report of the Finance and Labour Relations Committee dated September 16, 2019, be adopted as printed.

Carried

9.1.1 Stratford Economic Enterprise Development Corporation (investStratford) – 2019 Quarterly Report 2 (FIN19-029)

THAT the Stratford Economic Enterprise Development Corporation (investStratford) 2019 quarterly update and 2018 annual report dated August 12, 2019, be received as information.

9.1.2 Presentation by Stratford Festival Guthrie Awards Committee

THAT a community grant in the sum of \$500 be given to the Guthrie Awards Committee, to be funded from the 2019 contingency fund.

9.1.3 Preliminary 2020 Budget Discussions (FIN19-030)

THAT the report of the Director of Corporate Services dated 12th August 2019, regarding the financial impact of reduced provincial grant funding on the City's 2020 budgets be received for information.

9.1.4 Preliminary 2020 Budget Discussions – Provincial Grant to Improve Service Delivery and Efficiency (FIN19-031)

THAT the report of the Director of Corporate Services dated 12th August 2019, regarding the Provincial Grant to Improve Service Delivery and Efficiency, be received for information;

AND THAT Council indicate other priorities for staff to investigate operationally and financially.

9.1.5 Preliminary 2020 Budget Discussions (FIN19-032)

THAT the report of the Director of Corporate Services dated 12th August 2019, regarding new initiatives and services level changes for inclusion in the 2020 budget, be received for information.

9.1.6 Stratford Tourism Alliance – Q2 Update - 2019 (FIN19-028)

THAT the Stratford Tourism Alliance report dated August 12, 2019 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 were taken collectively upon unanimous vote of Council present:

R2019-395

Motion by Councillor Beatty

Seconded By Councillor Bunting

THAT By-laws 145-2019 to 149-2019 be taken collectively.

Carried unanimously

R2019-396

Motion by Councillor Vassilakos

Seconded By Councillor Burbach

THAT By-laws 145-2019 to 149-2019 be read a First and Second Time.

Carried two-thirds support

R2019-397

Motion by Councillor Gaffney

Seconded By Councillor Clifford

THAT By-laws 145-2019 to 149-2019 be read a Third and Final Time.

Carried

11.1 Conveyance from Holman - By-law 145-2019

To accept the transfer (conveyance) from Michael and Wendy Holman of Part 3 on 44R-5640 as a condition of Consent Application approval (B03-19) for 882 O'Loane Avenue.

11.2 Dedication as Public Highway of Part of O'Loane Avenue - By-law 146-2019

To dedicate Part 3 on Reference Plan 44R-5640 as public highway forming part of O'Loane Avenue.

11.3 Award of Tender for Bi-weekly Recycling Collection, Weekly Garbage Collection, and the Collection of Yard Waste – Deferred to September 23, 2019 Regular Council meeting

To authorize the entering into and execution of a contract with Canadian Waste Management Inc., for provision of bi-weekly recycling collection, weekly garbage collection, and the collection of yard waste for a seven year term from 2019-2026.

11.4 Encroachment Agreement for 1 Ontario Street - By-law 147-2019

To authorize the entering into and execution of an encroachment agreement with 1935362 Ontario Limited, to permit existing stairs, concrete planters and roof overhang at 1 Ontario Street to encroach onto City property and to repeal By-law 96-2019.

11.5 Inter-Community Transportation Program Agreement - By-law 148-2019

To authorize the execution of a consulting agreement with Techknowledge Consulting for Community Transportation Coordinator services for the Inter-Community Transportation Program.

11.6 Appointments to Town and Gown Committee - By-law 149-2019

To amend By-law 178-2018 as amended, to appoint student representatives to the Stratford Town and Gown Committee.

12. Consent Agenda: CA-2019-113 to CA-2019-121

12.1 CA-2019-114

R2019-398

Motion by Councillor Sebben

Seconded By Councillor Vassilakos

THAT CA-2019-114, being a resolution from the Township of Papineau-Cameron regarding municipal amalgamation, be endorsed.

Carried

12.2 CA-2019-120 and CA-2019-121

It was noted there are competing resolutions on the Consent Agenda with respect to the Perth County Municipal Association and a question was raised with respect to the costs for participating in the Association.

The Acting CAO advised the matter will be discussed at the November meeting of the Association. The majority of members feel it is valuable and have expressed support for continuing the Association. The costs for participation are minimal.

13. New Business:

No new business items were discussed.

14. Adjournment to Standing Committees:

The next Regular Council meeting is September 23, 2019 at 7:00 p.m. in the Council Chamber, City Hall.

R2019-399

Motion by Councillor Sebben

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];**
- **Infrastructure, Transportation and Safety 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.

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 September 16, 2019 with respect to the following Items and re-stated at the reconvene portion of the Council meeting:

Name, Item and General Nature of Pecuniary Interest

Councillor Gaffney declared a pecuniary interest in Item 4.1 of the Planning and Heritage Committee Agenda, "Draft Plan of Subdivision 31T18-002 and Zone Change Application Z06-18, 4110 Perth Line 36", as he has a shareholder's interest in an abutting property.

15.2 Committee Reports

15.2.1 Infrastructure, Transportation and Safety Committee

R2019-400

Motion by Councillor Vassilakos

Seconded By Councillor Ingram

THAT Item 5.1 of the Infrastructure, Transportation and Safety Committee meeting dated September 16, 2019 be adopted as follows:

5.1 Romeo and Brunswick Crossing – Request for Elimination (ITS19-056)

THAT the Romeo Street and Brunswick Street crossing be eliminated starting September 27, 2019;

AND THAT staff be directed to contact area schools regarding the elimination of this crossing guard location as of September 27, 2019.

Carried

15.2.2 Planning and Heritage Committee

R2019-401

Motion by Councillor Ingram

Seconded By Councillor Burbach

THAT Items 5.1 and 6.1 of the Planning and Heritage Committee meeting dated September 16, 2019 be adopted as follows:

5.1 77 Ontario Street, Heritage Alteration Permit (PLA19-032)

THAT Council accept the request of the owner to allow vinyl or PVC replacement windows to be installed on the front façade of 77 Ontario Street for the second and third storey provided that the windows match the original proportions, divisions, depth of inset into the wall, and detail of the framing elements. This includes the curved tops of the windows as well as the 3 pane divisions on the

2nd storey windows and 2 pane divisions on the 3rd storey windows.

**6.1 Proposed exemption to Sign By-law 159-2004 –
Section 12.0 – Size Requirements (PLA19-035)**

THAT the request by the Stratford Perth Rotary Hospice, for a Sign By-law exemption in order to erect a new 3.58 m² (38.5sq.ft) ground address sign at 80-90 Greenwood Drive, using the existing concrete foundation, be approved.

Carried

15.3 Reading of the By-laws (reconvene):

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

By-law 11.7 Confirmatory By-law - By-law 150-2019

To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on September 16, 2019.

R2019-402

Motion by Councillor Bunting

Seconded By Councillor Vassilakos

THAT By-law 150-2019 be read a First and Second Time.

Carried two-thirds support

R2019-403

Motion by Councillor Ingram

Seconded By Councillor Burbach

THAT By-law 150-2019 be read a Third and Final Time.

Carried

15.4 Adjournment of Council Meeting

R2019-404

Motion by Councillor Gaffney

Seconded By Councillor Beatty

THAT the September 16, 2019 Regular Council meeting adjourn.

Carried

Meeting Start Time: 7:00 p.m.

Meeting End Time: 7:29 p.m.

Reconvene Meeting Start Time: 8:47 p.m.

Reconvene Meeting End Time: 8:49 p.m.

Deputy Mayor – Martin Ritsma

Acting Clerk – Tatiana Dafoe

Huron Perth & Area Ontario Health Team

City of Stratford

Presented by: Catherine Hardman

Dr. Sean Blaine

September 23, 2019

Purpose

- ▶ To provide an update on the work of the Huron Perth & Area Ontario Health Team.



Background

- ▶ In Spring 2019, 52+ healthcare organizations joined together to complete a Self Assessment in an effort to become one of the first Ontario Health Teams.
- ▶ An Ontario Health Team is a new Ministry of Health service delivery model that emphasizes greater integration across healthcare providers.
 - ▶ Ministry Definition: “groups of providers and organizations that are clinically and fiscally accountable for delivering a full and coordinated continuum of care to a defined geographic population”
- ▶ This team is made up of members from various health sectors, including:
 - ▶ Hospitals
 - ▶ Home Care
 - ▶ Community Support Services
 - ▶ Long-Term Care Homes
 - ▶ Mental Health and Addictions Agencies
 - ▶ Primary Care Providers

**Note: includes palliative and midwifery services*

Full Application

- ▶ Section 1 - About your population
- ▶ Section 2 - About your team
- ▶ Section 3 - How will you transform care?
- ▶ Section 4 - How will your team work together?
- ▶ Section 5 - How will your team learn and improve?
- ▶ Section 6 - Implementation planning and risk analysis
- ▶ Section 7 - Membership Approval
- ▶ Appendix A - Home & Community Care
- ▶ Appendix B - Digital Health

Due to the Ministry October 9, 2019

HP&A OHT Process

- Identified coordinators for each of the 7 sections.
- Certain sections have **working group meetings**.
- Coordinators are responsible to **consult with primary contacts in the sectors identified for involvement and draft the response on behalf of the OHT.**
- **Engagement of clinical providers in all sessions.**
- **Digital Health Working Group**
- **Communications Working Group (*new*)**
 - Week In Review Emails
 - Council Meetings
 - Patient/Staff Engagement
 - Community Town Hall

Target Populations

The Huron Perth and Area Ontario Health Team will continue to provide full care to the 140,000 residents in their catchment area throughout this process and if accepted as an Ontario Health Team, has also agreed to work together to strengthen efforts around the following three target populations:

- ▶ **Mental Health & Addictions**
- ▶ **Palliative**
- ▶ **Complex**

Draft Directional Strategies

Vision (Draft)

- ▶ A sustainable people-driven system that strives to provide a positive experience for all

Commitments (Draft)

- ▶ We will embrace change to enrich the lives of citizens and put community health outcomes first
- ▶ We will create relationships based on trust and commit organizational resources towards collective improvement
- ▶ We will deliver evidence-based, fiscally responsible and sustainable care
- ▶ We will pursue opportunities to eliminate gaps, duplication and provide seamless care
- ▶ People will partner together for effective decision-making

Keys to Success / Principles

- ▶ OHT governance will include Clinical/Physician leadership
- ▶ OHT governance will have Patient / Family / Community involvement
- ▶ OHT governance / membership will ensure consideration for: skills, geography and sector based representation
- ▶ OHT will have a unified digital health plan that works from current state
- ▶ OHT will allow organizational fundraising to remain in the community
- ▶ OHT will maintain status quo funding in Year 1 as the team establishes strong decision making, conflict resolution, resource allocation, etc.
- ▶ OHT will have a strong communications plan for Year 1+ to ensure all organizations are aware of substantives changes across organizations and geographies
- ▶ OHT will include a focus on population health management
- ▶ OHT will be evidence based and data driven

Timeline & Next Steps

- ▶ Full Application to Ministry - Due October 9, 2019
- ▶ Next Step in Ministry Process - Site visits (then approval of OHTs)

Next Steps for HP&A OHT after October 9th:

- ▶ Agreement between 52+ organizations
 - ▶ Decision Making
 - ▶ Performance Management
 - ▶ Resource Allocation
 - ▶ Conflict Resolution
 - ▶ Information Sharing
- ▶ Focus on building a sustainable governance structure

Want to learn more?

About Ontario Health Teams:

<http://health.gov.on.ca/en/pro/programs/connectedcare/oht/default.aspx>

- ▶ Email Madeline Smith (*madeline.smith@hpha.ca*)



MANAGEMENT REPORT

Date: September 23, 2019
To: Mayor and Council
From: Jodi Akins, Council Clerk Secretary
Report#: COU19-075
Attachments: Value Village Application
 Retail Business Holidays Act - Ont Reg 711/91
 By-laws 149-92 and 84-90

Title: Value Village Application to Open on Certain Retail Business Holidays in Stratford

Objective: To hear the application by Value Village Stores for an exemption from the *Retail Business Holidays Act* to allow the Applicant to be open on certain statutory holidays during Stratford's designated tourism season.

Background: The *Retail Business Holidays Act* (the "Act") requires retail businesses to be closed on public holidays unless they are exempted. The holidays to which the Act applies are:

New Year's Day	Canada Day
Family Day	Labour Day
Good Friday	Thanksgiving Day
Easter Sunday	Christmas Day
Victoria Day	

The Act also sets out statutory exemptions for certain types of businesses and provides that Council may permit businesses to remain open for the maintenance or development of tourism.

Businesses can apply to a municipal council for an exemption under the Act in order to open on certain holidays. A public meeting must be held to consider the application.

An application from Value Village Stores for their store at 925 Ontario Street has been received. In accordance with the Act, notice of public meeting was given and posted on the City's official website and in the Town Crier for two consecutive weeks.

A copy of the Value Village application is included with this report.

Exemptions under the Act

Businesses are exempt under the Act by right if the only goods available for sale on the holiday are foodstuffs, tobacco, antiques or handicrafts. These businesses shall not exceed three employees and the total area used for service shall be less than 2,400 square feet. Other businesses which are exempt under the Act are businesses selling only gasoline, nursery stock/flowers or fresh fruit and vegetables.

The Act does not apply to pharmacies as they are governed under the *Drug and Pharmacies Regulation Act* while the selling of liquor is governed under the *Liquor License Act*.

Council Authority to Allow Certain Business to Open

Council may permit businesses to be open on certain holidays during the designated tourism season in Stratford if the tourism criteria are met in the Regulation. The Act provides that Council may permit retail business establishments to open on certain holidays for the maintenance or development of tourism.

A by-law may be passed only if there is compliance with the tourism criteria set out in Ontario Regulation 711/91 Tourism Criteria (the "Regulation") under the Act.

That Act requires Council, when passing a by-law under section 4(1), to take into account the principle that holidays should be maintained as common pause days.

The extent of the by-law-making powers is set out in the Act. A by-law passed under section 4(1) may:

- a) apply to one or more retail business establishments or to one or more classes of retail business establishments;
- b) apply to or any part or parts of the municipality in case of a by-law or to all or any part of a territory without municipal organization in the case of a regulation;
- c) limit the opening of retail business establishments on holidays to specific times or a certain number of hours;
- d) permit the opening of retail business establishments on some holidays and not on others;
- e) restrict the opening of retail business establishments on holidays to specific periods of the year; and
- f) classify retail business establishments.

A copy of the Regulation is included with this report.

Even if the tourism criteria are met, Council is not required to pass the by-law and may exercise its discretion to refuse the application.

Section 2 of the Regulation provides that a business can be exempted if:

- It is located within two kilometres of a tourist attraction; and
- It is directly associated with the tourist attraction or relies on tourists visiting the attraction for business on a holiday.

For the purposes of Section 2 of the Regulation, a tourist attraction is limited to:

- Natural attractions or outdoor recreational attractions;
- Historical attractions; and
- Cultural, multi-cultural or educational attractions.

City Council adopted a by-law to authorize small retail businesses to open on certain holidays from the beginning of May to mid-November each year. This time period is the designated tourist season in Stratford and relates to the Festival Theatre season.

Small businesses that are under 3,000 square feet and have no more than 4 employees normally working, can open between 10:00 am and 4:00 pm automatically under the City By-law. Larger retail businesses must apply for a specific exemption in order to open. They must first demonstrate in their application how they comply with the tourism criteria in the Regulation.

Analysis: The Applicant is a retail thrift store in Stratford, approximately 24,151 square feet in size. The operating hours are 9:00 am to 9:00 pm each day of the week, with the exception of Sunday when they open at 10:00 a.m. They sell new and used clothing, footwear and household goods.

The Applicant has submitted an application to open on Victoria Day, Canada Day, Labour Day and Thanksgiving Day which are the holidays that occur during Stratford's designated tourist season.

A list of businesses which have been granted previous exemptions is included in the By-law attached with this report.

Should Council decide to grant the exemption, the by-law would come into effect on the thirty-first day after it is enacted. Under the Act there is a period of time to allow for an appeal of the by-law which may be made within thirty days, by any person who objects to the exemption. An appeal may only be made if any exemption is granted. There is no provision for an applicant to appeal if an exemption has been denied. If there is no appeal, the By-law takes effect on the thirty-first day after it is passed.

The *Employment Standards Act* continues to apply if Council approves an exemption to allow the store to open.

A public meeting has been scheduled at which time the Applicant will present their application, respond to questions and allow the public to make presentations, ask questions or provide comments.

No comments have been received since notice of the public meeting was given.

Notice was also sent to investStratford, Chamber of Commerce and the Stratford Tourism Alliance.

Financial Impact: None identified.

Staff Recommendation: **THAT City Council hear the Application by Value Village Stores for an exemption from the *Retail Business Holidays Act* to open on certain holidays during Stratford's designated tourism season.**



Jodi Akins, Council Clerk Secretary



Michael Humble, Director of Corporate Services



Joan Thomson, Acting Chief Administrative Officer



City of Stratford
Retail Business Holidays Act

Application for a Business Holidays Opening Exemption

Pursuant to section 4(4) of the *Retail Business Holidays Act, R.S.O. 1990, c.R.30* as amended and Ontario Regulations,

I/We submit an application to the Council of The Corporation of the City of Stratford for an exemption to allow the following business to open for business on a holiday during Stratford's designated tourism season.

To be completed by the Applicant:

1. Name of Applicant: Value Village Stores

Address: 11400 SE 6th Street, Suite 220, Bellevue WA USA 98004

Telephone: 425-450-7509

Email: jkennedy@savers.com

2. Name of Retail Business Establishment: Value Village

Address: 925 Ontario Street, 1A, Stratford ON N5A 6W5

Telephone: 226-779-2706

3. Description of the retail business establishment for which an exemption is sought:
retail thrift store

4. State the justification for the exemption request:
Providing tourists with an opportunity to shop at the store and procure items they might need
for their holiday, similar to the goods provided by retail establishments like Wal-mart and
Dollarama, which are listed in Schedule A to by-law 149-92 and are allowed to open
on holidays.

5. Provide Study/Information establishing that the exemption requested will comply with the relevant criteria under the Act and Regulation. Elaborate on responses requested in this Application. The Study/Information should describe who prepared the study, methodology employed, the relevant facts, reasons for conclusions drawn and describe how passing of a tourism exemption By-law will contribute to the maintenance or development of tourism in Stratford. Provide any other information to establish that the requirements of Stratford By-law 149-92 are met. The City of Stratford may require such further information as it deems necessary in order to consider this application. Value Village will comply with Stratford By-laws 84-90 and 149-92 and the Ontario Retail Business Holidays Act by i. meeting the Tourism Criteria in the Ontario Retail Business Holidays Act ("Act") by i. meeting the Tourism Criteria (<https://www.ontario.ca/laws/regulation/910711>), iii. opening for holidays between May 1 and November 12, and iii. opening for hours of 10 am to 4 pm. VVS is not requesting the city pass a tourism exemption bylaw; Stratford has already passed such by-laws (84-90 and 149-92). Value Village will also comply with the Employment Standards Act.

6. Where the application involves a retail business establishment, that on days other than holidays normally, uses a total area of 2,400 square feet or more for serving the public or normally has 4 or more employees serving the public, describe the goods and services provided primarily to tourists:

Value Village has more than 125 stores in Canada. We sell a variety of new and used clothing, footwear and household goods.

Halloween is a particularly big holiday for citizens and tourists. Value Village is known for its large inventory of Halloween costumes,

which we begin to sell in September during the numerous festive events held in the city.

I, Joan Kennedy of the 8th of August July, 2019, hereby confirm that the above statements contained herein are true.

X Joan Kennedy
Name of Applicant - Joan Kennedy for Value Village Stores
Title - Senior Paralegal

Once completed, please submit this application form, the application fee and required information to the City Clerk's Office, City Hall, P.O. Box 818, Stratford ON N5A 6W1, Attention: City Clerk. Questions -call 519-271-0250 ext 237.

Personal information required on this application is collected for the purpose of the administration of the appropriate exemption by-laws of The Corporation of the City of Stratford and is collected under the authority of the *Retail Business Holidays Act*. The personal information required on the application will be used for the processing of this application and for the administration and enforcement of this exemption. The name, business name, business address and the exemption status will be made available to the public. Questions about the collection should be forwarded to the City Clerk at Stratford City Hall, P.O. Box 818, Stratford ON N5A 6W1, 519-271-0205 ext 235.

Français

Retail Business Holidays Act

ONTARIO REGULATION 711/91

TOURISM CRITERIA

Consolidation Period: From November 5, 2015 to the [e-Laws currency date](#).

Last amendment: 321/15.

Legislative History: 321/15.

This is the English version of a bilingual regulation.

1. This Regulation sets out the tourism criteria that must be met before a municipality may pass an exempting by-law under subsection 4 (1) of the Act. O. Reg. 711/91, s. 1.

2. (1) A retail business establishment may be exempted if,

(a) it is located within two kilometres of a tourist attraction; and

(b) it is directly associated with the tourist attraction or relies on tourists visiting the attraction for business on a holiday. O. Reg. 711/91, s. 2 (1).

(2) An exemption granted on an area basis may only be given if,

(a) all of the retail business establishments in the area are within two kilometres of the tourist attraction;

(b) the area does not exceed that necessary to encompass all of the retail business establishments for which an exemption is sought; and

(c) at least 25 per cent of the retail business establishments in the area are directly associated with the tourist attraction or rely on tourists visiting the attraction for business on a holiday. O. Reg. 711/91, s. 2 (2).

(3) For the purposes of this section, a tourist attraction is limited to,

(a) natural attractions or outdoor recreational attractions;

(b) historical attractions; and

(c) cultural, multi-cultural or educational attractions. O. Reg. 711/91, s. 2 (3).

3. Each retail business establishment that on days other than holidays normally uses a total area of 2,400 square feet or more for serving the public or normally has four or more employees serving the public must, in addition to meeting the tourism criteria set out in subsection 2 (1), provide goods or services on holidays primarily to tourists. O. Reg. 711/91, s. 3.

4. The two kilometre restriction set out in subsections 2 (1) and (2) does not apply to a retail business establishment located in a local municipality, including a local municipality located in a district or regional municipality or the County of Oxford, having a population of less than 50,000. O. Reg. 711/91, s. 4.

5. (1) Despite any other provision of this Regulation, retail business establishments in a municipality may be exempted for up to five holidays a year during which a fair, festival or other special event is being held in that municipality. O. Reg. 711/91, s. 5 (1).

(2) Subsection (1) does not apply to parades. O. Reg. 711/91, s. 5 (2).

6. (1) An application for an exemption under subsection 4 (3) of the Act shall contain the following:

1. A description of the area or the retail business establishment for which the exemption is sought.

2. The justification, in relation to the seasonal nature, if any, of the tourist attraction, for the time period sought in the exemption.

3. Information establishing that the tourism criteria set out in this Regulation are met. O. Reg. 711/91, s. 6 (1).

(2) An application in respect of a retail business establishment described in section 3 shall be made only by that retail business establishment. O. Reg. 711/91, s. 6 (2).

Français

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See Also By-law 84-90

BY-LAW NUMBER 149-92 OF THE CORPORATION OF THE CITY OF STRATFORD

BEING a By-law to permit certain retail business establishments to be open on certain holidays in the City of Stratford for the maintenance and development of tourism.

WHEREAS the *Retail Business Holidays Act*, as amended, provides that municipal councils may pass by-laws to permit retail business establishments to be open on holidays for the maintenance or development of tourism;

AND WHEREAS the said *Act and Regulations* with respect thereto provide that the City of Stratford's present by-law passed pursuant to the *Retail Business Holidays Act* has no effect after November 25, 1991;

AND WHEREAS the municipal Council of the Corporation of the City of Stratford deems it expedient for the maintenance and development of tourism to pass a new by-law in accordance with the said Act.

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

1. That the City of Stratford has the characteristics required with respect to the Tourism Criteria set down in the Regulations made under the *Retail Business Holidays Act*.
2. That this By-law shall apply to the whole of the City of Stratford being hereby established as the tourism area.
3. That this By-law shall apply for the period from May 1st to November 12th in each year.
4. That the hours during which any retail business establishment so authorized to open pursuant to this by-law on any holiday included herein shall be from 10:00 a.m. to 4:00 p.m.
5. That in addition to the retail business establishments as defined in the *Retail Business Holidays Act and Regulations* with respect thereto that may be open on the holidays as provided by this by-law, those retail business establishments listed on Schedule "A" hereto that applied to be included in this by-law shall be included in this by-law and shall be subject to the provisions of this by-law.
6. That pursuant to the provisions of the *Retail Business Holidays Act*, this by-law shall come into force on the thirty-first day after the final passing thereof.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 23rd day of November, 1992.

"Dave Hunt"

Mayor – Dave Hunt

"R. Schulthies"

Clerk – R. Schulthies

THIS IS SCHEDULE "A"
TO BY-LAW NUMBER 149-92 as amended,
passed this 13th day of February, 2017.

The retail business establishments listed herein shall be permitted to be open on the holidays included in this By-law in accordance with the provisions stated therein:

<u>NAME</u>	<u>ADDRESS</u>
Hudson's of Stratford Ltd.	141 Downie Street
Giant Tiger Stores Limited	477 Huron Street
Canadian Tire Associate Store	1093 Ontario Street
Zehrs Market	865 Ontario Street
Sobeys Inc.	581 Huron Street
Byrnes Food & Drug Basics	925 Ontario Street
Shoppers Drug Mart	211 Ontario Street
Shopper Drug Mart	511 Huron Street
Dollarama	Units 2-3 – 925 Ontario Street
Wal-mart Canada Corp.	920 Ontario Street

SEE ALSO BY-LAW 149-92

BY-LAW NUMBER 84-90 OF THE CORPORATION OF THE CITY OF STRATFORD

BEING a By-law to permit retail business establishments to be open on holidays in the City of Stratford pursuant to section 4 of the *Retail Business Holidays Act*, as amended.

WHEREAS the *Retail Business Holidays Act, as amended* by Bill 113 in 1989, provides that municipal councils may pass by-law permitting retail business establishments to be open on any holiday;

AND WHEREAS the municipal council deems it desirable that a new by-law be enacted pursuant to section 4 of the *Retail Business Holidays Act, as amended*, permitting such openings, incorporating all the provisions presently existing in By-law 45-84 of this Corporation, being a by-law to permit such openings pursuant to the previous *Retail Business Holidays Act*, and to extend the period to as nearly as possible, coincide with the season of the Stratford Festival;

NOW THEREFORE BE IT ENACTED as a By-law of The Corporation of the City of Stratford as follows:

1. Retail business establishments, as defined in the *Retail Business Holidays Act, as amended*, may be open on holidays in the City of Stratford during the period specified herein, provided that:
 - a) the retail business establishment does not open prior to 10:00 a.m. and does not remain open after 4:00 p.m.;
 - b) the number of persons engaged in the serving of the public does not, at any time, exceed four (4);
 - c) the total area used for serving, selling or displaying goods or services to the public inside the establishment is less than 3,000 square feet (278.71 m²) .
2. The period during which the within retail business establishments may be open shall be from May 1st to November 14th in any year.
3. That By-law Number 45-84 of this Corporation be, and the same, is hereby repealed.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 22nd day of May, 1990

"Dave Hunt"

Mayor – Dave hunt

"Ron Schulthies"

Clerk – Ron Schulthies

From: emailofficeofthMayor@stratford.ca [<mailto:emailofficeofthMayor@stratford.ca>]
Sent: September 11, 2019 11:27 PM
To: Patricia Shantz
Subject: [External Email] New Response Completed for Email the Office of the Mayor

Hello,

Message:

Speak Stratford Toastmasters Club
Club # 2868399 Area 64– Division W – District 86

September 11, 2019

Dear Mayor Matheson ,

October is “Toastmasters Month” and is acknowledged as such in many parts of the world.

I am writing to request that the Town of Stratford proclaim October 2019, as “Toastmasters Month” and that the proclamation be announced at a Town Council meeting and promoted on the Town website.

Toastmasters International is a non-profit organization, which has been teaching valuable communication and leadership skills to people around the globe for over 85 years. There are currently over 250,000 members in 12,500 clubs in 106 countries.

The Speak Stratford Toastmasters Club has been an active member of the community for over six years. Our members take pride in their contributions to the development of skills benefiting the people of our Town and community

Thank you for your consideration and for your dedication to our community.

Sincerely,

Brent Jemmett
President,
Speak Stratford Toastmasters Club



MANAGEMENT REPORT

Date: September 23, 2019
To: Council
From: Tatiana Dafoe, Acting Clerk
Report#: COU19-076
Attachments: Schedule 1 of By-law 158-2008 with tracked changes

Title: Traffic and Parking By-law Proposed Housekeeping Amendments September 2019

Objective: To consider amendments to the City's Traffic and Parking By-law 159-2008.

Background: In 2008 a comprehensive review of the City's Traffic and Parking By-law was completed. Following this review the City adopted a new Traffic and Parking By-law 159-2008.

In June 2019, a request was received from the Infrastructure and Development Services Department for staff to review parking restrictions on the following streets:

- Cawston Street
- Huntingdon Avenue

Following completion of this review, staff determined that some parking restrictions on the above noted streets were not included in By-law 159-2008.

Analysis: On February 27, 2006, an amendment to the Traffic and Parking By-law 34-2006 was approved which provided for no-stopping provisions as follows:

- that "No Stopping Monday to Friday 8:00 a.m. to 9:00 a.m., 11:30 a.m. to 1:00 p.m. and 3:00 p.m. to 4:00 p.m." signs be installed on:
 - the north side of Cawston Street from Huntingdon Avenue to 17m westerly,
 - the south side of Cawston Street from Huntingdon Avenue to 100m westerly,
 - the west side of Huntingdon Avenue from Avon School property boundary to 58m northerly of Cawston Street,
 - the east side of Huntingdon Avenue between Avon School property boundary and Avon Street.

When the previous Traffic and Parking By-law 139-68 was repealed and our current Traffic and Parking By-law 159-2008 was passed, the above noted provisions were not included, however the signage has remained in place.

In order to address these issues staff recommend amending the Traffic and Parking By-law 159-2008 to reflect the no-stopping provisions that were approved by Council on these streets.

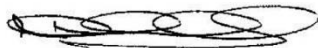
Financial Impact: There are no financial implications to amending the Traffic and Parking By-law.

Staff Recommendation: THAT Schedule 1 “No Stopping” of the Traffic and Parking By-law 159-2008, as amended, be further amended by including the following provisions:

- **Cawston Street north side from Huntingdon Avenue to 17m westerly from 8:00 a.m. to 9:00 a.m., 11:30 a.m. to 1:00 p.m. and 3:00 p.m. to 4:00 p.m. Monday to Friday;**
- **Cawston Street south side from Huntingdon Avenue to 100m westerly from 8:00 a.m. to 9:00 a.m., 11:30 a.m. to 1:00 p.m., and 3:00 p.m. to 4:00 p.m. Monday to Friday;**
- **Huntingdon Avenue east side from Avon School property boundary to Avon Street from 8:00 a.m. to 9:00 a.m., 11:30 a.m. to 1:00 p.m. and 3:00 p.m. to 4:00 p.m. Monday to Friday;**
- **Huntingdon Avenue west side from Avon School property boundary to 58m northerly of Cawston Street from 8:00 a.m. to 9:00 a.m., 11:30 a.m. to 1:00 p.m. and 3:00 p.m. to 4:00 p.m. Monday to Friday.**



Tatiana Dafoe, Acting Clerk



Michael Humble, Director of Corporate Services

A handwritten signature in cursive script, appearing to read "Joan Thomson".

Joan Thomson, Acting Chief Administrative Officer

SCHEDULE 1 - PROHIBITED STOPPING ON SPECIFIED STREETS
Consolidated to November 13, 2018

COLUMN 1 Street	COLUMN 2 Side	COLUMN 3 Between	COLUMN 4 Period	
Albert Street	North	From the east curb line of Waterloo Street to a point 15.24 metres (50 ft) east	Anytime	
Albert Street	South	From Downie Street to a point 54 feet (16.5m) east of the east curb line of Downie Street	Anytime (Motorcycles Excluded)	
Bedford Drive	Both	From a point 49 metres north of the north curb line of Park Lane Drive to a point 136.5 metres north of the north curb line of Park Lane Drive	8:00 a.m. to 9:00 a.m., 11:30 a.m. to 1:00 p.m. and 3:00 p.m. to 4:00 p.m. Mon. to Fri.	9-2010
Bedford Drive	East	From a point 110 metres North of the north curblines of Park Lane Drive to a Point 136.5 metres north of the north curblines of Park Lane Drive	8:00 a.m. to 9:00 a.m., 11:30 a.m. to 1:00 p.m. and 3:00 p.m. to 4:00 p.m. Mon. to Fri.	9-2010 61-2011
Bedford Drive	East	From a point 49 metres North of the North curblines of Park Lane Drive to a point 165 metres North of the North curblines of Park Lane Drive	8:00 a.m. to 9:00 a.m., and 3:00 p.m. to 4:00 p.m. Mon. to Fri.	61-2011
Bedford Drive	West	From the North curblines of Glendon Road to a point 322 metres North of the North curblines of Glendon Road	8:00 a.m. to 9:00 a.m., and 3:00 p.m. to 4:00 p.m. Mon. to Fri.	61-2011
Bedford Drive	West	From a point 49 metres North of the north curblines of Park Lane Drive to a Point 136.5 metres North of the north curblines of	8:00 a.m. to 9:00 a.m., 11:30 a.m. to 1:00 p.m. and 3:00 p.m. to	9-2010

SCHEDULE 1 - PROHIBITED STOPPING ON SPECIFIED STREETS
Consolidated to November 13, 2018

COLUMN 1 Street	COLUMN 2 Side	COLUMN 3 Between	COLUMN 4 Period
		Park Lane Drive	4:00 p.m. Mon. to Fri.
Bedford Drive	East and West Sides	From the north-east cul-de sac to Graff Avenue	8:00 a.m. to 9:00 a.m. and 3:00 p.m. and 4:00 p.m. Monday to Friday. inclusive
Bruce Street	North	From the westerly curb line of Essex Street to a point 56 metres east of the easterly curb line of Taylor Street	8:00 a.m. to 9:00 a.m., 11:30 a.m. to 1:00 p.m. and 3:00 p.m. to 4:00 p.m. Monday to Friday both inclusive
Bruce Street	South	From 35 metres West of the West curb line of Essex Street to a point 128 metres Westerly therefrom	8:00 a.m. to 9:00 a.m., 11:30 a.m. to 1:00 p.m. and 3:00 p.m. to 4:00 p.m. Monday to Friday both inclusive
Birmingham St.	Both	From a point 66 metres to a point 88 metres south of the south curb line of West Gore Street	Anytime
Caledonia Street	North	No Standing from 50 metres East of the East curblane of John Street to a point 33.5 metres Easterly therefrom	8:00 a.m. to 9:00 a.m., 11:30 a.m. to 1:00 p.m., and 3:00 p.m. to 4:00 p.m., Monday to Friday
Cawston Street	North	From Huntingdon Avenue to 17m westerly	8:00 a.m. to 9:00 a.m., 11:30 a.m. to

SCHEDULE 1 - PROHIBITED STOPPING ON SPECIFIED STREETS
Consolidated to November 13, 2018

COLUMN 1 Street	COLUMN 2 Side	COLUMN 3 Between	COLUMN 4 Period
			1:00 p.m. and 3:00 p.m. to 4:00 p.m. Monday to Friday
Cawston Street	South	Huntingdon Avenue to 100m westerly	8:00 a.m. to 9:00 a.m., 11:30 a.m. to 1:00 p.m., and 3:00 p.m. to 4:00 p.m. Monday to Friday
Charles Street	South	No Standing from the Easterly curbline of John Street to a point 119.6 metres Easterly therefrom	8:00 a.m. to 9:00 a.m., 11:30 a.m. to 1:00 p.m., and 3:00 p.m. to 4:00 p.m., Monday to Friday
Charles Street	North	No Stopping from the Easterly curbline of John Street to a point 119.6 metres Easterly therefrom	8:00 a.m. to 9:00 a.m., 11:30 a.m. to 1:00 p.m., and 3:00 p.m. to 4:00 p.m., Monday to Friday
Dover Street	North	From the easterly curb line of Romeo Street to the easterly limit of Dover Street	Anytime
Dover Street	South	From a point 127 meters east of the easterly curb line of Romeo Street to a point 172.5 Meters east of the easterly Curb line of Romeo Street	Anytime
Downie Street	East	Ontario Street to Albert Street	Anytime
Erie Street	West	Ontario Street 37.8 metres (124 ft) south	Anytime
Erie Street	East	Ontario Street 13.72	Anytime

SCHEDULE 1 - PROHIBITED STOPPING ON SPECIFIED STREETS
Consolidated to November 13, 2018

COLUMN 1 Street	COLUMN 2 Side	COLUMN 3 Between	COLUMN 4 Period
		metres (45 ft) south	
Erie Street	East	A point 518.16 metres (1700 ft) north of Gibb side road to a point 670.56 metres (2200 ft) north	Anytime
Erie Street	West	A point 518.16 metres (1700 ft) north of Gibb side road to a point 670.56 metres (2200 ft) north	Anytime
Erie Street	Both	From Lorne Avenue to Crane Avenue	Anytime
Forman Avenue	West	A point 430 feet (131.06 metres) north of the north curb of Britannia Street and a point 850 feet (259.08 metres) north of the north curb of Britannia Street	
Forman Avenue	East	Britannia Street to a point 98 feet (30 m) northerly therefrom	8:00 a.m. to 4:00 p.m. Monday-Friday
Forman Avenue	East	From a point 853 feet (260m) to a point 1181 feet (360m) north of Britannia Street	8:00 a.m. to 4:00 p.m. Monday-Friday
Huntingdon Avenue	East	From Avon School property boundary to Avon Street	8:00 a.m. to 9:00 am. 11:30 a.m. to 1:00 p.m. and 3:00 p.m. to 4:00 p.m. Monday to Friday
Huntingdon Avenue	West	From Avon School property boundary to 58m northerly of Cawston Street	8:00 a.m. to 9:00 a.m., 11:30 a.m. to 1:00 p.m. and 3:00 p.m. to 4:00 p.m. Monday to Friday

SCHEDULE 1 - PROHIBITED STOPPING ON SPECIFIED STREETS
Consolidated to November 13, 2018

COLUMN 1 Street	COLUMN 2 Side	COLUMN 3 Between	COLUMN 4 Period
John Street	East	Caledonia and Charles Street	Anytime except 9:30 a.m. to 11:30 a.m.
John Street	West	Caledonia and Charles Street	Anytime except 9:30 a.m. to 11:30 a.m.
Louise Street	West	From a point 51 metres North of the North curb of Whitelock Street to the North curblane of Blake Street	Monday to Friday 9-2010 8:00 a.m. to 9:00 a.m. and 3:00 p.m. to 4:00 p.m.
Louise Street	West	From a point 51 metres North of the north curb of Whitelock Street to a Point 15 metres northerly	Monday to Friday 9-2010 8:00 a.m. to 9:00 a.m. and 3:00 p.m. to 4:00 p.m. 27-2011
Louise Street	West	From a point 51 metres North of the North curb of Whitelock Street to a point 64 metres Northerly	Monday to Friday 8:00 a.m. to 9:00 a.m. and 3:00 p.m. to 4:00 p.m. 27-2011
Mowat Street	West	From a point 72.5 metres South of the South curb Line of West Gore Street to a point 134.5 metres further South	From 8:00 a.m. to 9:00 a.m., from 11:30 a.m. to 1:00 p.m. and from 3:00 p.m. to 4:00 p.m. Monday to Friday both inclusive
Mowat Street	East	From a point 65 metres South of the South curb line of West Gore Street to a point 106.5 metres further South	From 8:00 a.m. to 9:00 a.m., from 11:30 a.m. to 1:00 p.m. and from 3:00 p.m. to 4:00 p.m. Monday to Friday both inclusive
Ontario Street	North	Downie Street 60 feet (18.29 metres) east	Anytime

SCHEDULE 1 - PROHIBITED STOPPING ON SPECIFIED STREETS
Consolidated to November 13, 2018

COLUMN 1 Street	COLUMN 2 Side	COLUMN 3 Between	COLUMN 4 Period
Ontario Street	North	Erie Street 105 feet (32 metres) west	Anytime
Ontario Street	South	Erie Street 125 feet (38.1 metres) west	Anytime
Ontario Street	South	Downie Street 31 feet (9.45 metres) east	Anytime
Ontario Street	North	From Waterloo Street to the East City limits	Anytime
Ontario Street	South	From Waterloo Street to the East City limits	Anytime
Queen Street	East	From Water Street to 126 metres north of the north curblineline of Water Street	Anytime
Queen Street	West	From Ballantyne Avenue to Lakeside Drive	Anytime
Rebecca Street	South	From a point 138 metres east of the east curb line of Waterloo Street South to a point 36 metres easterly therefrom.	8 a.m. to 9:30 a.m. 2 p.m. to 4:00 p.m. Monday to Friday 165-2015
Romeo Street	West	A point 253 feet (77.11 metres) north of Douro St. to a point 600 feet (182.88 metres) north of Douro Street	Anytime
Romeo Street	Both	From C. N. Spur Line at Norfolk Street to Lorne Ave.	Anytime
Romeo Street S.	East	A point 71 metres south of Park Street to a point 101 metres southerly therefrom	Anytime
Strachan Street	East	From a point 30 metres South of the South curb	From 8:00 a.m. to 9:00 a.m., from

SCHEDULE 1 - PROHIBITED STOPPING ON SPECIFIED STREETS
Consolidated to November 13, 2018

COLUMN 1 Street	COLUMN 2 Side	COLUMN 3 Between	COLUMN 4 Period
		line of West Gore Street to a point 87 metres further South	11:30 a.m. to 1:00 p.m. and from 3:00 p.m. to 4:00 p.m. Monday to Friday both inclusive
Strachan Street	West	From the South curb line of West Gore Street to a point 124.7 metres Southerly therefrom	From 8:00 a.m. to 9:00 a.m., from 11:30 a.m. to 1:00 p.m. and from 3:00 p.m. to 4:00 p.m. Monday to Friday both inclusive
St. Vincent St.	East	From Moderwell Street to a point 136.5 metres south of Moderwell Street	Anytime

SCHEDULE 1 - PROHIBITED STOPPING ON SPECIFIED STREETS
Consolidated to November 13, 2018

COLUMN 1 Street	COLUMN 2 Side	COLUMN 3 Between	COLUMN 4 Period
St. Vincent St.	West	From a point 21.2 metres north of the north curb line of Patricia Road (north loop) to a point 110.1 metres southerly therefrom	8:00 a.m. to 9:00 a.m., 11:30 a.m. to 1:00 p.m. and 3:00 p.m. to 4:00 p.m. Monday to Friday both inclusive
Waterloo Street	West	From Ontario Street to Albert Street	Anytime
Waterloo Street	East	From the north curb line of Albert Street to a point 15.24 metres (50 ft) north	Anytime
Waterloo Street	Both	From Ontario Street to Cobourg Street	Anytime
York Street	South	Erie Street and Huron Street	Anytime



MANAGEMENT REPORT

Date: September 18, 2019
To: Mayor and Councillors
From: Joan Thomson, Acting CAO
Report#: COU19-077
Attachments: None

Title: Grand Trunk Community Hub Grant Application Budget

Objective: To obtain Council approval for an amount to be added to the 2019 budget to undertake additional work to submit a complete grant application for the Grand Trunk Community Hub.

Background: At the September 16, 2019 Council meeting, City Council adopted a resolution identifying the Grand Trunk Community Hub grant application as their priority project under the Community Culture and Recreation stream of the Canada Infrastructure Program.

As part of the Grand Trunk Community Hub grant application, the City is required to submit existing background information and studies. Secondly, it has been identified as part of the grant application, that an additional study(ies) needs to be compiled and submitted. A budgeted amount has not been previously approved by Council for this.

Analysis: The deadline for submission of the City's grant application is in early November 2019. Approval is being requested of Council to approve up to \$55,000 to obtain the additional study and to cover grant application related expenses in order to submit a complete application.

The additional study cannot be completed in-house as specific expertise is required to undertake.

Financial Impact: There would be no impact on the 2019 approved City Budget. Up to \$55,000 is requested from the Strategic Community Development Reserve Fund.

Staff Recommendation: **THAT City Council approve a budget of up to \$55,000 for completion of work on the Grand Trunk Community Hub grant application;**

AND THAT the Acting CAO be authorized to spend up to the budgeted amount for additional work on the City's application as necessary.

A handwritten signature in cursive script, reading "Joan Thomson".

Joan Thomson, Acting Chief Administrative Officer



MANAGEMENT REPORT

Date: August 28, 2019
To: Infrastructure, Transportation and Safety Sub-committee
From: Mike Mortimer, Manager of Environmental Services
Report#: ITS19-054
Attachments: None

Title: Avon Maitland District School Board – Tower Site License Agreement

Objective: To consider a Tower Site License Agreement with the Avon Maitland District School Board (AMDSB).

Background: The previous agreement with the AMDSB, allowing them to have their two antennas on the Forman Water Tower, expired on July 31, 2019. This new agreement will be for duration of 2 years for two antennas. Dating back to the late 1990's, previous agreements have been for 5 years, but under the new Ontario government Centralized Procurement Initiative and OECM Agreements, it is directed that procurement agreements do not exceed two years in duration.

Analysis: The agreement expired on July 31, 2019. Currently, the AMDSB is charged \$1,110 per antenna and this charge has not increased since 2009. An increase of 2% per year is recommended and is a reasonable increase when compared to recent consumer price index calculations. Additionally, it has been confirmed through a third party evaluation, electrical costs of approximately \$570 per year for the two antennas. These costs would be in addition to the rental costs historically applied.

Financial Impact: Currently, AMDSB pays \$2,220.00 per 12 month period (August 1 to July 31). This would increase to \$2,264.40 for the period of August 1, 2019 to July 31, 2020, and to \$2,309.69 for the period of August 1, 2020 to July 31, 2021. The contract would end on July 31, 2021 with a total of \$4,574.09 to be paid to the City of Stratford over the 24 month period.

Staff Recommendation: THAT Council approve the Tower Site Agreement with the Avon Maitland District School Board to permit their two antennas on the Forman Water Tower for two years to July 31, 2021;

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



Mike Mortimer, Manager of Environmental Services



Ed Dujlovic, Director of Infrastructure and Development Services



Joan Thomson, Acting Chief Administrative Officer

Received by
Clerks
Aug 9/19

Stratford, ON
N5A5K1
Aug. 9, 2019

Jody Akins
Stratford City Hall
Clerk's Office

Hi Jody. Please find attached correspondence I have sent to and gathered from residents in and around Glendon Rd. And which has been forwarded to Police Chief Skinner, Mayor Mathieson, and Councillor Vassilakos. Having met with Chief Skinner, I would like to make a presentation to the ITS sub committee of Council to further the residents' concerns regarding signage on Glendon. I will propose that present speed limits be changed from 40/50 to 40 only and that 3 way STOP signs be installed at the intersections of Bedford and Glendon, Graff and Glendon, and Dawson and Glendon. I will present the results of the petition I circulated and the conclusions drawn from my meeting with Chief Skinner. I would like to meet with ITS at its earliest convenience; Aug. 28th if possible. Thank you for your office's consideration of this request.

Larry Baswick

July 17 '19

Good day neighbour.

I live at _____ St. and am able to observe traffic moving east and west along Glendon. It occurred to me that as often as not vehicles exceeded the speed limit of 50 and 40kph. I contacted a local city councillor who indicated she was aware of the problem, had been for some time, and would move to make it an issue at her level. Subsequent to not being made aware of any developments, I contacted the Chief of Police in the late winter asking for some presence on the street and was assured that despite limited resources, an effort would be made to address the problem. I was told to get back to him within a period of time which I did so a few weeks ago and have yet to receive a reply.

This is not to say that nothing has been done; just that I haven't witnessed any action. Perhaps traffic studies have been conducted or radar has been used or speed display signs have been placed. Nonetheless, traffic has not slowed putting children, pets, wildlife, quality of life, and public order at risk. Therefore, I would ask that you complete the form below as a petition to have the city act to control vehicular (bus, truck, car, motorcycle, etc.) speed on Glendon if you agree to the intent. Please place the completed form in the mailbox at my side door by July 26. I will send the results to the mayor and to Councillor Vassilakos and to Chief Skinner. I will publish any response from them to those of you who have become involved. Thank you.

Larry Baswick

Mayor Mathieson, Councillor Vassilakos, Chief Skinner.

I live in the Glendon Ave. neighbourhood. I believe traffic speeds on Glendon Ave. and its residential feeder streets need to be slowed and request that you act to do so at your earliest convenience. I would further suggest that the speed limit on Glendon Ave. be set at 40 kph for its entirety, that an all-way stop sign be erected at the Bedford intersection and at the Graff St. intersection, and that the area be subject to an ongoing traffic control presence.

Name: _____

Address: _____

Phone: _____

Signature: _____

- Glendon Rd. Traffic

Friday, July 26

You are receiving this note as you were one of the respondents to the petition I sent around. We delivered about 50 forms to everyone on Glendon and its corners from Dawson to Mornington. I received 12 completed forms in return; 25%. Some of you included comments summarized as follows:

- complaints have been registered with the police/politicians in the past to no avail
- all streets should be 40kph
- a motorcycle has been seen doing wheelies on Glendon
- change yield on Dawson to a stop sign
- buses are not above the law
- a private driveway has been offered for radar purposes

Clarification - I suggested 2 stop signs; Graff at Glendon and Bedford at Glendon

I have a meeting with Chief Skinner on Aug. 7. I will present the petition at that time along with anecdotes to date and try to convey the seriousness of our concern. If you wish to expand on your thoughts and observations on the matter, please do so in writing and leave in my mailbox by Aug. 2. I will report the results of the meeting to you by Aug. 9. Mayor Mathieson and Councillor Vassilakos will be kept apprised. Thank you for your participation.

Larry Baswick

16 Fern St.
Aug. 7

Hello Neighbour. I met with Chief Skinner this morning at his office. The meeting was congenial and Chief Skinner presented as a reasonable administrator. He listened carefully and spoke forthrightly about what he could and could not do. I acknowledged that changing speed limits and signage was to be done through city council but he said he absolutely supported a 40kph speed limit for the length of Glendon. He went on to say that decisions for resource deployment need to be data based rather than on perception. I did not take that to mean he dismissed anecdotal evidence and, in fact, he asserted that a 25% return on a petition like ours carried weight as returns of 10% have been effectual in his experience. When I said I haven't seen any obvious police presence in reaction to my initial pleas in the early spring, he indicated that an electronic data gathering system now employed elsewhere in the city will find its way to our neighbourhood soon (I took this to mean within days). The meeting ended cordially with my main take away being Chief Skinner is genuinely interested in our situation and will take steps to assist.

In the meantime: I will proceed to make a presentation to city council regarding reduction of speed to 40kph on Glendon and stop signs on Glendon (at the very least at Bedford.) When that time comes, I would encourage as much presence by you as possible. I will keep you posted. Second, having spoken to one keenly interested neighbour, and in keeping with the Chief's belief that public awareness is a pillar of law enforcement, I would appreciate your feedback regarding the posting of private signs asking drivers to be considerate of our quality of life and high regard for safety. Drivers have to know this is an issue with us. Please drop a note in my mailbox if you have thoughts in this regard. Last, while this initiative may become prolonged, I am determined to see it through to a satisfactory conclusion. It should not, however, preclude you from engaging council members to ensure their appreciation of our concern. Thank you.

Larry Baswick
c. Chief Skinner, Mayor Mathieson, Councillor Vassilakos

Google Maps



Map data ©2019 Google 150m

ONTARIO / Huron - 50 k.p.h. posted

50 k.p.h. posted at entrances to city

- FLASHING
- WALKWAY
- 40 / 50 k.p.h.
- 2, 3, ... km.
- STOP
- YIELD
- PEDESTRIAN CHILDREN WALKING SIGN
- S.L. SPEED LIMIT
- SCHOOL

Glendon Rd. Aug. 28 presentation to ITS

Glendon Rd. is a neighbourhood street not a thoroughfare. It is about a kilometre long with no interruptions for its length. It has 2 speed zones; a 40 and a 50.

Major arteries are posted at 50 (Ontario, Erie, and Huron).

Mornington is a 40 for most of its length. Having a 50 on Glendon Rd. makes no sense whatsoever.

Bedford Dr. FI school is a block north of Glendon. It has parent dropoffs, school buses and pedestrians trying to utilize the intersection of Bedford and Glendon. There is a walkway a few metres east of the intersection channeling pedestrians into this busy intersection. On top of this, a city bus transits the road on a schedule. Why there is zero traffic control on Glendon where it meets Bedford makes no sense whatsoever.

Drivers emboldened by a lack of controls and a 50 kph limit are often at 60+kph. Because of its off rush hour traffic flow, it receives very little attention from city police.

Young parents have moved into the neighbourhood with children playing in their driveways while cars and buses blow by within a few feet at 60kph. During peak hours, Glendon Rd. is a NASCAR track.

We, the residents of the Glendon area, want

1. A 40kph or less speed limit for the entirety of Glendon Rd.
2. An All way stop at Bedford and Glendon and at Graff and Glendon.
3. A stop on Dawson at Glendon.
4. A regular police presence.
5. A zero tolerance policy (40 means 40) for speeding.



MANAGEMENT REPORT

Date: September 9, 2019
To: Planning and Heritage Committee
From: Jeff Leunissen, Manager of Development Services
Report#: PLA19-033
Attachments: None

Title: Planning Report Draft Plan of Subdivision 31T18-002 and Zone Change application Z06-18, 4110 Perth Line 36

Objective: The purpose of this report is to provide staff's evaluation and recommendation on the Draft Plan of Subdivision (31T-18002) and Zone Change (Z06-18) application submitted by Sifton Properties Limited on May 3, 2018.

Original Zoning By-law Amendment Request May 2018

The original proposed zone change application was to change zoning on the above described subject lands from an Agricultural (A) Zone in the Township of Perth East Zoning By-law 30-1999 to a Residential First Density R1(4) Special Provision Zone, a Residential Fourth Density R4(2)- special provision Zone, a Future Residential (FR) Zone, a Park (P) Zone and a Park-Flood Plain (P-FP) Zone in the City of Stratford Zoning By-law No. 201-2000.

The R1(4) Zone will proposed to permit single detached dwellings and group homes. Special provisions to the regulations have been requested to allow:

- a minimum lot frontage for a corner lot of 12.6m;
- an exterior side yard depth of 1.2m where a corner lot line abuts an adjacent corner lot rear lot line or 4.5m in every other case;
- a minimum rear yard depth of 6m;
- a minimum sight triangle of 3m x 3m; and
- a maximum lot coverage of 45%.

The R4(2) Zone was proposed to permit quadruplex dwellings, street townhouse dwellings and townhouse dwellings. Special provisions to the regulations have been requested to allow:

- a minimum rear yard depth of 6m;
- a minimum sight triangle of 3m x 3m; and

- a front yard depth to the main building of 4.5m.

Revised Zoning By-law Amendment Request March 2019

In March 2019, the applicant requested the changes below to the zoning request.

In addition to the requested special provisions the owners requested the following provisions be included in the R1(4)- special provision zone:

- minimum lot area (corner lot) of 415m²;
- minimum landscaped open space of 35%;
- minimum interior side yard setback of 1.2m;
- in all cases any part of any attached or detached garage shall provide a parking space between the garage door and the road allowance; and
- if the exterior side yard setback is less than 4.5m no driveway shall be permitted along the exterior lot line or off of the exterior lot line.

Changes proposed to the R4(2)- special provision zone:

- removal of quadruplex dwellings and townhouse dwellings as requested permitted uses;
- additional provision requiring that in all cases any part of any attached or detached garage shall be a minimum of 6m from the front lot line and exterior lot line; and
- an additional provision outlining that any attached or detached garage shall not exceed sixty (60) percent of the width of the front building elevation of a dwelling unit (measured from the inside face of outside wall or common wall to inside face of outside wall or common wall).

Original Draft Plan of Subdivision May 2018

The original proposed draft plan of subdivision contained 166 single detached dwelling lots, 2 multiple development blocks, 2 park blocks, 1 stormwater management block, 2 future infill blocks, 1 open space block, and 1 walkway block, all served by 7 new local roads. The lands were projected to be able to accommodate around 194 residential units. The lot frontages for single detached dwelling lots ranged from approximately 12.5m-24.24m.

Revised Draft Plan of Subdivision January 2019

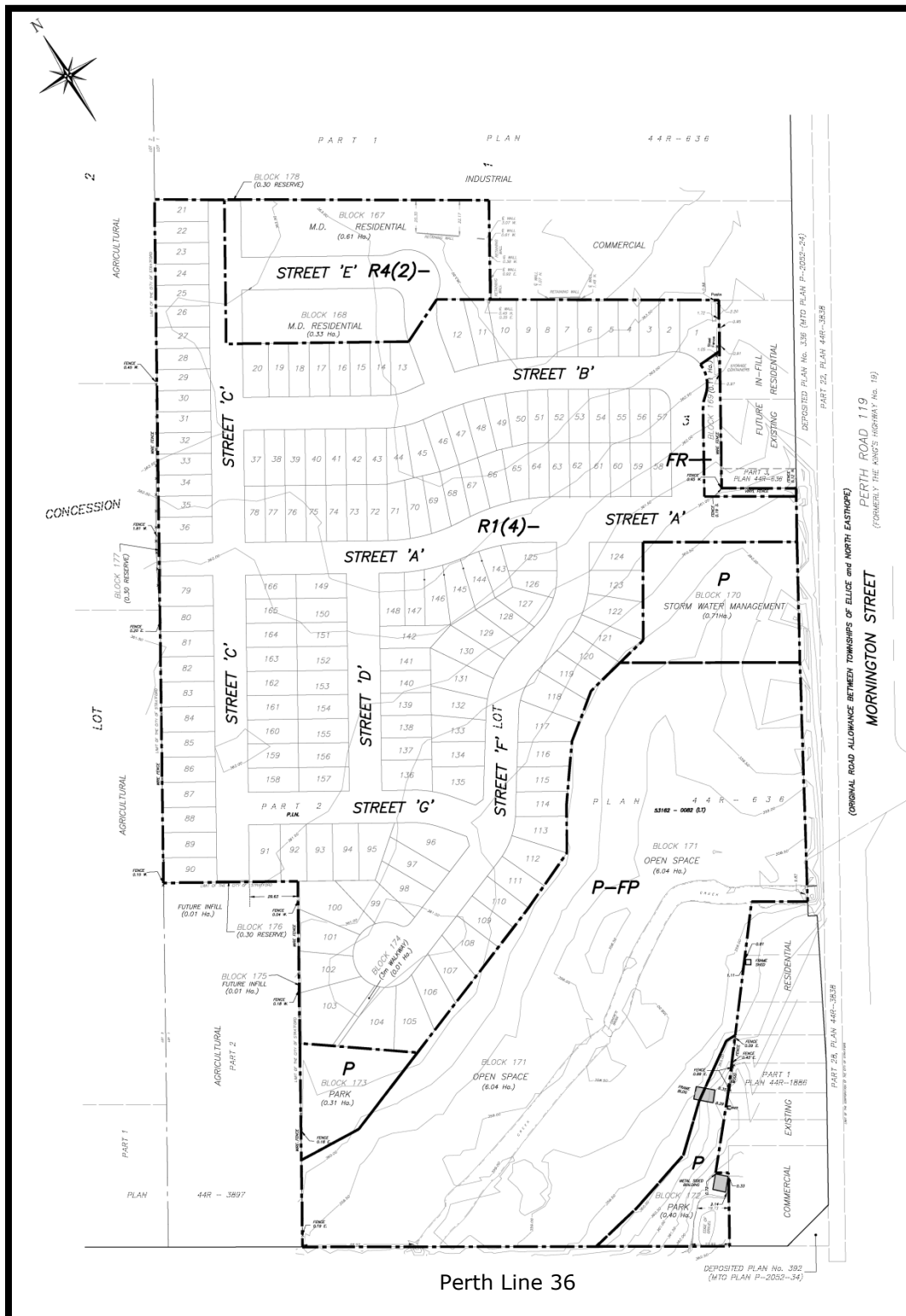
The revised proposed plan of subdivision contains 153 single detached residential lots, 2 multi residential development blocks, 1 park block, 1 future infill block, 1 future single detached dwelling block, 2 walkway blocks, 1 stormwater management block, 4 0.3m reserve blocks, and 2 open space blocks, all served by 7 new local roads. The lands are projected to be able to accommodate around 181 residential units. The lot frontages for single detached dwelling lots range from approximately 12.5m to 23.76m.

In January 2019, the applicant made the following revisions to the draft plan:

- consolidated the two parks proposed in the south and southwest corner of the development to one park in the northeast portion of the development;
- reduced the number of single detached dwelling lots from 166 to 153;

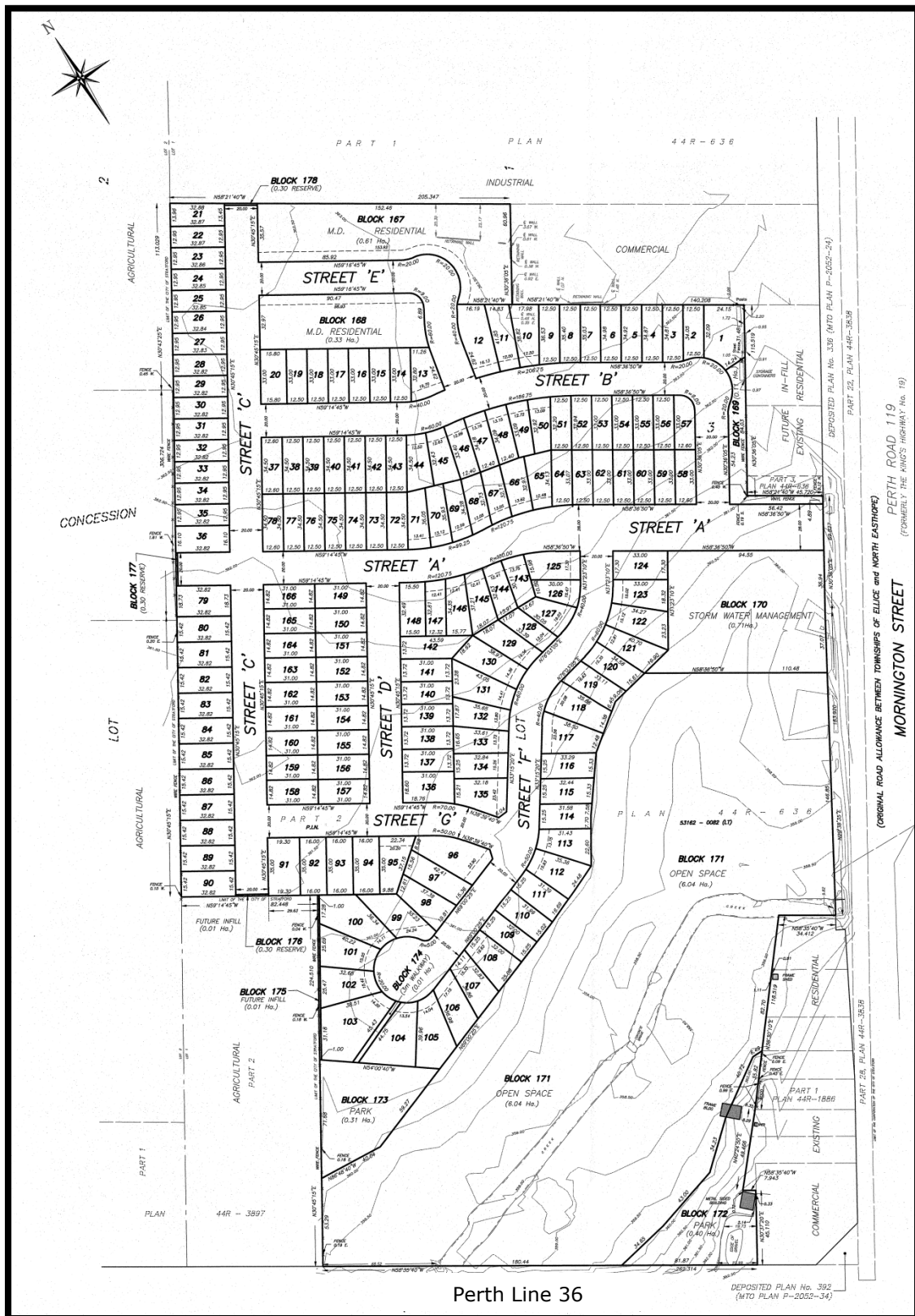
- relocated walkways; and
- altered the configuration of lots at the southwest end of Street 'F'.

Original Proposed Zoning Map





Original Proposed Draft Plan of Subdivision





Due to the revisions to the application, in addition to those who have requested to receive further notice, staff have circulated the change in location of the park to property owners abutting the proposed park. Since the notice was provided to all those who requested and those abutting the proposed park, staff are of the opinion that no further public notice is required under section 34(17) of the *Planning Act*.

Notice of consideration with the updated zoning request and draft plan of subdivision was sent to 9 abutting property owners on August 26th, 2019.

Background:

Subject Site: The subject lands are located on the northwest corner of Perth Line 36 and Mornington Street. The lands are municipally known as 4110 Perth Line 36 and are legally described as Part of Lot 1 Con 3, AS RP Part 2 44R-636, in the City of Stratford.

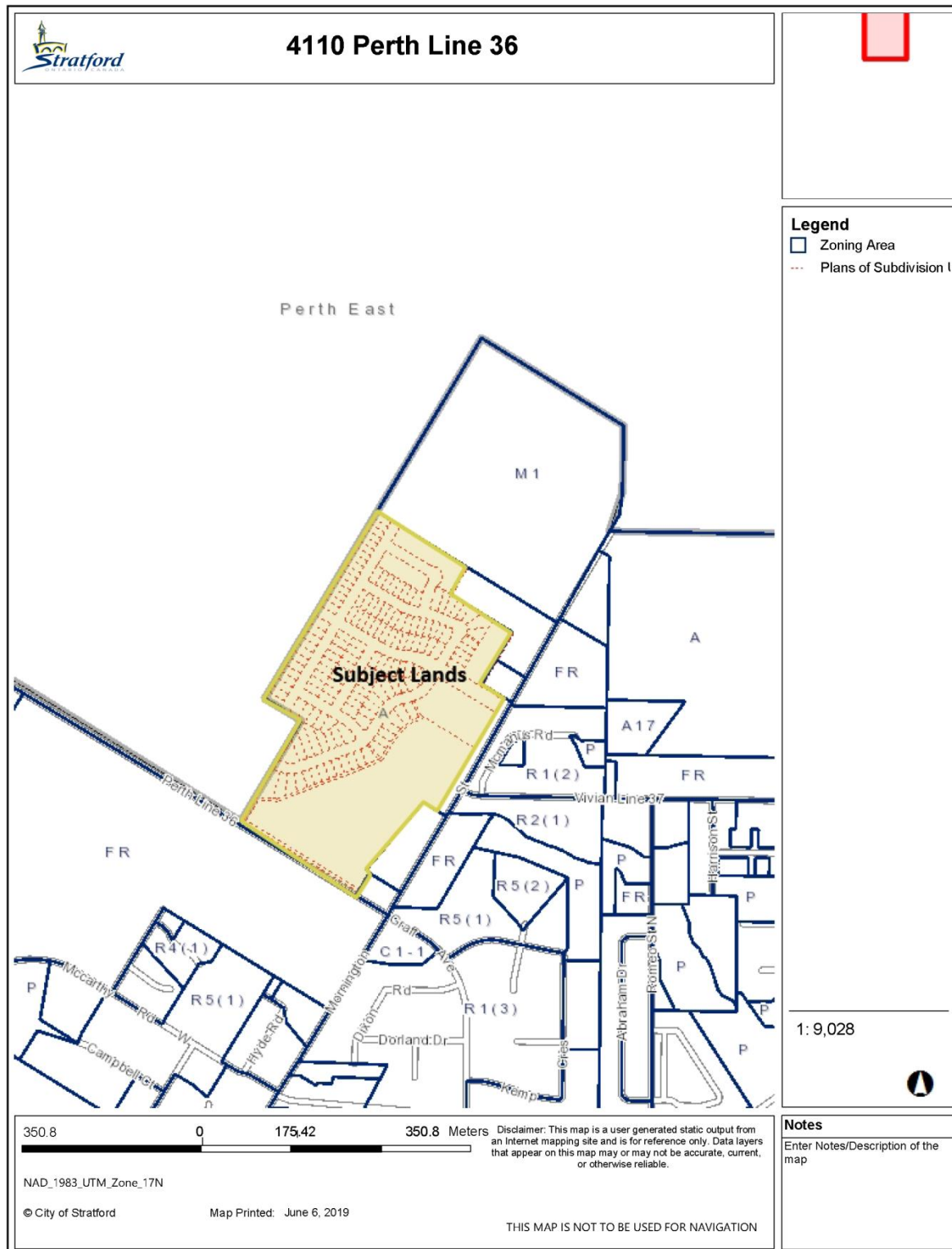
Site Characteristics:

Existing Use:	vacant land (agriculture)
Frontage:	along Mornington Street – 253.75m (832.5 ft)
Depth:	along Perth Line 36 approximately 390m (1273.43ft)
Area:	20.77ha (51.32ac)
Shape:	Irregular

Surrounding Land Uses:

North:	Commercial and Industrial
East:	Residential and Commercial
West:	Agriculture
South:	Agriculture

Location and Zoning Map



Subject Lands – view from Perth Line 36



Subject Lands – view from Mornington Street



Agency Comments

Circulation of the application to various agencies produced the following comments to date (August 29, 2019):

City of Stratford Infrastructure and Development Services Department – Engineering Division (August 14, 2018):

Draft Plan of Subdivision Comments

General Notes

1. Sidewalks/trail should connect to Perth Road 119 (Mornington Street) and provide access for pedestrians trying to connect to the multi-use trail.
2. Developer to supply multi-use trail extension on Mornington Street and on Perth Line 36 for the entire limits of frontage (3m wide).
3. Any adjustments or impacts to the Municipal drain is the sole requirements of the developer.

Function Servicing Report

1. A 300 mm diameter watermain will be required to be installed within Mornington Street and Perth Line 36 where system loops into development. Additional costs for upgrading the size of pipe beyond requirements of development will be at the cost of the City.

Functional Stormwater Management Report

1. Access road to have a minimum 10m inside radius or 12m centre radius as per City standards.
2. Operation and maintenance of the pond by the City is after City's assumption of the subdivision.
3. The pond shall be cleaned and certified as such prior to the City assuming the pond.
4. The implementation of Low Impact Development techniques is strongly recommended in managing the storm water management of this development.
5. More detail will be required in order to address the operation and maintenance of the ponding structure at the detailed design stage.

Transportation Impact Study

1. We concur that the northbound left-turn lane, as suggested by the consultant, be implemented in the design of Mornington Street, however, installation of lane may require to be implemented earlier than the 70% stage.
2. Study to include pedestrian mobility.
3. Pedestrian access to be provided to existing established links for both Mornington Street and Perth Line 36.
4. Safe access using pedestrian crossing treatment to be provided to proposed multi-use trail on Mornington Street (e.g. Level 2 Pedestrian Crossover).
5. Gateway feature should be addressed in the study.

6. Study should incorporate an increased traffic flow that is anticipated with the development of the Northwest Stratford lands that is currently underway.

Environmental Noise Feasibility Study

1. Engineering is in agreement that noise mitigation measures be incorporated to reduce the impacts of the existing and potentially future Perth Ready Mix site such that noise from the facility is and/or exceeds compliance requirements.
2. It is anticipated that a warning clause will be required as outlined in the report.
3. Provide the City of Stratford noise by-law requirements in report for review and consideration.

Geotechnical Investigation

1. Due to shallow groundwater table, detailed design will require further investigation into the appropriateness of basements and/or how much additional fill will be required.
2. Further review required at the detailed design stage to ensure soil layers appropriate for storm water management ponds and basements.

Planning Justification Report

1. A 5m road widening is required along Perth Line 36 subject to legal survey confirmation.
2. Pedestrian access 3m wide multi use trail to be provided to established existing links for both Mornington St and Perth Line 36.
3. Acting as a collector Street 'A' encouraged to consider making Street 'A' a collector road with a width of 23m.

February 2019

1. The walkway for Block 162 shall be a minimum of 4 metres wide.

June 2019

1. Should Block 159 not be dedicated to the City, a 0.3m reserve is required along Mornington Street and along Street 'A', access over the 0.3m reserve should be permitted for maintenance purposes.

The draft conditions were prepared in consultation with the Engineering Division. The Engineering Division has no objection to the Zoning By-law Amendment or granting Draft Plan of Subdivision approval, subject to the recommended conditions.

City of Stratford Infrastructure and Development Services Department – Building Division:

- No concerns.

Avon Maitland District School Board

- No comments received.

Huron-Perth Catholic District School Board

- No concerns.

City of Stratford Corporate Services Department –Clerks Division:

- Would like to highlight the necessity that the 7 new roads be constructed to the current City standards and are not constructed narrowly. We are experiencing issues with individuals parked on narrow streets as they are often across from or blocking a driveway which is prohibited.
- The lots should have adequate space for parking vehicles on private property as there is no overnight street parking permitted in the City.

City of Stratford Community Services Department (February 2019):

- No issues with the proposed updated park location (Block 160).

Perth County

- No concerns with the proposed Plan of Subdivision 31T-18002 by Sifton Properties but has concerns with the related unresolved boundary road issues and increased traffic volume on affected roads.

Upper Thames River Conservation Authority (June 19, 2018)

Conservation Authorities Act

As shown on the UTRCA mapping, the subject property is affected a buffer surrounding areas of floodplain associated with the Court Drain. The UTRCA regulates development within the Regulation Limit in accordance with Ontario Regulation 157/06 made pursuant to Section 28 of the *Conservation Authorities Act*. This regulation requires the landowner to obtain written approval from the UTRCA prior to any site alteration or development within this area including filling, grading, construction, alteration to a watercourse and/or interference with a wetland.

3.2.2 General Natural Hazard Policies

These policies direct new development, and site alteration, away from hazard lands. No new hazards are to be created and existing hazards should not be aggravated. Furthermore, the Authority does not support the fragmentation of hazard lands through lot creation. This policy is consistent with the Provincial Policy Statement (PPS, 2014) and is intended to limit the number of owners of hazardous land and thereby reduce the risk of unregulated development etc.

3.2.3 Riverine Flooding Hazard Policies

These policies address matters such as the provision of detailed floodplain mapping, uses that may be permitted in the floodplain, one & two zone floodplain policy areas as well as special policy areas.

Permit Requirements

The UTRCA can advise that prior to any work occurring within the regulation limits, a Section 28 permit will be required. It is our understanding that work alongside the

existing culvert will take place in order to provide safe access (outside of the floodplain) to the site.

Drinking Water Source Protection

Clean Water Act

The *Clean Water Act* (CWA), 2006 is intended to protect existing and future sources of drinking water. The Act is part of the Ontario government's commitment to implement the recommendations of the Walkerton Inquiry as well as protecting and enhancing human health and the environment. The CWA sets out a framework for source protection planning on a watershed basis with Source Protection Areas established based on the watershed boundaries of Ontario's 36 Conservation Authorities. The Upper Thames River, Lower Thames Valley and St. Clair Region Conservation Authorities have entered into a partnership for The Thames-Sydenham Source Protection Region. The Assessment Report for the Upper Thames watershed delineates three types of vulnerable areas: Wellhead Protection Areas, Highly Vulnerable Aquifers and Significant Groundwater Recharge Areas. Mapping which identifies these areas is available at:

[UTRCA Mapping¹](http://maps.thamesriver.on.ca/GVH_252/?viewer=tsrassessmentreport)

Recommendation

The UTRCA can advise that we have met with representatives from both Sifton Properties Ltd. and MTE for pre-consultation purposes. Final comments relating to Stormwater Management will be provided. The foregoing comments are provided for the information of the applicant, the Planning Department and Council.

August 2018—summary of additional comments on Functional Stormwater Management Report dated April 18, 2018:

- a water balance analysis should be looked at for this site in more detail at the detailed design stage of the project;
- please note that a minimum of 6 meters from the 250-year flood line for emergency and/or construction access purposes is required;
- the UTRCA recommends the submission of a clean out frequency plan for the pond at the detailed design stage of the project;
- the UTRCA suggests using the actual imperviousness of 45% (as opposed to the 25% currently used) for the proposed development and then using erosion volume per hectare for the external area to be captured in the pond. The MOECC recommends a value of approximately 120 m³per hectare. Please consider this when sizing the pond;
- the proposed bottom pond may be very close the groundwater. Please consider the effects on the groundwater and effects of the groundwater recharge on the operation of the pond in the future. The interaction between surface water and groundwater may effect groundwater quality and affect the overall operation of the pond;

¹ http://maps.thamesriver.on.ca/GVH_252/?viewer=tsrassessmentreport

-details of the water balance will be required at the detailed design stages including the areas, actual infiltration values based on the site infiltration test, locations of the infiltration sites, etc.;

-a detailed sediment and erosion control drawing will be required including staging showing the erosion control for the site development;

-please provide calculations for the conveyance of the major storms into the pond and also submit a drawing showing the major storm routes during major storm events; and

-please confirm that there are no backwater flows into the pond from the Court Drain during major storm events (up to and including the 250 year storm).

April 2019–summary of additional comments on revised Functional Stormwater Management Report dated February 28, 2019:

- The UTRCA strongly recommends undertaking infiltration tests on the site and using values obtained from the tests on the site in order to prepare accurate water balance calculations for the site.
 - The report discussed a deficit in the infiltration; however, the SWM report does not address how the deficit in the infiltration will be compensated for under the proposed conditions except in the general description of the SWM LIDs. Please describe in detail how the infiltration deficit will be maintained through the proposed use of LID supported by design, location and calculation, etc.
1. The UTRCA does not agree with the 25% composite impervious rate used in the design of the pond volume as was previously documented in the UTRCA August 3, 2018 letter. The updated report, reported 33% average imperviousness may not represent the actual imperviousness of the site and the external drainage areas in the future thus leading to incorrect volumes calculations for the sizing of the pond volume:
 - Please provide confirmation that the capacity of the proposed pond is based on ultimate external area imperviousness. The UTRCA recommends considering the following scenarios under the various imperviousness situations for confirming the pond volumes.
 - a. Proposed existing individual imperviousness
 - b. The reported average imperviousness of 33%
 - c. Proposed Area 204 and 207 plus 123 m³/ha from upstream external areas
 - d. Proposed ultimate conditions full development imperviousness based on future land use of the external areas
 - In each of the above scenarios, the total volumes required were insufficient and were greater than the proposed total volume.

- The UTRCA strongly recommends using appropriate imperviousness for the future areas external areas to properly design the proposed pond to accommodate runoff from the external drainage areas in the future.
2. Detailed sediment and erosion control drawings will be required including staging showing the erosion control for the site development to stop the sediment flowing into the Court Drain during storm events with emergency person contact.
 - Must ensure that SWM LIDs are not affected by construction operation and processes.
 3. Please provide calculations for the conveyance of the major storms into the pond and also submit a drawing showing the major storm routes during a major storm events;
 4. The report mentioned that the performance of the proposed facilities based on the single event design storms used by the City of Stratford would be evaluated. Please be specific and provide some explanation as what type of single event will be used to evaluate the performance of the proposed facilities;
 5. The report provided detailed information on the groundwater table, groundwater depth and shallow groundwater on the site.
 - The interaction of groundwater within the proposed pond may affect the operation of the proposed pond and may also pose threats to groundwater pollution. The UTRCA strongly recommend considering the groundwater issue on the site in the design of the proposed SWM pond and other infrastructure.
 - Similarly, the short term groundwater monitoring may be not indicative of the groundwater levels on the site and may require long term monitoring. Please justify if long term groundwater monitoring will be required.
 - The LDS geotechnical report recommended a detailed hydrogeological report because of the presence of groundwater recharge area and aquafer vulnerability. Please confirm that this has been/is being completed;
 6. Please report details of the Tp calculations and the Time of Concentration for each areas under the pre-development and post-development conditions;
 7. Please provide justification for the Initial abstraction used in the SWMHYMO model for the pre- and post-development conditions;
 8. Please submit a landscape plan for the proposed pond at the detailed design stage of the project;
 9. Please provide justification and check your calculations of drawdown time. Please provide minimum draw down time of 24 hours;
 10. Please check all the invert elevations and report them correctly;

11. The maximum ponding elevation reported for various storms does not match with the stage storage relationship Table shown in Appendix C. Please check all elevations; and
12. Please submit a hydrograph at the inlet and outlet of the pond for all the storm events including the 25 mm storm.

June 2019:

In 2019, UTRCA advised that they have no objection to the applications or comments on the draft plan conditions.

Hydro One

- No comments or concerns at this time.

Union Gas

- Once the union gas main is designed it will be in the road allowance. If the developer creates medium density townhouse block(s), an easement may be required at that time.

Public Comments:

Notice of the application was sent to 42 butting property owners on May 28, 2018. Notice was also published in the Beacon Herald on June 2, 2018. The public meeting was held on June 25, 2018. Six requests for additional information, two phone calls and written responses from three individuals have been received to date.

Prior to the public meeting report (June 25, 2018) responses were received with the following comments:

- One resident commented that:
 - They are in favour of the residential subdivision, provided that the floodplain is respected and that any parkland or natural area does not become weed infested grass fields or large storm water retaining ponds of stagnant mosquito breeding grounds.
 - Perth Line 36 would not be an appropriate road from which access to any proposed subdivision is given. It is too narrow and would undoubtedly create a bottleneck.
 - If the subdivision is approved it should be specified that the owner must provide at their cost secure fencing, camouflaged by white cedars along the adjacent boundaries to the west and south, so as to prevent and discourage trespassing from those living within the subdivision onto adjacent properties.
- Another resident commented that:
 - We are the only residential property on Mornington Street (Road 119) that is directly affected by this subdivision.

- Within our household, a cellar drain was set up to be filtered through the property in question to the ditch (Court Drain) when our house was built in 1962.
- We would like some assurance that our drain will not be affected by the construction of the subdivision/trees or if affected, will be rectified by the developer/contractor during the construction process.
- Concerned that the only access road shown on the map is directly beside our row of trees on the south side of their property and that this could be a safety concern for all who travel southbound into the City of Stratford.
- Would also like assurances that our trees will not occur any damage (such as cutting the tree roots, etc.) from the construction and will not be removed. Would suggest perhaps moving the access street a short distance south of the location shown on the map, this could solve any safety issues and not affect our trees to the south. This would put a greater distance between our property and the stormwater management pond which we would appreciate.
- Would also request that the developer/contractor install a row of trees between our existing trees and the proposed street on the west side of our property to also ensure continued privacy.
- Is there a reason that there is only one access road for the entire subdivision, could a second road be accessed from Perth Line 36? If for some reason the access road from Mornington Street (Road 119) is blocked then there is no entrance or exit in the case of an emergency. According to the map provided the proposed access is on the floodplain now, and a second access road would be too, so it should not be an issue.
- Would like to know how many feet from our property to the south will the street be located and how many feet from the back (west side) will the street be located?

At the public meeting, the following additional comments were received:

- Concerns about where the sewer system would be directed and if the Romeo pumping station would handle the additional sewage.
- It was noted that some of the abutting agricultural properties use the subject lands to access their lands. A neighbour about the surrounding agricultural properties and how they would continue access to their properties.

After the public meeting, the following additional comments were received from two individuals:

- A couple of neighbours commented that they want to ensure that the residents in the proposed subdivision do not have easy access to their agricultural properties as they are concerned about trespassers, potential damage to their lands and crops and that snow, sand and salt will be shoved onto their lands. The neighbours have requested that the developer be required to install secure fencing between the boundary of the subdivision, any dead end roads and any

adjacent agricultural properties. It was noted that the subject lands were previously fenced, but the tenant of the former owner of your property removed most of the fences between the neighbouring properties.

- The size of the proposed residential lots precludes any accessible housing for the disabled as the lots are not large enough to accommodate the extra floor space required for such housing. The City of Stratford has a dire need for accessible housing as the City's population and it is becoming a retirement community.
- The updated plan does not include a permanent cul-de-sac at the south end of Street "F" or a cul-de-sac at the end of Street 'C' thus creating a dead end, and another street abutting their adjacent agricultural property. The neighbours would like to see cul-de-sacs so that there is sufficient room for sand, salt, snow, and snow removal.
- How will it be ensured that water, sand and salt will not leech onto abutting agricultural lands negatively impacting crops in the spring?

Analysis:

Provincial Policy Statement

Every planning decision in the Province of Ontario shall be consistent with the Provincial Policy Statement (PPS) which came into effect on April 30, 2014. Building strong healthy communities are achieved by promoting efficient development and land use patterns that accommodate an appropriate range and mix of residential uses (including additional units, affordable housing and housing for older persons) to meet the social, health and well-being requirements of current and future residents and by promoting cost-effective development patterns and standards to minimize and consumption and servicing costs. Section 1.1.3.6 states that new development should take place in designated growth areas that are adjacent to built-up areas and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

To the north of the subject lands there is an industrial concrete facility. In accordance with the land use compatibility policies in section 1.2.6, major facilities and sensitive land uses shall be planned to ensure they are appropriately designed, buffered and /or separated from each other to prevent or mitigate adverse effects from noise, odour or other contaminants, to minimize risk to public health and safety and to ensure the long-term viability of major facilities. The owners submitted a noise study that looked at the stationary noise from the concrete plant. The study concluded that a warning clause should be registered on title/ included in any agreements and that either the concrete plan should provide noise mitigation measures or earth berms, sound barriers etc., could be incorporated on the subject lands. It is recommended that the zoning on the subject lands requires the owner to submit a noise study and implement any recommendations, prior to developing Block 154 and Lot 22. This will ensure that the stationary noise levels are assessed at the time development is proposed and should any additional noise mitigation measures be required, they can be incorporated into the future development. A condition

has also been included requiring the owner to submit a dust study to ensure that the residential units are not impacted by dust from the concrete plant.

The wise use and management of resource policies include protecting natural heritage, water, agricultural, and archaeological resources. In accordance with section 2.2.2, development and site alteration shall be restricted in, or near, sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored. Draft plan approval conditions have been included to ensure that the final design and works undertaken are consistent with section 2.2.2 of the PPS.

To address archaeology, the applicant has submitted a stage 1 and stage 2 archaeological assessment to the Ministry of Tourism, Culture and Sport which concluded that no archaeological resources were found on the subject property and that no further archaeological assessment of the property is required.

The protecting public health and safety policies include directing development away from hazardous lands adjacent to rivers, streams and small inland lake systems which are impacted by flooding hazards and/or erosion hazards (section 3.1.1). A permit will be required from UTRCA for any works within the flood hazard boundary. Once the works within the flood hazard limit are completed, future residential uses will be outside of the flood hazard limit and will be consistent with the projecting public health and safety policies. The open space lands are proposed to be zoned Park- Floodplain to recognize the flood hazard limits.

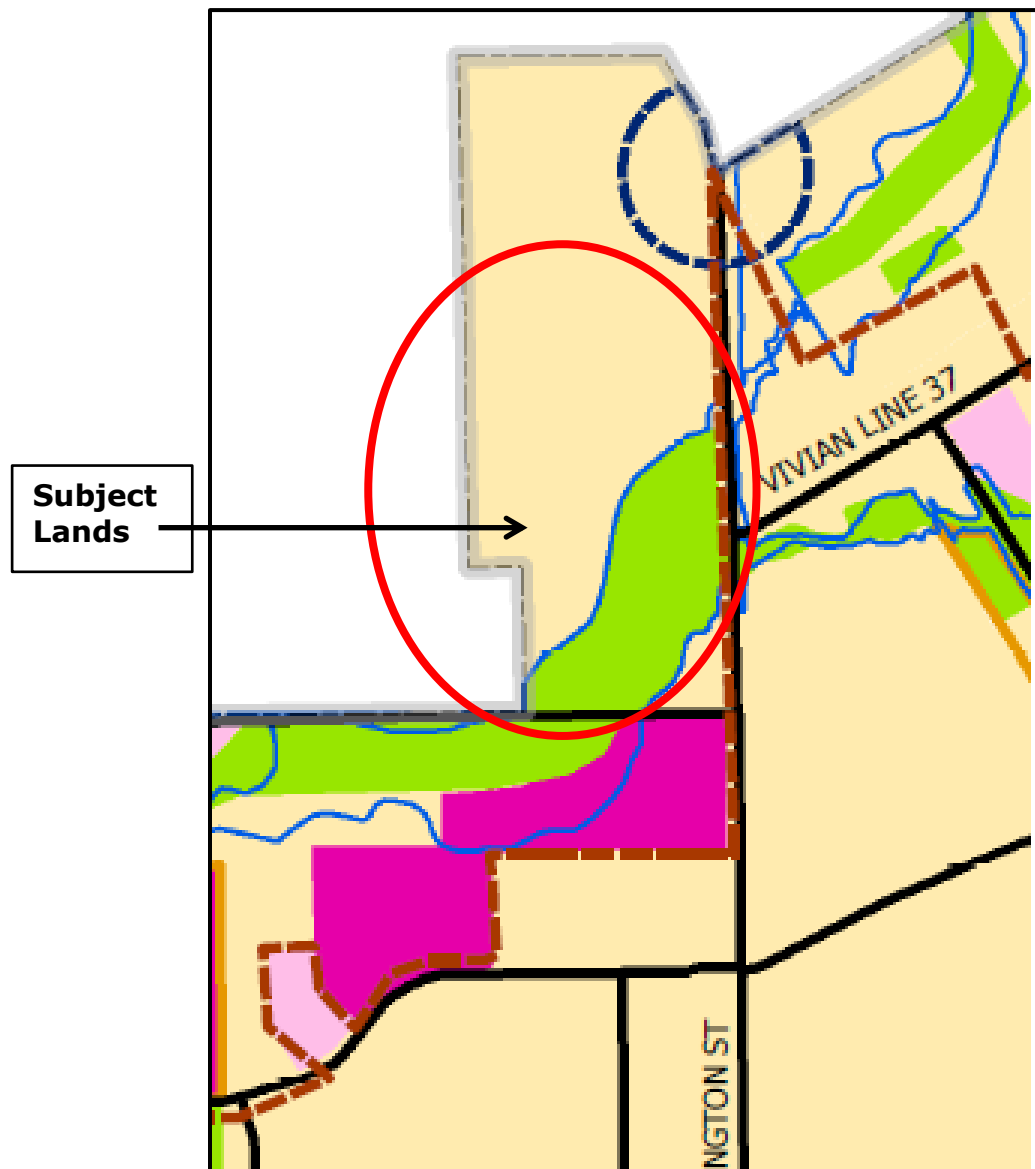
Subject to the recommended conditions of draft plan approval, the applications are consistent with the 2014 Provincial Policy Statement.

Official Plan

The lands are designated 'Residential Area' and 'Parks and Open Space' in the City of Stratford Official Plan. A portion of the lands are identified as being within the Regulatory Flood Hazard and Erosion Hazard Line on Schedule "B" of the Official Plan.

The primary use of lands designated 'Residential Area' shall be single detached, semi-detached and duplex dwellings. The density range for lands designated 'Residential Area' is between 12 and 65 units per net hectare. The subject lands are considered a new residential area. The proposed density of the subject lands is 20.9 units per net hectare. The new residential area policies in section 4.5.3.2 state that within new residential areas development is encouraged that provides a mix of development forms and densities that is intermixed with low density developments, is street oriented, and located adjacent to arterial and collector roads, parks and green areas, community facilities and commercial areas. The road pattern is to be a modified rectilinear grid pattern which provides for the maximum possible degree of connectivity internally and externally with short blocks to promote active transportation and the development is to incorporate linkages to City parks

Excerpt of Schedule "A" of the Official Plan



Legend

General Land Use

Class

Agricultural Area

Commercial Area

Downtown Core

Gateway Mixed-Use Area

Industrial Area

Medium Density Residential

Medium Density Residential Special

Parks and Open Space

Residential Area

High Density Residential

Special Study Area Section 11.2.16

Factory District Area (Section 4.9)

Grand Trunk Anchor District Overlay (Refer to Section 4.11)

Built Boundary

Municipal Boundary

Gateway Areas

Regulatory Flood Hazard

Special Policy Areas

and open space system and incorporate public or private open space features that serve as a focal point for the development or overall character and structure of the area.

A portion of the lands is designated 'Parks and Open Space' and is located within the Regulatory Flood Hazard and Erosion Hazard Line on Schedule "B". Lands designated 'Parks and Open Space' are intended to be maintained primarily for passive recreational purposes, private amenity space, as natural areas, or for purposes of conservation due to their susceptibility to flooding or erosion. The application is proposing minor changes to the Regulatory Flood Hazard and Erosion Hazard Line on the property to allow dry access to the site off of Mornington Street. The minor change to the boundary will not impact the 'Parks and Open Space' designation on the Court Drain. Section 5.2.2 outlines that an Official Plan Amendment shall not be required for boundary refinements of any natural feature identified in Schedule "B" subject to the approval of the City, in consultation with UTRCA. The City has been in consultation with UTRCA and no objections were raised. Due to the nature of the boundary refinement it was determined that the proposed changes are consistent with section 5.2.2 of the Official Plan.

Development on the lands designated 'Parks and Open Space' abutting the Court Drain is prohibited with the exception of flood and erosion control structures, and community trails in consultation with UTRCA. A condition of draft approval is recommended requiring the owner to submit a trail design and grading plans for Block 161 for review and approval by the City and UTRCA.

To address the parkland dedication requirement, staff is proposing to accept Block 160 on the draft plan of subdivision and cash-in-lieu for the remaining 0.157ha required for parkland dedication. The size and location of Block 160 on the draft plan of subdivision is consistent with the parkland dedication policies.

The subject lands abut an industrial concrete plant. Section 4.8.6 outlines that the City shall ensure adequate separation distances and buffering measures such as fencing and landscaping between industry and non-industrial, sensitive land uses. The obligation to provide adequate buffering or separation distances will be on the encroaching land use. To address dust, a draft plan condition is recommended to require the owner to submit a dust study prior to any development. To address noise, the applicant has submitted a noise study that concluded that a warning clause should be included in any agreements/registered on title and that either the concrete plan should provide noise mitigation measures or that the noise mitigation measures be incorporated on the subject lands. A condition has been recommended requiring the owner to include a noise warning clause within any agreement and registered on title. In addition and in conformity with the Official Plan, it is recommended that a Holding Provision is applied to Block 154 and Lot 22 requiring that the Owner submit a noise study and implement any recommendations to the satisfaction of the City prior to development. The holding provision would limit the uses to existing uses on the date of the passing of the by-law until the holding provision is removed.

Through the plan of subdivision application one access to the subdivision and seven new internal local roads are proposed. In accordance with table 2, local roads shall have a 20 metres wide road allowance. The policies outline that there may be instances where establishments of rights-of-ways to normal standards may not be appropriate and that a study shall generally be required to justify the deviation. The emergency services policies in section 7.12 note that development proposals shall be reviewed to ensure that they are designed to accommodate emergency vehicles and other safety considerations. All of the local roads are proposed to meet the standards within section 7.2 of the Official Plan with the exception of Street 'A' between Mornington Street and the west boundary of the intersection of Street 'A' and Street 'F' where the local road is proposed to be 28 metres wide. This portion of Street 'A' is proposed to be 28 metres wide to allow that portion of the road allowance to be designed to accommodate emergency vehicles. Only one access is proposed to the subdivision due to the Court Drain and floodplain boundary. The fire department has raised no objection to the proposed draft plan and a condition has been included requiring the owner to design that portion of Street 'A' to accommodate emergency vehicles to the satisfaction of Engineering.

Subject to the recommended draft plan conditions and Holding Provisions the applications are consistent with the goals and objectives of the Official Plan.

Zoning By-law

The subject lands are currently Zoned Agricultural (A) Zone in the Township of Perth East Zoning By-law 30-1999. The Agricultural Zone permits a farm, a secondary farm dwelling, a home occupation, a bed and breakfast, a kennel, an existing institutional use, an existing non-farm residential use and recreational trails etc.

The application is proposing to rezone the lands to a Residential First Density R1(4) Special Provision Zone, a Residential Fourth Density R4(2)- Special Provision Zone, a Future Residential (FR) Zone, a Park (P) Zone and a Park-Flood Plain (P-FP) Zone in the City of Stratford Zoning By-law No. 201-2000.

Residential First Density- Special Zone

The requested R1(4)-___ Zone permits a single detached dwelling and a group home. Site specific regulations have been requested to allow a minimum lot frontage for a corner lot of 12.6m, to allow a minimum lot area (corner lot) of 415m², a minimum exterior side yard depth of 1.2m where a corner lot line abuts an adjacent corner lot rear lot line or 4.5m in every other case, to require any attached or detached garage to provide a parking space between the garage door and the road allowance, to prohibit a driveway along the exterior lot line or off of the exterior lot line if the exterior setback is less than 4.5m, to allow a minimum rear yard depth of 6m, to allow a minimum sight triangle of 3m x 3m, to allow a maximum lot coverage of 45% and a minimum landscaped open space of 35%.

Staff are recommending that a special provision be included to require that a garage not project more than 1.0m beyond the building elevation facing the front lot line or exterior lot line. This is to ensure that garages are not the dominant feature on the streetscape.

The requested R1(4)- special zoning on the subject lands is unlike other existing zoning within the City of Stratford. Specially, the combination of the reduced exterior side yard setback, increased lot coverage and proposed driveway and garage provisions. No objections have been raised by the Engineering Division on the increased lot coverage or reduced sight triangle. As such staff have no issue with the requested zoning as it will result in a consistent block face that will be compatible with the abutting uses. This zoning is considered as a test zoning that will be implemented to see how the reduced exterior side yard setback and increased lot coverage and other special provisions function together.

Residential Fourth Density- Special Zone

The requested R4(2)-___ Zone permits street townhouse dwellings. Site specific regulations have been requested to allow a minimum rear yard depth of 6m, a minimum sight triangle of 3m x 3m, a front yard depth to the main building of 4.5m and to require all attached or detached garages to be a minimum of 6m from the front lot line and exterior lot line and any attached or detached garage shall not exceed sixty (60) percent of the width of the front building elevation of a dwelling unit (measured from inside face of outside wall or common wall to inside face of outside wall or common wall).

Staff are recommending that a special provision be included to require that a garage not project more than 1.0m beyond the building elevation facing the front lot line or exterior lot line. This is to ensure that garages are not the dominant feature on the streetscape. The owners have requested a special provision requiring all attached or detached garages to be a minimum of 6m from the front lot line and exterior lot line. Staff recommend that the requested provision be worded as follows: in all cases any part of any attached or detached garage shall provide a parking space between the garage door and the road allowance. Staff have no issues with the requested provisions. It is recommended that the building elevation of the garage include a maximum of 60 % of either the front of the building or the exterior lot line to ensure that wherever the garage is oriented towards it is not the dominant feature.

Holding Provision

North of the subject lands there is an existing industrial concrete plant. It is recommended that a holding provision be applied to Block 154 and Lot 22 to prevent any buildings or structures until a noise study has been completed to the satisfaction of the City.

Park- Flood Plain Zone

The owners are proposing to zone the open space blocks (Block 158 and Block 161) Park-Flood Plain (P-FP) zone. The Park zone permits an auditorium, cemetery, golf course, park, private club, private club, public use, recreational park and a theatre. In accordance with

section 4.7.2 of the Zoning By-law, these lands are proposed to include the floodplain zoning to identify that they are below the regulatory flood line and subject to the requirements of the Upper Thames River Conservation Authority. Since the lands contain a portion of the Court Drain, and are predominately within the floodplain planning staff recommend that these lands are zoned Park- Floodplain- Special Zone with a park and conservation use as the permitted uses. The current Zoning By-law does not contain a definition for conservation use so planning staff are proposing to apply the following definition: conservation use means a use dedicated towards the preservation, protection, and/ or improvement of components of the natural environment through management and maintenance. Subject to limiting the uses and applying a definition of conservation use staff have no concerns with the requested Park- Floodplain Zone.

Future Residential Zone

Block 159 is proposed to be zoned Future Residential. The Future Residential zone permits an existing single detached dwelling, a group home and a home occupation. The owners have advised that this zone has been requested because at this time they are unsure what the long term use will be of the lands. Staff have no issue with the proposed zoning as once the proposed use is determined a future rezoning application will be required. A 0.3m reserve is proposed to be redline amended on Block 159 where Block 159 abuts Street 'A' and Mornington Street to ensure that no driveways are proposed. A draft plan condition is recommended to ensure that the owner has access to the property for maintenance purposes.

Subject to the recommended zoning alterations to the zoning regulations, the requested zones are appropriate for the subject lands and are consistent with the general intent of the Zoning By-law.

Subdivision Issues

Access

The subject lands are proposed to be accessed by one local road (Street 'A') off of Mornington Street. Access off of Perth Line 36 was reviewed but was not an option due to the floodplain boundary and Court Drain. To ensure emergency access is available to the site, it is proposed that Street 'A' has a minimum width of 28m between Mornington Street and the west boundary of Street 'F'. A condition has been included requiring the road allowance to be designed to accommodate emergency vehicles to the satisfaction of the Engineering Division.

Turning Lanes

Comments were raised at the public meeting about having turning lanes on Street 'A' to Mornington Street. Although there is no final design of the intersection at this time, the Engineering Division has advised that the design of Street 'A' will include a median, and a channelized right turning lane onto Mornington Street. The road is wider than the standard to allow a variety of design options. Other design components such as turning lanes from Mornington Street to Street 'A' etc., will be determined through the detailed design.

Open Space Block

Staff are exploring options of the acquisition of Block 158 and Block 161. These lands are proposed to include a community trail. The recommended condition of draft plan approval requires the owner to submit a trail design and provide an easement for community trail purposes. In addition, staff are recommending that Council authorize City Staff to further explore acquisition options and to enter into negotiations.

Boundary Road Issues

Through the circulation Perth County noted that they do not object to the subdivision application but that they do have concerns with the related unresolved boundary road issues and the increased traffic volume on affected roads. Engineering Division advised that the unresolved boundary road issues relates to the boundary road agreement with the County. The boundary road issues are unrelated to the subdivision and will be resolved separately.

Public Comments

Staff received correspondence from the public that can be grouped into the following categories: stormwater management, parkland, floodplain, access, access to adjacent farm lands, private drain connection, fencing, trees, sanitary, size of lots and cul-de-sacs.

Stormwater management: a comment was received noting that a neighbour does not want a large stormwater management pond of stagnant mosquito breeding grounds. The City has standard maintenance procedures for wet stormwater management ponds to ensure mosquito populations are limited.

Parkland: a comment was received about the parkland noting that the neighbours do not want it to become weed infested grass fields. While the open space block will remain unmaintained, with the exception of a future community trail, the City does have a property standards and lot maintenance by-law to control weeds. The park proposed in Block 160 will be maintained by the City once it has been dedicated to the City. It is unknown what the final design of the park will be at this time.

Floodplain: A comment was received that the floodplain is to be respected. The owners have worked with the City and UTRCA. The proposed plan does not include any residential developments below the regulatory flood limit and provides dry access. UTRCA and the City have no objection to the proposed plan of subdivision.

Access: A comment was received asking why only one access road is propose for the subdivision and what would happen if Street 'A' was blocked. Street 'A' is proposed to be 28m wide between Mornington Street and the west boundary of Street 'F'. This is to ensure that there is sufficient space to design the access to accommodate emergency vehicles in the case of an emergency.

Access to abutting properties: A comment was received that some of the abutting agricultural properties use the subject lands to access their lands. Sifton has advised that they are unaware of who all uses the subject lands to access their properties. Sifton advised that they did speak to one individual who indicated they cannot access their fields from their property because their buildings are in the way and their farm equipment has gotten bigger over the years. Sifton has advised that that is not their issue and that they are not sure how or why they would solve this issue for that property owner. Staff looked at the surrounding properties and based on the information available none of them are land locked. The City would not require the owner of the subject lands to continue to provide access over their lands as this is a civil matter.

Private Drain Connection (PDC): An abutting property owner advised that they have a private drain connection to drain their basement that drains to the Court Drain. The property owner requested assurance that their PDC will not be affected by the development and if it is that it will be rectified by the developer/ contractor during the construction process. The applicants Engineer advised that the PDC in question drains to the roadside ditch from of the neighbour's house which in turn outlets to the Court Drain and that they are not intending to disturb or impact this roadside ditch and that the entranceway to the subdivision will have a culvert to allow the roadside drainage to continue unimpeded.

Fencing: A comment was received that if the subdivision is approved it should be specified that the owner must provide at their cost secure fencing, camouflaged by white cedars along the adjacent boundaries to the west and south, so as to prevent and discourage trespassing from those living within the subdivision onto adjacent properties. The recommended conditions of draft approval require the owner to install a 1.5m chain link fence with no gates where residential lands, park lands or the dead end of a street abuts residential lands (not within this subdivision), agricultural, and commercial lands. This is intended to prevent trespassing and residential yard encroachments into the farmland.

Trees: A comment was received about trees noting that the access road from Mornington Street is directly beside their row of trees. A request was received to move the entrance to the south so that it was further from their trees so they do not incur any damage. Due to the limitations associated with the floodplain boundary the access cannot be relocated. Should any works be close enough to any existing trees beyond the subject lands, tree protection fencing may be installed during construction to ensure the protection of trees. The neighbour also noted that the trees may create a visibility issue for those travelling southbound. It appears as though the row of trees is setback far enough to ensure that visibility is not impacted. Should any of the trees be located on City property and it is deemed that they are impacting views the City would be able to have them removed. The owner of lands to the east of the subject lands north of Street 'A' has requested that the owner construct a row of trees along the east lot line of Block 160 to ensure there is no trespassing and additional privacy. A planting strip is not required by the Zoning By-law

between a park and residential land uses. To ensure that there is no trespassing, a condition has been recommended requiring the owner to install a 1.5m chain link fence be installed with no gates.

Sanitary: A question was received about whether or not the Romeo Street pumping station could handle the additional sewage generated by this development. The existing Romeo Street pumping station will be able to accommodate the sanitary requirements of the development.

Size of lots: A comment was received that the size of the proposed residential lots precludes any accessible housing for the disabled as the lots are not large enough to accommodate the extra floor space required for such housing. Sifton has advised that the lots would be adequate in size to accommodate accessible housing and that they have requested a special provision to allow an additional 5% lot coverage.

Cul-de-sacs: Comments were provided about the dead end of Street 'C' noting that a cul-de-sac should be provided to allow for snow removal, etc. at the north and south end. A draft plan condition has been recommended requiring the subdivision agreement to include necessary provisions to require the installation of a temporary turn around facility at the west terminus of Street 'F' and north and south of the terminus of Street 'C'. This will ensure that there is sufficient area for snow removal and maintenance.

Other:

The owners were sent the draft plan of subdivision conditions and draft zoning by-law provisions on August 9, 2019. The owner has raised no objection to the recommended conditions of draft approval or proposed by-law.

Should the Planning and Heritage Committee not approve the staff recommendation on the Zoning By-law Amendment, the motion shall include a statement outlining how the decision/ recommendation of the Planning and Heritage Committee is consistent with the Provincial Policy Statement, conforms to the City of Stratford Official Plan and how public input was considered.

Financial Impact: Development charges based on the number of units in the proposed draft plan (2019 rate) is approximately \$2,473,627.00.

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

Zoning By-law Amendment:

THAT the application Z06-18 to amend the zoning on the subject lands from Agricultural (A) Zone in the Township of Perth East Zoning By-law 30-1999 to:

A Residential First Density R1(4)- special provision Zone, a Residential Fourth Density R4(2)- special provision Zone, a Future Residential (FR) Zone, a Park (P) Zone and a Park- special provision- Flood Plain (P-FP) – special provision Zone in the City of Stratford Zoning By-law No. 201-2000.

- **Residential First Density- special provision R1(4)-42 and R1(4)-42(H) Zone that permits single detached dwellings and group homes with the following site specific regulations- minimum lot frontage for a corner lot of 12.6m, allow a minimum lot area (corner lot) of 415 m², to allow an exterior side yard depth of 1.2m where a corner lot line abuts an adjacent corner lot rear lot line or 4.5m in every other case, to allow a minimum rear yard depth of 6m, to allow a minimum sight triangle of 3m x 3m, to allow a maximum lot coverage of 45%, a minimum landscaped open space of 35% and in all cases any part of any attached or detached garage shall provide a parking space between the garage door and the road allowance and if the exterior side yard setback is less than 4.5m no driveway shall be permitted along the exterior lot line or off of the exterior lot line, and a garage shall not project more than 1.0m beyond the building elevation facing the front lot line or exterior lot line.**
- **The Residential Fourth Density- special provision- R4(2)-25 and R4(2)-25(H) Zone will permit street townhouse dwellings. Special provisions to the regulations have been requested to allow a minimum rear yard depth of 6m, a minimum sight triangle of 3m x 3m, a minimum front yard depth to the main building of 4.5m and in all cases any part of an attached or detached garage shall provide a parking space between the garage door and the road allowance and any attached or detached garage shall not exceed sixty (60) per cent of the width of the elevation facing the front lot line or an exterior side lot line, where the garage is oriented to said lot line of a dwelling erected on the lot (measured from inside face of outside wall to inside face of outside wall) and a garage shall not project more than 1.0m beyond the building elevation facing the front lot line or exterior lot line.**
- **Park (P) zone that permits auditorium, cemetery, golf course, park, private club, private club, public use, recreational park and a theatre.**
- **Future Residential (FR) zone that permits an existing single detached dwelling, group home and home occupation.**
- **Park- Floodplain- special provision (P-5-FP) zone that permits a park and conservation use and to apply a definition of conservation use. These lands are below the regulatory flood line and subject to the**

requirements of the Upper Thames River Conservation Authority with respect to the erection of buildings and structures.

BE APPROVED for the following reasons:

- I. public interest was considered;**
- II. the zone change is consistent with the Provincial Policy Statement;**
- III. the zone change is consistent with the City of Stratford Official Plan;**
- IV. the recommended zone change will facilitate development that is appropriate for the lands, will not impact surrounding lands and is considered to be sound land use planning;**
- V. it zone change will provide a wide range of housing to meet the needs of the existing and future residents; and**
- VI. the recommended zone change will encourage efficient use of land and infrastructure.**

Draft Plan of Subdivision:

THAT Plan of Subdivision application 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 conditions listed below for the following reasons:

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

Conditions of Draft Approval

That the City of Stratford pursuant to Section 51(31) of the Planning Act grant draft approval to Plan of Subdivision 31T18-002 subject to the following conditions:

- 1. This draft approval applies to Plan of Subdivision 31T-18002 submitted by Sifton Properties Limited, certified by Trevor McNeil O.L.S., dated June 7, 2019, as redline amended, File No. 31T-18002, drawing no. 42815-200-D9(L), which shows a total of 153 single detached residential lots, 2 multi development blocks, 1 park block, 1 future infill block, 1 future single detached dwelling block, 2 walkway blocks, 1 stormwater management block, 7 0.3m reserve blocks, 2 open space blocks, all served by 7 new local roads.**
- 2. This approval of the draft plan applies for 7 years, and if final approval is not given by that date, the draft approval shall lapse, except in the case where an extension has been granted by the Approval Authority.**
- 3. The road allowances included in this draft plan shall be shown on the face of the plan and dedicated as public highways.**
- 4. The street(s) shall be named to the satisfaction of the Manager of Development Services.**
- 5. Prior to final approval, the municipal address shall be assigned to the satisfaction of the Manager of Development Services.**
- 6. Prior to final approval, the Owner shall submit to the Approval Authority a digital file of the plan to be registered in a format compiled to the satisfaction of the City of Stratford and referenced to NAD83UTM Zone 17 horizon control network for the City of Stratford mapping program.**
- 7. Prior to final approval, appropriate zoning shall be in effect for this proposed subdivision.**
- 8. The Owner shall satisfy all the requirements, financial and otherwise, of the City of Stratford in order to implement the conditions of this draft approval.**

9. That prior to final approval the Owner shall pay in full all financial obligations/encumbrances owing to the City on the said lands, including property taxes and local improvement charges.
10. The subdivision agreement between the Owner and the City of Stratford shall be registered against the lands to which it applies.
11. The Owner shall grant to the appropriate authorities such easements and/or land dedications as may be required for utility, road, drainage or other municipal purposes.
12. Phasing of this subdivision (if any) shall be to the satisfaction of the Manager of Development Services and the Director of Infrastructure and Development Services.
13. Prior to submitting a request to the City to prepare the subdivision agreement, an updated draft plan showing the redline amendments (if applicable) is to be provided to the City to the satisfaction of the Manager of Development Services.
14. Prior to the receiving a clearance for building permits from the Director of Infrastructure and Development Services for each construction stage of this subdivision, all servicing works including any stormwater management facilities for the stage must be completed and operational, all to the specification and satisfaction of the City.
15. Prior to Final Approval, all required connections from this plan to municipal services shall be available.
16. Where the plan is to be phased, any dead ends and open sides of road allowances shall be terminated in 0.3m reserves that are to be conveyed to the City until required for the future production of such road allowance.
17. Prior to submitting a request to the City to prepare the subdivision agreement a phasing plan showing all of the 0.3m reserves required to accommodate phasing (if applicable) is to be submitted to the City as applicable to the satisfaction of the Manager of Development Services and the Director of Infrastructure and Development Services.
18. A 0.3 m reserve block shall be provided along Block 159, Block 162 and Block 168 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 159, Block 162 and Block 168 for maintenance purposes to the satisfaction of the Manager of Development Services.

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

have its professional engineer supply the City with a certificate of compliance upon completion in accordance with the plans approved by the Director of Infrastructure and Development Services.

23. The Owner shall comply with all City of Stratford standards, guidelines and requirements in the design of this draft plan and required engineering drawings. Any deviation to the City's standards, guidelines, or requirements shall be completed to the satisfaction of the Director of Infrastructure and Development Services.

PARKLAND

24. The Owner shall dedicate Block 160 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.
25. The subdivision agreement shall contain a provision outlining that parkland dedication and cash-in-lieu must be conveyed to the City in the initial registration to the satisfaction of the Manager of Development Services.
26. In conjunction with the submission of engineering drawings, the Owner shall submit a conceptual park design and grading and servicing plans for Block 160 which shall accommodate a 3m wide walkway on Block 163 for review and approval by the Director of Infrastructure and Development Services and the Director of Community Services. Block 160 shall be registered in one phase.
27. Concurrent with registration, the Owner shall convey Block 162 (4 m wide walkway) and Block 163 (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 161 for review and approval by the Director of Infrastructure and Development Services and Upper Thames River Conservation Authority.

FENCING

- 29. Within one year of the registration of the phase, the Owner shall fence along the rear lot lines of Lots 7-11, 22-37, 68- 81, 90, 91, along the north lot line of Lot 22, along the north and east lot line of Block 160, along the south lot line of Lot 79 and the west lot line of Lot 92, Block 156 and Block 161 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 Development Services.**
- 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 Block 154 to the satisfaction of the Manager of Development Services. The Subdivision Agreement shall contain a provision requiring the Owner to construct a fence along the north and east lot lines of Block 154 through the site plan approval process when Block 154 is developed to the satisfaction of the Manager of Development Services. The temporary fence shall be required until the fence is installed through the site plan process to the Manager of Development Services. The installation and removal of the temporary fencing shall be the responsibility of the Owner.**
- 31. Prior to final approval where Street 'A', Street 'C' and Street 'F' is terminated at the limits of the draft plan, the Owner shall install a 1.5m fence with no gates and install dead end signage until the extension of the street is constructed or as directed by the Director of Infrastructure and Development Services that it is no longer required. Any costs associated with the installation, maintenance and of the fence and signage shall be the sole responsibility of the Owner.**

TRAILS/BIKEWAYS/PEDESTRIAN EASEMENTS

- 32. Within one year of final approval of the plan, the Owner shall construct a multi-use trail along the perimeter of the draft plan lands abutting Mornington Street and the Owner shall construct a multi-use trail or pay cash-in-lieu along the perimeter of the draft plan lands abutting Perth Line 36, to the requirements of the City of Stratford, at no cost to the City to the satisfaction of the Director of Infrastructure and Development Services.**

33. Concurrent with the registration of any phase that includes Block 158 or Block 161, the Owner shall provide an easement over Block 158 and Block 161 for pedestrian trail. All costs associated with the registration of the easement shall be borne by the Owner.

EXISTING STRUCTURES

34. Prior to final approval, the Owner shall remove or demolish any structures situated on lands that are to be dedicated to the City of Stratford.
35. Prior to final approval the Owner shall remove or demolish any structures than does not conform to the zoning by-law in effect on the subject lands.

NOISE AND DUST

36. In conjunction with the engineering drawings submission, the Owner shall submit a dust study to assess the impacts of abutting industrial land uses and implement any recommendations of the study to the satisfaction of the Director of Infrastructure and Development Services.
37. The subdivision agreement shall contain a clause outlining that the following warning clause shall be registered on title and included in any agreements such as offers of purchase and sale, lease/ rental agreements, condominium declaration and site plan agreements to the satisfaction of the Manager of Development Services:

“Purchasers/tenants are advised that due to the proximity of the adjacent industrial/ commercial establishment(s) noise from these facilities may, at times, be audible”.

ENVIRONMENTAL

38. Prior to final approval, the Owner shall submit a Phase 1 Environmental Site Assessment for the entire site and implement any recommendations of the study to the satisfaction of the Director of Infrastructure and Development Services, at no cost to the City.

PARKING PLAN

39. As part of the engineering drawings submission, the Owner shall submit an on-street parking plan for Blocks 154 and 155 to the satisfaction of the Manager of Development Services. The accepted

parking plan required for each registered phase of development and will form part of the subdivision agreement for the registered plan.

STREET TOWNHOUSES

- 40. The subdivision agreement shall include a clause requiring that the residential blocks proposed for street townhouse dwellings have access to the rear of their lots. This may include making the necessary legal arrangements to establish a minimum of a 1m maintenance easement where the units to be built do not provide direct access to the rear yard from the garage for "internal unit" (not "end unit") Owners to the satisfaction of the City.**

ACCESS

- 41. The subdivision agreement shall include a clause requiring the Owner to design Street 'A' between Mornington Street and the west boundary of Street 'F' to accommodate emergency vehicles. The design is to be submitted in conjunction with the submission of engineering drawings to the satisfaction of the Director of Infrastructure and Development Services.**

SANITARY:

- 42. The Owner shall construct and connect the proposed sanitary sewers to the satisfaction of the Director of Infrastructure and Development Services.**
- 43. The Owner shall extend at their cost the trunk sewer within Mornington Street from Vivian Line to the limit of this plan of subdivision to the satisfaction of the Director of Infrastructure and Development Services. The City shall pay the additional costs in increased pipe size and depth beyond what would have been required to service the development. The Owner shall provide at their cost two design and cost estimates for the approval of the Director of Infrastructure and Development Services.**
- 44. The Owner shall not connect any weeping tile connections into the sanitary sewers within this plan.**
- 45. In conjunction with the engineering drawings submission, the Owner shall have its professional engineer provide a sanitary servicing report that at the minimum shall include a sanitary drainage area plan confirming drainage area limits, to the**

satisfaction of the Director of Infrastructure and Development Services.

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

STORMWATER SERVICING:

- 47. Concurrent with registration, the Owner shall provide all required land dedications related to the stormwater works, including Block 157, 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 157 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 157 and a pedestrian sidewalk to connect the trail on Block 161 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.**
- 50. In conjunction with the submission of the engineering drawings, the Owner shall have their consulting engineer submit a stormwater servicing report/plan (functional report where facilities are proposed) satisfactory to the Director of Infrastructure and Development Services and Upper Thames River Conservation Authority. This report shall include water balance measures and the identification of the major and minor stormwater overland flow routes for the entire catchment area to the satisfaction of the Director of Infrastructure and Development Services and Upper Thames River Conservation Authority.**

- 51. The Owner shall have their professional engineer submit semi-annual monitoring reports to the Director of Infrastructure and Development Services demonstrating that the works perform in accordance with the approved design criteria. The reports are to provide test results on the volume and nature of the sediment accumulating in the works. The timing and content of the monitoring reports is to be in accordance with the City's Infrastructure Standards and Specifications manual. The Owner shall ensure that the monitoring program commences when building permits have been issued on fifty percent (50%) of the lots in the plan and shall continue until assumption.**
- 52. The Owner shall address forthwith any deficiencies of the stormwater works and/or monitoring program.**
- 53. Prior to final approval, the Owner's consulting engineer shall certify that increased and accelerated stormwater runoff from this subdivision will not cause damage to downstream lands, properties or structures beyond the limits of this subdivision in accordance with the accepted engineering design to the satisfaction of the Director of Infrastructure and Development Services.**
- 54. In conjunction with the submission of the engineering drawings, the Owner shall have their consulting engineer submit a report satisfactory to the Director of Infrastructure and Development Services that will identify all erosion and sediment control measures to be used during construction and implementation of the plan. This report may be included in the stormwater servicing report/plan. The Owner shall implement and monitor the measures in conformance with the report and satisfactory to the Director of Infrastructure and Development Services. The Owner shall correct any deficiencies of the erosion and sediment control measures forthwith. The City will install or rectify failing erosion and sediment control if the owner fails to do so within 10 working days upon written request to do from the City.**
- 55. Prior to assumption, the Owner shall operate, monitor and maintain the works and service road at the Owners cost. The Owner shall ensure that any removal and disposal of sediment is to an approved site satisfactory to the Director of Infrastructure and Development Services.**

TEMPORARY STORMWATER WORKS

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

OUTLET SEWERS

- 57. The Owner shall in its servicing drawings make provisions for increased depth or oversizing of the internal sewers and watermains in the Draft Plan (or any resulting phase) to accommodate flows from the upstream lands and water servicing external to the subdivision to the satisfaction of the Director of Infrastructure and Development Services.**
- 58. The Owner shall construct all municipal services for the subject lands at the sole expense of the Owner to the satisfaction of the Director of Infrastructure and Development Services.**
- 59. The Owner shall comply with all City requirements for a submission of a claim in accordance with all applicable City policies, guidelines, By-laws and procedures.**
- 60. Prior to the submission of engineering drawings, the Owner shall demonstrate that necessary arrangements have been made for the services required to service this development, which services are located outside this plan, or demonstrate other alternative acceptable arrangements have been made to the City.**

WATER:

- 61. The Owner shall construct and connect the proposed water mains to the satisfaction of the Director of Infrastructure and Development Services.**
- 62. The Owner shall extend the 300mm existing water main on Mornington Street and the existing 200mm water main on Perth Line 36 to the limit of this plan of subdivision to the satisfaction of the Director of Infrastructure and Development Services. The City shall pay the additional costs for an increased pipe size for the**

300mm water main on Mornington Street beyond what would have been required to service this development. The Owner shall provide at their cost two design and cost estimates for the approval of the Director of Infrastructure and Development Services. The 200mm water main will be the sole cost of the Owner.

- 63. Prior to final approval, the Owner shall engage the City's consultant to prepare a water servicing report with modelling that is to be added to the City's model at the cost of the Owner to the satisfaction of the Director of Infrastructure and Development Services. Any modelling revisions or alterations to the report will be at the cost of the Owner.**
- 64. The Owner shall have its professional engineer deliver confirmation that the water main system has been looped to the satisfaction of the Director of Infrastructure and Development Services.**
- 65. As part of the water servicing report, the Owner shall have its professional engineer determine if there is sufficient water turnover to ensure water quality and determine how many homes need to be built and occupied to maintain water quality in the water system. If the water quality cannot be maintained in the short term, the Owner shall install automatic blow offs, where necessary, to the satisfaction of the Manager of Environmental Services, or make suitable arrangements with Water Operations for the maintenance of the system in the interim.**
- 66. The subdivision agreement shall include the requirement for the Owner to have their consulting engineer submit a chlorine residual maintenance plan to the satisfaction of the Manager of Environmental Services at the cost of the Owner.**
- 67. The Owner shall maintain the water system to the satisfaction of the City until assumption to the satisfaction of Manager of Environmental Services.**

TRANSPORTATION:

- 68. As part of the registration of the first phase, the Owner shall dedicate 5m along Perth Line 36 for road allowance purposes. All costs associated with the land dedication are the responsibility of the Owner.**

69. **The Owner shall construct all roads shown in this plan of subdivision such that alignments match joining roads outside this plan to the satisfaction of the Director of Infrastructure and Development Services.**
70. **In conjunction with the engineering drawings submission the Owner shall have its engineer prepare ultimate centreline profiles along Street "A", "B", "C", "D", "E", "F" and "G" throughout this Plan and beyond as necessary, for use in this subdivision design. The City shall review and approve centerline profile. Further, the Owner shall complete the requirements of this condition at no cost to the City all to the satisfaction of the Director of Infrastructure and Development Services.**
71. **Prior to final approval, where Street 'A', Street 'C' and Street 'F' terminate at the limits of this draft plan, the Owner shall:**
 - a. **have its engineer submit to the City detailed plans showing proposed turnaround facilities that must include provisions for maintenance and emergency vehicles (as required) for the review and acceptance of the Director of Infrastructure and Development Services; and**
 - b. **ensure the subdivision agreement contain the necessary provisions to require installation of a temporary turnaround facility at the west terminus of Street 'F', north and south terminus of Street 'C', and provide an easement over Block 156 and any other lots required concurrent with the registration of the phase to the City of Stratford. Any easements shall be granted to the City of Stratford until the temporary turnaround facility is no longer required to the satisfaction of the Director of Infrastructure and Development Services. Once the Director of Infrastructure and Development Services has confirmed that the easement is no longer required, the City shall authorize the release of the easement. The Owner is responsible for all costs associated with obtaining the easement, the release of the easement and the construction and removal of the temporary turnaround facilities.**
72. **Should temporary turning facilities for vehicles be required by the Director of Infrastructure and Development Services, they shall be provided as easements concurrent with the registration of the phase. These easements shall be granted to the City of Stratford until the temporary turning facility is no longer required to the satisfaction of the Director of Infrastructure and Development**

Services. The Owner is responsible for all costs associated with obtaining the easement, the release of the easement and the construction and removal of all temporary turning facilities.

- 73. In conjunction with the submission of engineering drawings, the Owner shall identify the road network improvements required to accommodate the proposed development giving consideration to the impact the phasing of development (if applicable) would have on the timing of these network improvements. Restrictions may be imposed if there is insufficient network capacity to accommodate the proposed development. All costs associated with the design and implementation of the required road network improvements due to this development shall be the responsibility of the Owner.**
- 74. In conjunction with the engineering drawings, the Owner shall submit a design for a left hand turning lane at the Mornington Street/Street "A" intersection to the satisfaction of the Director of Infrastructure and Development Services. All costs associated with the design and implementation of the left hand turn lane shall be the cost of the Owner.**
- 75. In conjunction with the engineering drawings submission the Owner shall submit a signalized design for a pedestrian crossing or pedestrian crossover if warranted at the Mornington Street/ Vivian Line 37 intersection to the satisfaction of the Director of Infrastructure and Development Services. All costs associated with designing and installing the pedestrian crossing shall be 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 157 and 3m x 3m "daylight triangle" at the intersection of Street 'A' and Mornington Street abutting Block 159 to the satisfaction of the City. Such "daylighting triangles" shall be shown and dedicated as public highways on the final plan.**
- 77. The Owner shall construct a 1.5 metres (5') sidewalk on the outside of the following streets within a time-frame as directed by the Director of Infrastructure and Development Services:**
 - a. North side of Street 'A' and the south side of Street 'A' between the east portion of Street 'B' and Mornington Street**
 - b. North side of Street 'B'**
 - c. East side of Street 'C'**

- d. East side of Street 'D'
 - e. North side of Street 'E'
 - f. East side of Street 'F'
 - g. North side of Street 'G'
78. The Owner shall establish and maintain a Traffic Management Plan (TMP), when directed by the City, in conformance with City guidelines and to the satisfaction of the Director of Infrastructure and Development Services for any construction activity that will occur on existing public roadways needed to provide services for this plan of subdivision. The TMP is a construction scheduling tool intended to harmonize a construction project's physical requirements with the operational requirements of the City of Stratford, the transportation needs of road users and access concerns of area property owners. The Owner's contractor(s) shall undertake the work within the prescribed operational constraints of the TMP. The TMP will be submitted and become a requirement of the subdivision servicing drawings for this plan of subdivision.
 79. In conjunction with the engineering drawings submission, the Owner shall provide lighting plan for the approval of the Director of Infrastructure and Development Services, including light for the proposed Street "A" / Mornington Street intersection.
 80. Owner shall keep private and City Streets clean of construction debris to the satisfaction of the Director of Infrastructure and Development Services. Failure to clean road right-of-way with five (5) working days upon written notice from the City will result in the City conducting cleaning activities at the cost of the Owner.

HYDRO

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

FIRE

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

CONSERVATION REGULATION AREA

- 83. Prior to undertaking any works or site alteration including filling, grading, construction or alteration to a watercourse in a Conservation Regulated Area, the Owner shall obtain a permit or receive clearance from Upper Thames River Conservation Authority.**
- 84. Prior to the acceptance of engineering drawings the City shall receive confirmation of the acceptance of the applicable engineering drawings from Upper Thames River Conservation Authority to the satisfaction of the Director of Infrastructure and Development Services.**

SLOPE STABILITY

- 85. In conjunction with the submission of engineering drawings, the Owner shall have a detailed geotechnical evaluation prepared by a geotechnical engineer to confirm the stable top-of-slope line, identify any necessary structural design considerations and determine the impact of the development of this Plan on the bank's stability. The study shall be prepared to the satisfaction of the City and the Upper Thames River Conservation Authority.**

FLOODPLAIN

- 86. The Owner agrees that additional culverts are to be composed of concrete and installed and accepted to the satisfaction of the Director of Infrastructure and Development Services and Upper Thames River Conservation Authority. The Owner's Engineer shall provide certification that the culverts were installed in accordance with the approved plans.**
- 87. In conjunction with the submission of engineering drawings, the Owner's Engineer shall demonstrate that any new or alterations to existing culverts will have no downstream impacts to the satisfaction of the Director of Infrastructure and Development Services and Upper Thames Conservation Authority.**
- 88. Any adjustments or impacts to the Municipal drain are the sole responsibility of the Owner.**

OTHER

- 89. Prior to final approval, the design and location of community mailboxes shall be to the satisfaction of Canada Post.**
- 90. For the purpose of satisfying any of the conditions of draft approval herein contained, the Owner shall file, with the City, complete submissions consisting of all required studies, reports, data, information or detailed engineering drawings, all to the satisfaction of the Manager of Development Services and the Director of Infrastructure and Development Services. The Owner acknowledges that, in the event that a submission does not include the complete information required by the City, such submission will be returned to the Owner without detailed review by the City.**
- 91. Prior to final approval, for the purposes of satisfying any of the conditions of draft approval herein contained, the Owner shall file with the Approval Authority a complete submission consisting of all required clearances, fees, and final plans, and to advise the Approval Authority in writing how each of the conditions of draft approval has been, or will be, satisfied. The Owner acknowledges that, in the event that the final approval package does not include the complete information required by the Approval Authority, such submission will be returned to the Owner without detailed review by the City.**

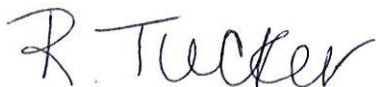
NOTES TO DRAFT APPROVAL

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

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

Please note that an updated review of the plan, and revisions to the conditions of approval, may be necessary if an extension is to be granted.

AND THAT City Council authorize staff to explore acquisition options and to enter into negotiations for the purchase of the open space block (Block 158 and Block 161).



Prepared by: Rachel Tucker, Planner



Recommended by: Jeff Leunissen, MCIP, RPP – Manager of Development Services



Joan Thomson, Acting Chief Administrative Officer

Draft By-law

BEING a By-law to amend Zoning By-law 201-2000 as amended, with respect to zone change application Z06-18 to rezone 4110 Perth Line 36, legally described as Part of Lot 1 Con 3, AS RP 44R-636 Pt 2 for a Subdivision Development in the City of Stratford

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 201-2000, as amended, known as the 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 2b to By-law 201-2000 as amended, is hereby amended:

by adding those lands outlined in heavy solid lines and described as Residential First Density with site specific regulations R1(4)-42 and R1(4)-42 (H), Residential Fourth Density with site specific regulations R4(2)-25 and R4(2)-25(H), Park Floodplain with site specific regulations (P-5-FP), and Park (P) on Schedule "A", attached hereto and forming part of this By-law, and more particularly described as 4110 Perth Line 36.

2. The Township of Perth East Zoning By-law No. 30-1999 as it applies to the subject lands on Schedule "A" is hereby repealed.
3. That By-law 201-2000 as amended, be further amended by adding to Section 5.4.42, being the Exceptions of the Residential First Density R1(4) Zone, the following:

"5.4.42 a) Defined Area (northeast corner of Mornington Street and Perth Line 36)

R1(4)-42 and R1(4)-42(H) as shown on Schedule "A", Map 2b

b) Minimum Rear Yard Depth: 6.0 m

c) Exterior Side Yard Width:

Where a corner lot is situated so that its rear lot line abuts an adjacent rear lot line the exterior side yard width shall be 1.2 m. In all other cases it shall be a minimum of 4.5 m.

d) Minimum Lot Frontage (Corner Lot): 12.6 m

e) Minimum Lot Area (Corner Lot): 415 m²

f) Minimum Interior Side Yard: 1.2 m

g) Minimum Landscaped Open Space: 35%

h) Maximum Lot Coverage: 45%

i) General Use Regulations:

- i) A minimum sight triangle of 3m by 3m shall apply.
- ii) A garage shall not project more than 1.0 m beyond the building elevation facing the front lot line or the exterior lot line.
- iii) In all cases any part of an attached or detached garage shall provide a parking space between the garage door and the road allowance.
- iv) If the exterior side yard setback is less than 4.5m, no driveway shall be permitted along the exterior lot line or off of the exterior lot line.

j) Holding Provision

- i) The holding provision (H) shall apply to the lands zoned R1(4)-42(H) as outlined by Schedule "A", hereto.
- ii) Until such time as the (H) is removed, permitted uses on the lands zoned R1(4)-42(H) are limited to uses existing on the day of the passage of this By-law. The (H) shall not be removed until a noise study has been completed, accepted by the City and implemented as applicable to

the satisfaction of the satisfaction of the City for the lands outlined in Schedule "A" hereto.

4. That By-law 201-2000 as amended, be further amended by adding to Section 8.4.25, being the Exceptions of the Residential Fourth Density R4(2) Zone, the following:

"8.4.25 a) Defined Area (northeast corner of Mornington Street and Perth Line 36)

R4(2)-25 and R4(2)-25(H) as shown on Schedule "A", map 2b

b) Permitted Use:

- street townhouse dwellings

c) Minimum Front Yard Depth: 4.5 m

d) Minimum Rear Yard Depth: 6.0 m

e) General Use Regulations:

- i) Any attached or detached garage shall not exceed sixty (60) per cent of the width of the elevation facing the front lot line or an exterior side lot line, where the garage is oriented to said lot line of a dwelling erected on the lot (measured from inside face of outside wall to inside face of outside wall).
- ii) A minimum sight triangle of 3m by 3m shall apply.
- iii) A garage shall not project more than 1.0 m beyond the building elevation facing the front lot line or the exterior lot line.
- iv) In all cases any part of an attached or detached garage shall provide a parking space between the garage door and the road allowance.

f) Holding Provision

- i) The holding provision (H) shall apply to the lands zoned R4(2)-25(H) as outlined by Schedule "A", hereto.
- ii) Until such time as the (H) is removed, permitted uses on the lands zoned R4(2)-25(H) are limited to uses existing

on the day of the passage of this By-law. The (H) shall not be removed until a noise study has been completed, accepted by the City and implemented as applicable to the satisfaction of the satisfaction of the City for the lands outlined in Schedule "A" hereto.

5. That By-law 201-2000 as amended, be further amended by adding to Section 21.4.5, being the Exceptions of the Park (P) Zone, the following:

"21.4.5 a) Defined Area (northeast corner of Mornington Street and Perth Line 36)

P-5- FP as shown on Schedule "A", map 2b

b) Permitted Uses:

- conservation use
- park

c) Definition:

- conservation use means a use dedicated towards the preservation, protection, and/ or improvement of components of the natural environment through management and maintenance.

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

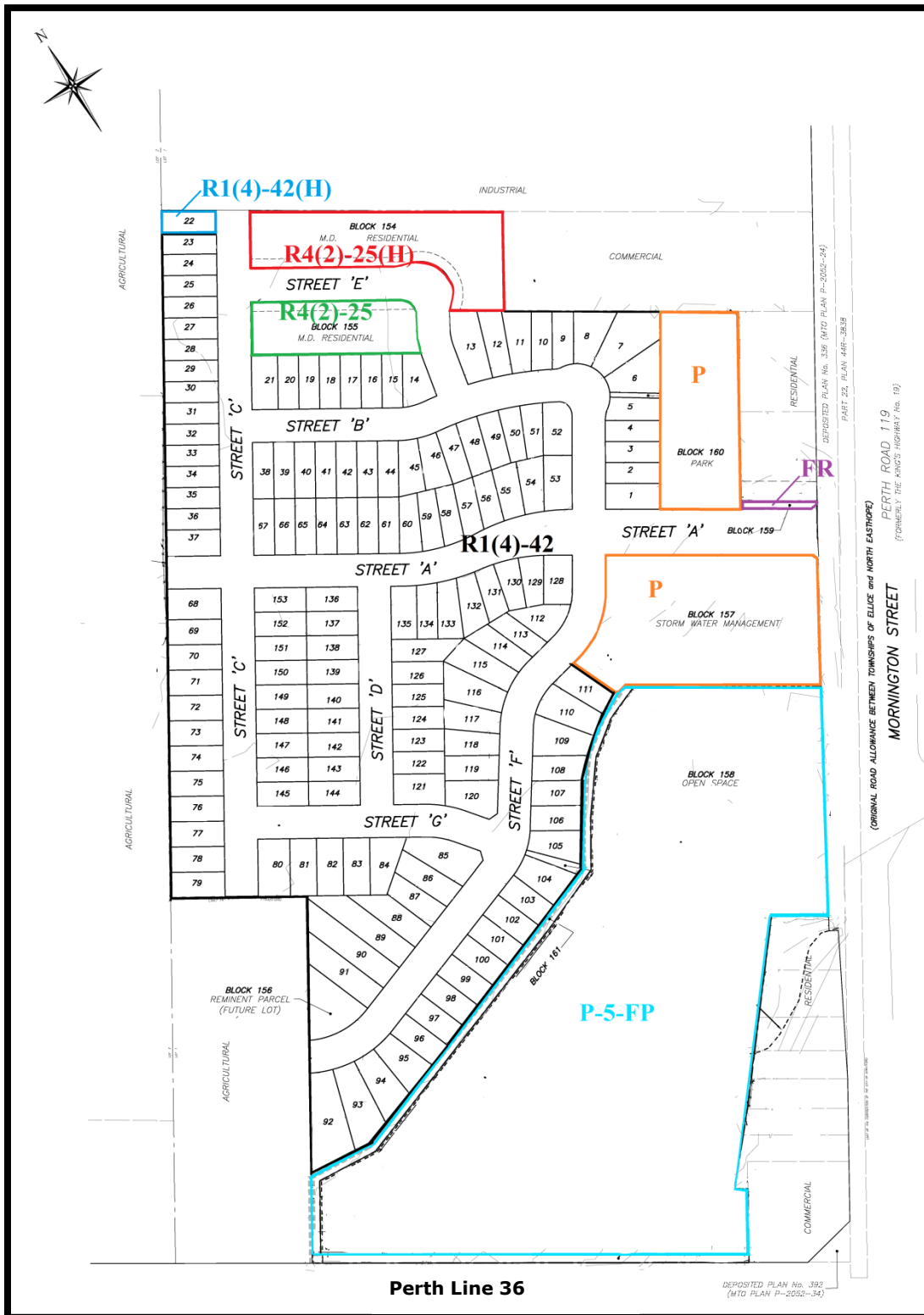
Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this ____ day of _____, 2019

Mayor – Daniel B. Mathieson

Acting Clerk – Tatiana Dafoe

Schedule "A" to By-law ____-2019





CITY OF STRATFORD PUBLIC MEETING MINUTES

A **PUBLIC MEETING** was held on Monday, June 25, 2018 at 7:11pm in the Council Chamber, City Hall, Stratford to give the public and Council an opportunity to hear all interested persons with respect to Draft Plan of Subdivision 31T18-002 and Zone Change Application Z06-18 that affects the property municipally known as 4110 Perth Line 36, City of Stratford.

COUNCIL PRESENT: Mayor Dan Mathieson - Chair presiding, Councillors Martin Ritsma, Tom Clifford, Bonnie Henderson, Graham Bunting, Brad Beatty, George Brown, Danielle Ingram, Frank Mark, Kathy Vassilakos and Kerry McManus

REGRETS: John Paradis – Fire Chief

STAFF PRESENT: Rob Horne – CAO, Mike Humble – Director of Corporate Services, David St. Louis - Director of Community Services, Carole Desmeules – Director of Social Services, Ed Dujlovic – Director of Infrastructure & Development Services, Jacqueline Mockler – Director of Human Resources, Tatiana Dafoe – Deputy Clerk, Joan Thomson – Clerk, Jeff Bannon – City Planner, Jeff Leunissen – Manager of Development Services and Nancy Bridges – Recording Secretary.

ALSO PRESENT: Members of the public, Media.

Mayor Mathieson called the meeting to order and stated that the purpose of the meeting is to give Council and the public an opportunity to hear all interested persons with respect to Draft Plan of Subdivision 31T18-002 and Zone Change Application Z06-18 that affects the property municipally known as 4110 Perth Line 36, City of Stratford.

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

STAFF PRESENTATION:

Jeff Leunissen, Manager of Development Services, described the location of the property relating to the application and noted that the development will include 166 single detached units, 2 multiple development blocks, 2 park blocks, 1 stormwater management block, 2 future infill blocks, 1 open space block and 1 walkway block. The area will be served by seven new roads, with access off Mornington Street. The applicant is also requesting an amendment to the zoning from Agricultural (A) Zone to a mixed zone, including R1(4) and R4(2) Zoning. He noted that R1(4) will permit single detached dwellings and R4(2) will permit multi-unit dwellings.

Mr. Leunissen outlined the size of the area and that it is impacted by the floodplain, therefore access off Mornington Street is preferred. The access road into the subdivision will be built wider than standard width, allowing for continued access during an emergency. He noted the application had been circulated to various agencies and the following comments were received:

- Ensure the roads are wide enough to reduce the issues with parking on narrow streets
- Ensure the lots are large enough to accommodate overnight parking on private property, as there is no overnight street parking permitted in the City
- Union Gas requested that a condition of final approval is that the necessary easements and/or agreements required are satisfactory to Union Gas

No comments have been received from the engineering department. Public comments were received including:

- In favour of residential subdivision
- Ensure floodplain is respected
- Perth Line 36 not appropriate to have access road
- Would like developer to provide secure fencing along the boundaries to the west and south
- Concerns with whether there will be changes to the cellar drain on their property as it was set up to be filtered through the property in question
- Want assurances that the trees on their property will not incur any damage
- Concerns with location of access road

Mr. Leunissen noted that the applicant is aware of the concerns and is further investigating the concern regarding drainage from the adjacent property.

The new zoning would allow for a broad range of uses and the Official Plan allows for amendments to the floodplain. He noted that the surrounding lands have a mixture of zoning.

QUESTIONS FROM COUNCIL:

Councillor Ingram highlighted the Clerk's department concerns regarding the width of the seven new roads.

Staff stated that current standards require local roads to be 20 metres wide and that in the initial application it shows Street A to be 28 metres wide.

Councillor Ritsma inquired how much of the area is floodplain.

Staff indicated that there are currently six hectares of floodplain.

Councillor McManus noted the width of Street A but wondered if this would allow for right and left turning lanes.

Staff stated that there is no final design yet and that the road is wider than standard to allow for a variety of design options.

Councillor Ingram asked for clarification on the width of Street A and whether it becomes narrower once you get further into the subdivision.

Staff noted that Street A does narrow to the standard width of a local road.

Councillor Brown emphasized the issue of having turning lanes on Street A.

APPLICANT PRESENTATION:

Maureen Zunti, a planner from Sifton Properties Limited, provided a brief description of the developer and noted they are excited to be expanding into Stratford. She noted they are working with consultants and staff to ensure the access road is in an appropriate location relating to the floodplain. She confirmed Street A will be wider than standard to allow for flexibility in the final design.

Ms. Zunti then addressed some of the concerns that have been received from the public, stating that:

- She was not aware of the cellar drain issue and will take the information back for the developer to investigate and accommodate if required
- Future development space is being used as a buffer area between Street A and the property to the West
- She explained distances between a few other key areas
- She noted that her company regularly plants trees in their developments and encouraged residents to contact them directly to note areas of concern
- The lots will be 12.5m to 15.5m and will allow for a large range of building sizes
- Sifton Properties Limited will partner with other developers to complete the project

QUESTIONS FROM COUNCIL:

Councillor Ritsma inquired whether the current waterway would be altered in any way.

Ms. Zunti stated there may be minor modifications but the intent is to add additional culverts along Mornington. The modifications may end up being only minor regrading.

Councillor Brown wondered whether a roundabout had been considered on Mornington to handle the increased traffic or if there was any consideration to having access from Quinlan road.

Ms. Zunti stated she was unaware of any discussions regarding a roundabout and that there are no plans to have an access from Quinlan road.

Councillor Bunting asked for clarification on the access points for the park areas to the south of the property. He noted the steep grade of the area.

Ms. Zunti noted that the park area to the South East will be accessed from Quinlan road and that there is the potential to add a trail system in the area and private ownership of the floodplain areas.

Staff noted they are aware of the limited functional uses of the park area and intend to deal with this in a future report.

Councillor Bunting inquired as to the size of the park area to the South West.

Ms. Zunti stated the area was 0.31 hectares.

QUESTIONS FROM PUBLIC:

William Sylvester supported the development of a residential subdivision however he expressed concerns with where the sewer system would be directed. He inquired whether the Romeo pumping station could handle the additional sewage. Mr. Sylvester stated that he had concerns regarding the surrounding agricultural properties and how they would continue to access their properties.

Staff noted that the Romeo Street sewer system would have no problem handling the additional sewage and that a new Quinlan Road pumping station is planned.

QUESTIONS FROM COUNCIL:

Councillor Henderson echoed the concern from Mr. Sylvester regarding the farm access.

Staff indicated that there had been no consideration to this issue, as currently access is on a "gentleman's agreement" basis and not likely to continue.

Councillor Vassilakos noted that no comments had been received from the school boards and she had concerns with the capacity of the surrounding schools. She suggested that staff reach out again to the school boards, as this development has the potential for a lot of children.

Ms. Zunti noted that the developer would investigate the issue of continued access to the surrounding farmland.

Councillor Ingram inquired whether there would be any semi-detached lots, affordable housing or accessible housing.

Ms. Zunti stated that there is the potential for semi-detached dwellings and townhouses however there are no final plans yet. She also stated that there would be no social housing but that accessible properties would be driven by the purchasers.

Councillor Henderson noted that it would be beneficial to encourage new developments to have accessible home options.

Ms. Zunti stated that she will bring the topic forward to the developer but it is usually up to the purchaser to choose a design. Most designs from a developer can be customized.

Mayor Mathieson adjourned the meeting at 7:47pm

Requests to receive further information, as indicated on the form at the public meeting on June 25, 2018 were received from the following:

Tom Mathieson

Dinant DeVries

Murray Keller

Lawrence Ryan

Marilyn and William Sylvester



MANAGEMENT REPORT

Date: September 9, 2019
To: Planning and Heritage Committee
From: Jeff Leunissen, Manager of Development Services
Report#: PLA19-034
Attachments: None

Title: Planning Report-Zone Change Application Z06-19, 379 Romeo Street North

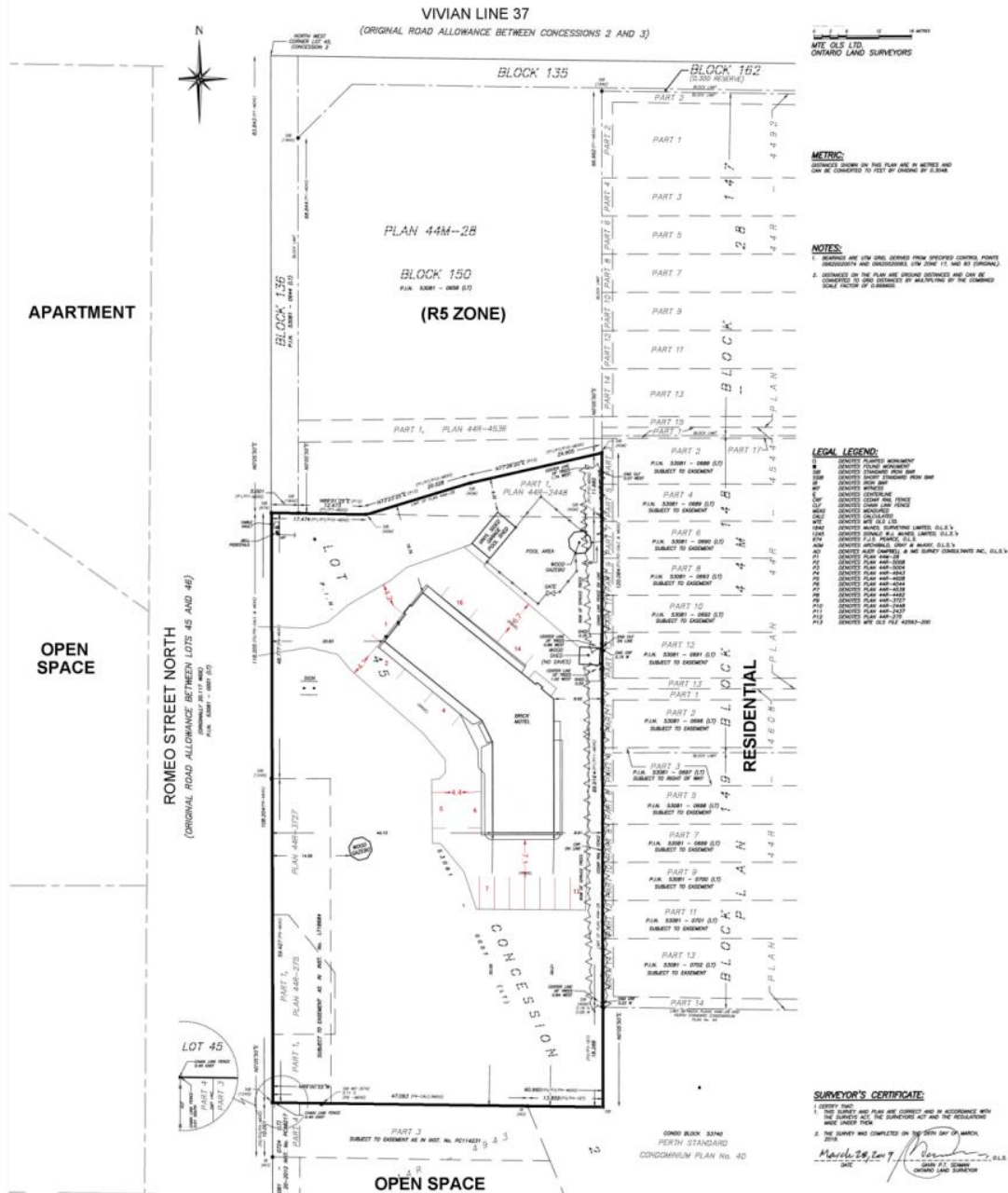
Objective: The purpose of this report is to provide staff's evaluation and recommendation on the zone change application received April 4, 2019, from GSP Group on behalf of MARS International Education Inc., to amend the zoning on 379 Romeo Street North from a Future Residential-Special (FR-2) Zone to a Residential Fourth Density-Special- R4(2)- ____ Zone to allow an apartment dwelling (to a maximum density of 50 uph), a nursing home, a quadruplex dwelling, a seniors' apartment dwelling (to a maximum density of 50 uph), a street townhouse dwelling, a townhouse dwelling and a shared living residence. A shared living residence is proposed to be defined as "a building containing dwelling units or rooms used for the accommodation of secondary school students as their residence, and which contains a common dining area for the residents thereof, and may contain a common lounge, recreation room and other amenities". A parking rate of 1 parking space per unit is proposed for the shared living residence.

A planning justification report was submitted with this application.

Background:

Subject Site: The subject lands, known municipally as 379 Romeo Street North, are located on the east side of Romeo Street North between Vivian Line 37 and Abraham Drive and are legally described as Pt Lot 45 NEH Con 2 in the City of Stratford.

Concept Plan

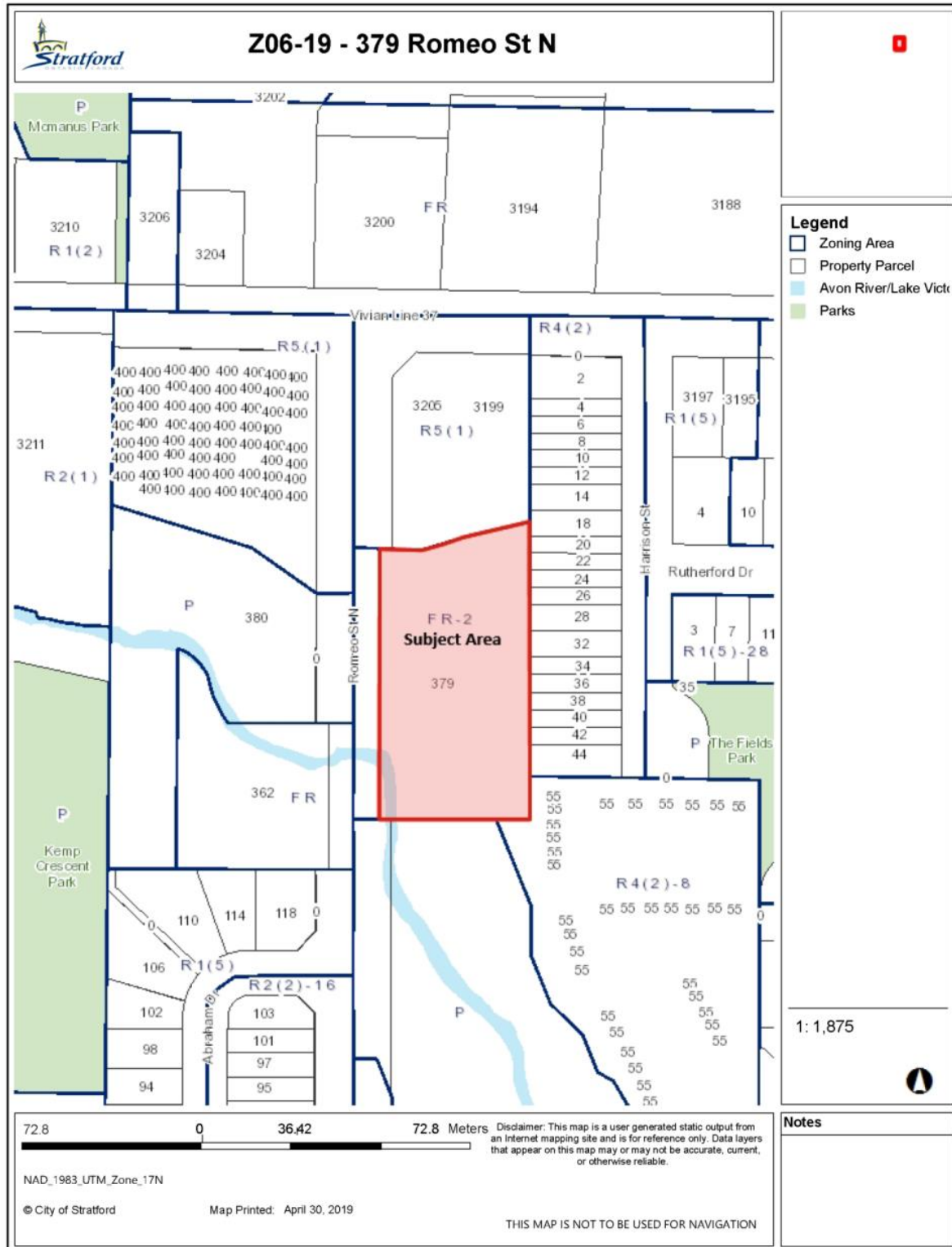


EXISTING CONDITIONS

379 Romeo Street North, Stratford | April 23, 2019



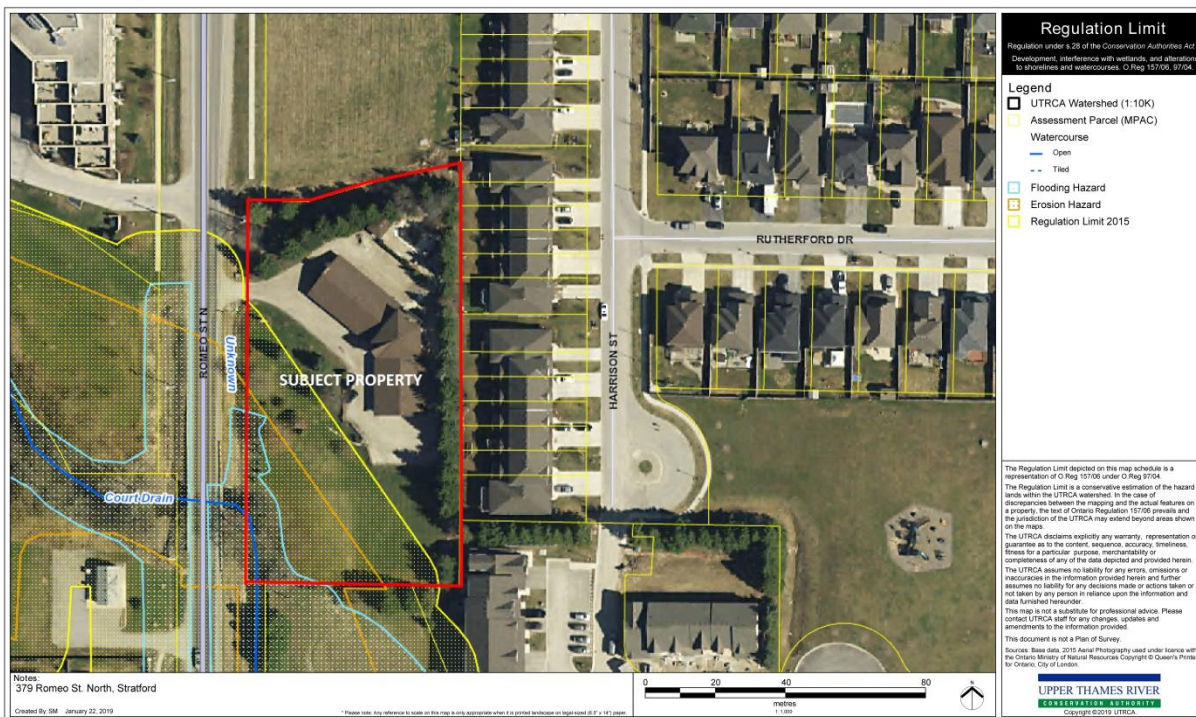
Location and Zoning Map



379 Romeo Street North



Upper Thames River Conservation Authority Mapping



Site Characteristics

Existing Use:	Hotel (18 suites)
Frontage:	108.2 m (355 ft)
Depth:	approximately 60.96 m (200 ft)
Area:	1.7 ac (6879.66 m ²)
Shape:	Irregular

Surrounding Land Uses:

North:	Residential (apartment buildings under construction)
East:	Residential (townhouses)
South:	Vacant lands zoned residential and park (privately owned)
West:	City owned lands (park and pumping station)

Agency Comments

Circulation of the application to various agencies produced the following comments to date (August 30th, 2019):

City of Stratford Infrastructure and Development Services Department – Engineering Division:

- No objection to the zone change application.
- Should site plan approval be required a 5.0 m road widening is required along the frontage of Romeo Street North.

City of Stratford Infrastructure and Development Services Department – Building Services:

- Building permits will be required for any change of use or alterations to the building.

City of Stratford Fire Department

- No comments received.

Upper Thames River Conservation Authority

- The subject lands are affected by the Authority's Regulation Limit which includes an area of erosion hazard. The UTRCA regulates development within the Regulation Limit in accordance with Ontario Regulation 157/06 made pursuant to Section 28 of the *Conservation Authorities Act*. This regulation requires the landowners to obtain written approval from the UTRCA prior to undertaking any development or site alteration in the regulated area which includes filling, grading, construction, alteration to a watercourse and/or interference with a wetland.
- No objection to the above noted application for Zone Change. Should any development occur (within the UTRCA's Regulation Limit) in the future, a Section 28 Permit from UTRCA may be required.

Festival Hydro

- No concerns.

Huron- Perth Catholic School Board

- No concerns.

Avon Maitland District School Board

- No comments.

Township of Perth East

- This matter will be brought forward for comments at Township of Perth East Council meeting on June 4, 2019. No further comments provided.

Public Comments:

Notice of the application was sent to 154 abutting property owners on May 13, 2019. Notice was also published in the Beacon Herald on May 18, 2019. The public meeting was held on June 10, 2019. Fifteen requests for additional information including written responses from nine individuals have been received.

Prior to the public meeting report (June 10, 2019) responses were received with the following comments:

Trees and Fencing

- Will all of the trees on the site be conserved? All of the trees should be required to remain.
- The existing site is part of a wildlife area that contains rabbits, birds, squirrels and geese.
- No objection to the request if it is a requirement that the owners install a 6 ft. fence along the south property line to ensure that there is no trespassing.

Floodplain

- Are there any changes proposed to the portion of the lands regulated by UTRCA?
- Would like to see a full environmental assessment on lands regulated by UTRCA completed prior to the adoption of the rezoning request.

Traffic and parking

- The requested parking rate of 1 space does not meet the current 1.5 parking spaces. It should be required to be a minimum of 1.5 parking spaces per room/dwelling unit. There is no street parking on the east side of Romeo Street North and the requested parking rate will not be sufficient for any of the requested uses.
- This location is not close to the school, busing becomes an issue.
- The location of the current bus stop on Romeo Street North should be altered as it is too close to a driveway for the new development north of the subject lands.
- This area has seen increased traffic flow caused by various developments in the surrounding area which has created concerns about the volume of traffic on Romeo Street North and congestion at the Romeo Street North and Vivian Line 37 intersection.

- Prior to allowing additional multi-unit developments a traffic analysis should be completed. It is suggested that the intersection at Vivian Line 37 and Romeo Street North be improved.
- Vivian Line 37 is a designated truck route. With increased residential development the current transportation routing should be revisited and this truck route should be reconfigured and begin further north.

Requested Uses

- Not opposed to the development.
- This application should not be supported because of the higher density (maximum 50 uph) uses included in the requested zoning.
- Concerned that the owner will change their plans for the site without any further public consultation.
- Will there be assurances that the occupancy will be restricted to international students and that there will be supervision?
- Occupancy should be limited to 2 students per room to a maximum of 36 total.
- Concerned if there will be cooking in the rooms and any Fire Marshall regulations.
- The rezoning does not represent the best use of the property.
- This application should be postponed until a review is completed with regards to current zoning, development impacts, bike lanes, and the future impacts if this business model fails, or if a change to an alternative use is proposed.
- If the property is to be developed as residential it should be for single detached, semi-detached, or townhouse units.

Amenities

- This area does not have support facilities. This type of facility would be more appropriate in an area that provides recreational and commercial support and proximity to the school for students who would be living on this site.

Changes to the building and parking areas

- Are there any changes proposed to the site? Concerned about any changes to the site particularly demolition, new builds, extensions, expansion of asphalt areas for additional parking, removal of trees or other changes to the site to accommodate the development.
- Not opposed to the development if it does not significantly expand the footprint of the current building, and does not infringe on the natural area.
- Concerned with how a new building would look architecturally (specifically that it will look like the development north of the site). Opposed to a development similar to the one to the north.

Property Value

- Concerned about the negative impact any new build would have on the property values of surrounding lands.

Noise

- Concerned about the increase in activity on the property - loud noise or music, as this community is very quiet.

At the public meeting, the following additional comments were received:

- The zone should require that the students are bused to school.
- It is requested that should the student residence not be successful, that the City not allow a change in use or further changes to the site without public input.
- Concerned that a fence along the east lot line could impact the growth of the existing trees.
- Concerned about the safety of the pool and the students.
- Requested additional information on MARS Internationals business practices, where the students come from and why there is no easily accessible information about the organization.

After the public meeting, the following additional comments were received from one individual:

- Bunk beds would be required to accommodate 44 students within 18 rooms.
- Access to the rooms is from the exterior providing little security for the students.
- Residential school history- these in their final days become foster homes for troubled families.
- Questions about if the grassed area would become a sports field.
- Thinks that a shared living residence should be monitored as the city monitors bed and breakfasts which are less disruptive to the neighbourhood than a teen housing development.
- Residential zonings should mean private dwellings.

Analysis:Provincial Policy Statement

Every planning decision in the Province of Ontario shall be consistent with the Provincial Policy Statement (PPS) which came into effect on April 30, 2014. The 2014 PPS provides policy direction on matters of provincial interest relating to Building Strong Communities, Wise Use and Management of Resources, and Protecting Public Health and Safety.

Building strong communities is achieved by promoting efficient development and land use patterns that accommodate an appropriate range and mix of residential uses (including additional units, affordable housing and housing for older persons) and by avoiding development patterns that cause environmental, public health or safety concerns.

Section 1.1.3.2 outlines 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.

In accordance with section 1.4.3, an appropriate range and mix of housing types and densities shall be provided to meet requirements of current and future residents by

promoting densities for new housing that 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. The subject lands are within a designated growth area and are intended to be utilized for residential development. The proposal will provide housing to individuals that currently struggle to find housing within the community and it is located on a public transit route. All of the infrastructure required for this proposal is already in place.

A portion of the lands are regulated by UTRCA and are within the Erosion and Flooding Hazard Limit. Based on the concept plans submitted, no changes are proposed within the flood hazard limit. It is recommended that the flood hazard limit is zoned to restrict the use to a conservation use to prevent development within the floodplain and to ensure that public health and safety is protected.

The recommended zoning is consistent with the Provincial Policy Statement.

Official Plan

The property is designated 'Medium Density Residential' in the Official Plan as a result of the Stratford Northeast Secondary Plan. A small portion at the southwest area of the lands is located within the Regulatory Flood Hazard Line on Schedule "B" of the Official Plan. Lands designated 'Medium Density Residential' shall be restricted to townhouses, quadraplex or apartment type residential uses and shall be developed with a density between 30 to 100 units per hectare. The lands are currently used for a hotel which is not a permitted use in the 'Medium Density Residential' designation. All of the requested uses are permitted within a 'Medium Density Residential Area' and will be more compatible than a commercial use in operation 24/7. Romeo Street North is a collector road. There are concerns about allowing street townhouse dwellings and a quadruplex dwelling on the subject lands. The concerns are that these uses would be an underutilization of the site due to the orientation of the lands and location of the floodplain, and that the location and number of driveways that would be required to accommodate these uses would cause a traffic hazard as Romeo Street North is a designated truck route and collector road. While section 7.2.7 has a policy encouraging joint access for land uses fronting onto collector roads, the intension of the policy is to minimize traffic hazards and improve the situation. It is not intended that joint access be required to make a site function. All parking (driveways included) shall be designed to an acceptable standard for traffic safety. As such it is recommended that street townhouse dwellings and quadruplex dwellings not be included as permitted uses in the recommended zoning by-law.

The applicant requested to allow a maximum density of 50 units per hectare for seniors apartment dwellings and apartment dwellings. It is recommended that maximum density of 40 units per hectare be applied for townhouse dwellings and 60 units per hectare for all of the other permitted uses. This is consistent with the applicants request as it is proposed that the property be duel zoned to recognize the floodplain which will reduce the size of the land available for residential uses. It is also recommended that a minimum density of 30 units per hectare be implemented for all of the proposed use in accordance with the

Excerpt of Schedule "A"
Land Use of the Official Plan



Legend

General Land Use

Class

Agricultural Area	Special Study Area Section 11.2.16
Commercial Area	Factory District Area (Section 4.9)
Downtown Core	Grand Trunk Anchor District Overlay (Refer to Section 4.11)
Gateway Mixed-Use Area	Built Boundary
Industrial Area	Municipal Boundary
Medium Density Residential	Gateway Areas
Medium Density Residential Special	Regulatory Flood Hazard
Parks and Open Space	Special Policy Areas
Residential Area	
High Density Residential	

'Medium Density Residential' policies. It is proposed that the density equivalence for a shared living residence where dwelling units are not proposed is 2 beds equals a dwelling unit and for a retirement home lodge and nursing home 3 beds equals a dwelling unit.

The lands within the Regulatory Flood Hazard Line on Schedule "B" are requested to be zoned for residential uses. In accordance with section 5.2.3 the permitted uses for lands with natural features within the related regulation limit should be limited to uses such as existing uses, conservation and preservation of the natural environmental, recreational uses to the satisfaction of UTRCA. At this time no development is proposed in the regulated area. Based on the size and location of the lands within the UTRCA flood hazard limit, it is recommended that these lands be zoned to allow uses in accordance with section 5.2.3.

The recommended zoning is consistent with the goals and objectives of the Official Plan.

Zoning By-law

The lands are zoned Future Residential-Special (FR- 2) and permit an existing single detached dwelling, group home and home occupation. The applicant is proposing to rezone the lands to a Residential Fourth Density- Special- R4(2)- ____ Zone to allow an apartment dwelling (to a maximum density of 50 uph), a nursing home, a quadruplex dwelling, a seniors' apartment dwelling (to a maximum density of 50 uph), a street townhouse dwelling, a townhouse dwelling and a shared living residence (with a parking rate of 1 parking space per unit for the shared living residence). At this time, it is proposed that the lands be used for a shared living residence within the existing building. The applicant has indicated at this time it is proposed that the motel's 18 units would be renovated to accommodate the students and a new caretaker's unit would be added for a total of 19 units.

The applicant has requested a Residential Fourth Density R4(1)-special zone. Staff are of the opinion that based on the applicable Official Plan policies, a Residential Fifth Density R5(1)- special zone is more appropriate for the lands. The R5 zone permits an apartment dwelling, nursing home, seniors' apartment dwelling and a retirement home/lodge. To ensure that this change does not have a negative impact on abutting properties it is proposed that a 7.5m rear yard setback applies, this is consistent with the R4(1) zone requested by the applicant.

The applicant has requested to allow a shared living residence. A shared living residence is proposed to be defined as "*a building containing dwelling units or rooms used for the accommodation of secondary school students as their residence, and which contains a common dining area for the residents thereof, and may contain a common lounge, recreation room and other amenities*". All Zoning By-law Amendments must be consistent with the Ontario Human Rights Code. The proposal to limit the shared living residence to secondary school students is not consistent with the Ontario Human Rights Code. Staff has no issues with the request to allow a shared living residence, however, it is recommended that the definition of shared living residence be amended to remove that it is for a secondary student to comply with the Ontario Human Rights Code. Further it is proposed

that the definition contain that the building shall include the living accommodations of the operator of the establishment to ensure that the site is adequately managed and maintained.

The applicant has requested a parking rate of 1 parking space per unit for the shared living residence. The justification provided to support this was that the requested rate is similar to the parking rate that applies to the existing hotel and it will be sufficient to ensure that students and staff have access to parking. While a rate of 1 space per unit may be appropriate for student housing, it is not permissible to limit the users to students, therefore the parking demand for a various range of users must be considered. As the number of individual residents will be determined by the number of beds not number of units, staff are of the opinion that a parking rate based on the number of beds is appropriate. Staff has determined that a parking rate of 1 space per 2 beds is appropriate to ensure that there is appropriate parking for a shared living residence facility. Should other uses within the R5 zone be proposed, the parking rates for those uses would apply.

The applicant has requested a townhouse dwelling as a permitted use. Staff have no issues with this. Since the R5(1) zone does not have regulations for a townhouse dwelling, it is proposed that a provision is included requiring that with the exception of the density and the rear yard setback that townhouse dwellings be developed in accordance with the Residential Fourth Density R4(1) zoning provisions in Table 8-1.

A portion of the lands is within the regulatory flood hazard limit. Application of a floodplain zone is consistent with section 4.7.2 of the Zoning By-law. It is recommended that these lands be zoned Park-Floodplain-Special Zone with a conservation use as the permitted use. The current Zoning By-law does not contain a definition for conservation use so planning staff are proposing to apply the following definition: conservation use means a use dedicated towards the preservation, protection, and/or improvement of components of the natural environment through management and maintenance.

The recommended zoning is considered appropriate and is sound land use planning.

Public Comments

Staff received correspondence from the public that can be grouped into the following categories: trees, fencing, floodplain, parking, traffic, requested uses, property value, and noise.

Trees: Comments were received noting that the neighbours would like to see all of the existing trees remain (particularly boundary trees) as the removal of these trees would result in loss of mature vegetation and loss of privacy for the lots to the east. The applicant has indicated that they do not have any intention of removing the boundary trees along the east lot line. The City currently does not regulate the cutting of trees on private property with the exception of lands containing woodlands (as defined by Woodlands By-law 1-2006). Where the Woodlands By-law is applicable, the owner is required to obtain a permit

to allow the removal of trees within a woodland. Based on the information available these lands are not subject to the Woodlands By-law.

Fencing: A comment was received requesting that the owner be required to install a 6 ft. boundary fence along the south lot line to ensure that there is no trespassing. The applicant noted that the owner would not have an issue with installing a fence along the south lot line for security purposes. While the City does not object to the owners clearly demarcating the southern property boundary, the Zoning By-law does not require fencing between residential uses and private lands zoned park. Further, a portion of this lot line is within the floodplain, should any screening be proposed the owners should ensure that it does not impact the floodplain.

Floodplain: A comment was received asking if there are any changes proposed to the regulated area and requesting that environmental assessments (including flooding) be submitted prior to the rezoning. There are no changes proposed to the regulated area. UTRCA has reviewed the application and has no issues with the request. City staff are proposing to zone the lands within the flood hazard limit as Park-Floodplain with special provisions limiting the use to a conservation use.

Parking: A comment was received that the minimum parking rate for a shared living residence should match the minimum required for an apartment dwelling as there is no on street parking available. City staff have reviewed the request and are proposing that a minimum parking rate of 1 space per dwelling unit or 1 space per 2 beds. Staff deemed it appropriate to base the parking rate where a dwelling unit is not proposed on the number of beds to ensure that the parking on site would be relative to the number of people living on site.

Traffic: Comments were received about the traffic flow and congestion within the area and at the Romeo Street North and Vivian Line 37 intersection. The comments included requests to have the designated truck route and bus stop location reviewed and potentially relocated. Romeo Street North and Vivian Line 37 are both classified as collector roads. Engineering Division has confirmed that Romeo Street North has excess capacity and the proposed development is not expected to adversely impact the adjacent road network. The City will monitor the Romeo Street North and Vivian Line 37 intersection to determine if improvements are required as additional developments proceed.

Requested Uses: There were concerns received about the maximum density and uses proposed and the changes to the site. Staff are recommending that the lands be zoned R5(1) - special with a minimum and maximum density. The uses and density included within staff recommendation are consistent with the Official Plan designation and will allow for efficient use of land and infrastructure on a collector road served by public transit. The number of beds/units permitted within the shared living residence will be limited by the maximum density.

Amenities: A comment was received outlining that this area does not have support facilities and that this type of facility would be more appropriate in an area that provides recreational and commercial support in close proximity for students living on site. The lands are approximately 250m from the Kemp Crescent Park, a walkable distance and there is a bus route on Romeo Street North that would allow anyone living on site easy access to various amenities.

Property Value: Concerns were received that development on the subject lands would impact property values. According to the Municipal Guide For Responding to NIMBY, prepared by Affordability and Choice Today, there were no impacts on housing prices in 25 out of 26 cases and in the 26th case, the results were inconclusive.

Noise: Concerns were received about the potential for noise issues due to the increase in activity on the property and impacts on neighbours as the community is currently very quiet. The subject lands are currently used for a commercial use and operated on a 24 hour basis. The City has a municipal by-law which restricts noise in residential zones.

Other:

The applicant has reviewed the draft by-law and has raised no objections. 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 Impact: No additional claims or expenses are expected as a result of this application.

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

THAT the application Z06-19 to amend the zoning on 379 Romeo Street North, located on the east side of Romeo Street North between Vivian Line 37 and Abraham Drive from a Future Residential-Special (FR-2) to a R4(2)-Special Zone to allow a shared living residence and site specific provisions BE REFUSED for the reasons outlined within the planning report;

AND THAT the staff recommendation to rezone the subject lands from a Future Residential-Special (FR-2) to:

- **Residential Fifth Density- Special Zone that permits a shared living residence, a townhouse dwelling and all of the uses permitted in the R5 zone with the following site specific regulations relating to minimum and maximum density, the rear yard setback, zoning regulations for townhouse dwellings, a parking rate of 1 parking space per 2 beds or per**

dwelling unit for a shared living residence and to apply the following definition to shared living residence “a building containing dwelling units or rooms used for the accommodation for people as their residence, and includes the living accommodations of the operator of the establishment and which contains a common dining area for the residents thereof, any may contain a common lounge, recreation room and other amenities”; and

- **Park-Special- Floodplain (P-6-FP) zone that permits a conservation use and to apply a definition of conservation use. These lands are below the regulatory flood line and subject to the requirements of the Upper Thames River Conservation Authority with respect to the erection of buildings and structures.**

BE APPROVED for the following reasons:

- I. Public interest and input was considered;**
- II. The zone change is consistent with the Provincial Policy Statement;**
- III. The zone change is consistent with the City of Stratford Official Plan;**
- IV. The recommended zone change will facilitate development that is compatible with surrounding lands and appropriate for the lands and is considered to be sound land use planning;**
- V. The zone change will provide additional housing to meet the needs of existing and future residence; and**
- VI. The recommended zone change will encourage efficient use of land and infrastructure.**

R. Tucker

Prepared by: Rachel Tucker, Planner

Jeff Leunissen

Recommended by: Jeff Leunissen, MCIP, RPP – Manager of Development Services

Joan Thomson

Joan Thomson, Acting Chief Administrative Officer

Draft By-law

Being a By-law to amend By-law 201-2000 as amended, with respect to zone change application Z06-19 by MARS International Education Inc., to amend the Future Residential- Special (FR-2) zoning on 379 Romeo Street North located on the east side of Romeo Street North between Vivian Line 37 and Abraham Drive in the City of Stratford.

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 201-2000, as amended, known as the Zoning By-law, be amended.

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

1. That Schedule "A", Map 3 to By-law 201-2000 as amended, is hereby amended:

by adding those lands outlined in heavy lines and described as Residential Fifth Density with site specific regulations R5(1)-19 and Park- Floodplain with site specific regulations P-6-FP on Schedule "A", attached hereto and forming part of this By-law and more particularly described as Pt Lot 45 NEH Con 2 in the City of Stratford known municipally as 379 Romeo Street North.

2. That By-law 201-2000 as amended, be further amended by deleting Section 11.4.2, being the Exceptions of the Future Residential Zone (FR-2).
3. That By-law 201-2000 as amended, be further amended by adding section 9.4.18 being the Exceptions of the Residential Fifth Density (R5) Zone with the following:

- 9.4.18 a) Defined Area (379 Romeo Street North)
 R5(1)-19 as shown on Schedule "A", Map 3

b) Permitted Uses:

- shared living residence
- townhouse dwelling
- all uses permitted in the R5 zone

c) Definition:

- shared living residence means a building containing dwelling units or rooms used for the accommodation for people as their residence, and includes the living accommodations of the operator of the establishment and which contains a common dining area for the residents thereof, any may contain a common lounge, recreation room and other amenities.

d) Minimum Rear Yard Setback:

- 7.5 m

e) Minimum Density:

- 30 units per hectare

f) Maximum Density

- townhouse dwellings: 40 units per hectare
- all other permitted uses: 60 units per hectare

g) Density Equivalence

- shared living residence: where dwelling units are not proposed, 2 beds shall equal 1 dwelling unit
- retirement home/ lodge and nursing home: 3 beds shall equal 1 dwelling unit

h) Parking:

- shared living residence: 1 parking space per dwelling unit or 1 parking space per 2 beds.

i) General Use Regulations:

- With the exception of the provisions contained 9.4.18 d), e) and f) in townhouse dwellings shall be developed in accordance with the Residential Fourth Density R4(1) zoning provisions in Table 8-1.

4. That By-law 201-2000 as amended, be further amended by adding section 21.4.6 being the Exceptions of the Park(P) Zone with the following:

21.4.6 a) Defined Area (379 Romeo Street North)
P-6-FP as shown on Schedule "A", Map 3

b) Permitted Uses:

- conservation use

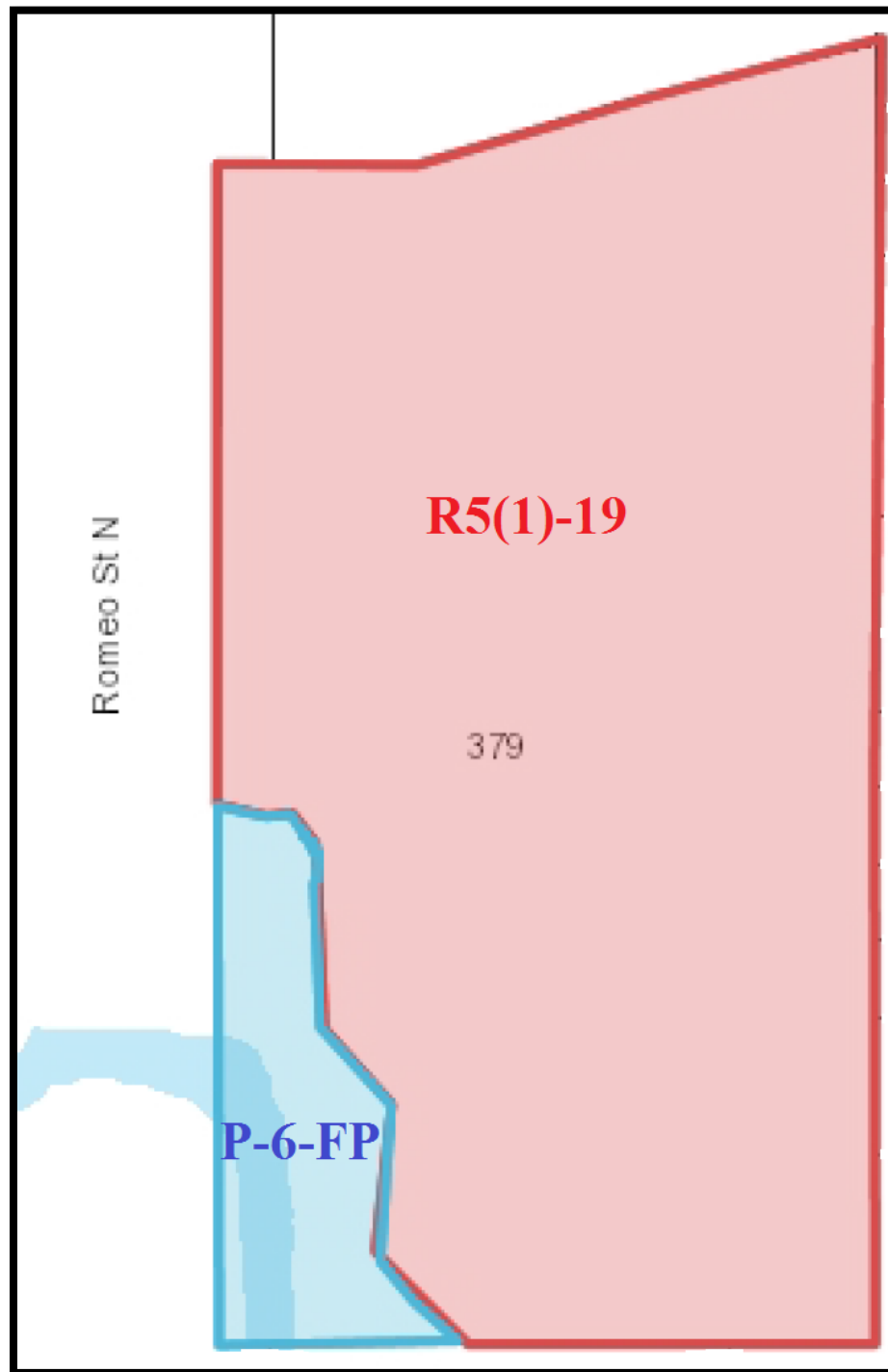
c) Definition:

- conservation use means a use dedicated towards the preservation, protection, and/ or improvement of components of the natural environment through management and maintenance.

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

Mayor – Daniel B. Mathieson

Acting Clerk – Tatiana Dafoe

Schedule "A" to By-law ____-2019



CITY OF STRATFORD PUBLIC MEETING MINUTES

A **PUBLIC MEETING** was held on Monday, June 10, 2019 at 7:43pm in the Council Chamber, City Hall, Stratford to give the public and Council an opportunity to hear all interested persons with respect to Zone Change Application Z06-19, relating to 379 Romeo Street North in the City of Stratford.

COUNCIL PRESENT: Mayor Mathieson – Chair presiding, Councillors Martin Ritsma, Bonnie Henderson, Graham Bunting, Danielle Ingram, Jo-Dee Burbach, Cody Sebben, Brad Beatty, Tom Clifford and Dave Gaffney.

REGRETS: Councillor Vassilakos

STAFF PRESENT: Rob Horne – CAO, Mike Humble – Director of Corporate Services, Ed Dujlovic – Director of Infrastructure & Development Services, John Paradis – Fire Chief, David St. Louis - Director of Community Services, Jacqueline Mockler – Director of Human Resources, Kim McElroy – Director of Social Services, Joan Thomson – City Clerk, Jeff Bannon – City Planner, Rachel Tucker – City Planner, Jeff Leunissen – Manager of Development Services and Nancy Bridges – Recording Secretary.

ALSO PRESENT: Members of the public, Media.

Mayor Mathieson called the meeting to order and stated that 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 Z06-19, relating to 379 Romeo Street North in the City of Stratford.

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

STAFF PRESENTATION:

The City Planner explained that the zone change application is required to amend the zoning from a Future Residential – Special (FR-2) Zone to a Residential Fourth Density – Special – R4(2) Zone and noted that in addition to the uses currently permitted in the R4(2) zone the owner has requested to add a shared living residence, with a parking rate of one parking space per unit. She noted the existing use is a hotel and it is surrounded by residential, vacant lands and city owned lands. The applicant is proposing a residence for international high school students. The planner outlined that the requested definition of shared living residence limits it to secondary school students and that staff would review to determine if this definition is permissible under the Planning Act.

The planner noted the application was circulated to various agencies and the public. Nine public comments were received, including:

- Limiting the number of students per unit
- No cooking in the units
- Maintaining trees and installing a fence on the south lot line
- Floodplain implications
- Limited parking
- Increased traffic
- Concerns with owner changing the plans for the site without any further public consultation
- Range of Uses
- Lack of amenities in close proximity
- Negative impact on property values
- Increased noise
- Reduced privacy

QUESTIONS FROM COUNCIL:

Councillor Henderson inquired if additional parking spaces will be required on site and if accessible parking spaces would be required.

The planner noted that based on the concept plan the site currently has 14 spaces and based on the requested rate of 1 parking space per unit 19 parking spaces are required. Any new spaces must meet the minimum accessible parking requirements.

APPLICANT PRESENTATION:

Kristen Barisdale from GSP Group stated they are the representatives for MARS International Education Inc. She provided a brief description of MARS International Education Inc., noting they are a private enterprise formed for the purposes of providing safe housing for international secondary school students. Currently host families provide "home stays" for international students in Stratford and this development would provide an alternate housing option. She noted that MARS International Education Inc. has received the full support of the Avon Maitland District School Board.

Ms. Barisdale noted that the purpose of the zone change application is to convert the former motel into a student residence. Additionally there would be a supervisor unit for 24-hour on-site supervision, seven days a week. There is no proposal for exterior renovations. She noted the applicant is asking for "Shared Living Residence" to be added as a permitted use under the Residential Fourth Density (R4(2)) and that a site specific parking requirement of 1 space/unit be included.

Ms. Barisdale responded to various concerns that they have received to date, including:

- There will be no private kitchens
- There will be the ability to host summer students
- No plans to remove trees or existing mature vegetation

- Possibility of paving the driveway
- Existing open space to remain undeveloped
- Minor modifications may be required in the parking lot
- Site supervisor to manage any noise related to on-site activities
- Additional privacy fence will aid with the concerns from the surrounding units

QUESTIONS FROM COUNCIL:

Councillor Ingram inquired if MARS International Education Inc. has other properties in Ontario.

Ms. Barisdale noted that this would be their first development in the province.

Councillor Ritsma asked how many students could be accommodated in the residence.

Ms. Barisdale stated there would be 18 units with a maximum total capacity of 44 students.

Councillor Sebben inquired on the number of international students currently in Stratford.

Councillor Ritsma noted the number was between 130-140 students.

Councillor Henderson asked for clarification on the location of the site supervisor and the cafeteria.

Ms. Barisdale noted that the supervisor would be housed in the converted office space and that the current restaurant/breakfast area will be converted to a cafeteria. She noted that students may have a small fridge and microwave, but that there would be no formal cooking area in each unit.

QUESTIONS FROM THE PUBLIC:

Dennis Egan noted that there were no provisions in the by-law to cover this type of zone change request. He recommended that the wording be changed to show that the students "shall" be bused to school, not "should" be bused. He expressed concerns with the truck route, increased traffic in the area because of numerous developments and the location of the bus stop. Should the student residence not be successful, he requested that the City not allow a change in use or further changes to the site without public input.

Ian Rooke agreed with the concerns raised by the previous delegation and added the following concerns:

- Tree line should not be over trimmed in order to maintain privacy
- Addition of a fence could affect the growth of the existing trees
- Improvements to the corner of Romeo Street North and Vivian Line 37 could help with the problems created by the truck route
- lack of parking
- reduction of privacy

- safety of the swimming pool
- flooding from the nearby creek

Mr. Rooke also expressed concerns that he was not able to find any information about MARS International Education Inc. online. He noted the following questions that he felt should be answered:

- what are their business practices?
- where do the students come from?
- why is there no easily accessible information about the organization?

Mayor Mathieson adjourned the meeting at 8:14pm.

The following requests to receive further information were received, as indicated on the form at the public meeting on June 10, 2019.

Dennis Egan

Francine Lafontaine

K. Mallon

Della and Ian Rooke

Barry and Margo Smith

Katherine Horst

Jim Shaw

Bob Pilon

Susan Kummer



MANAGEMENT REPORT

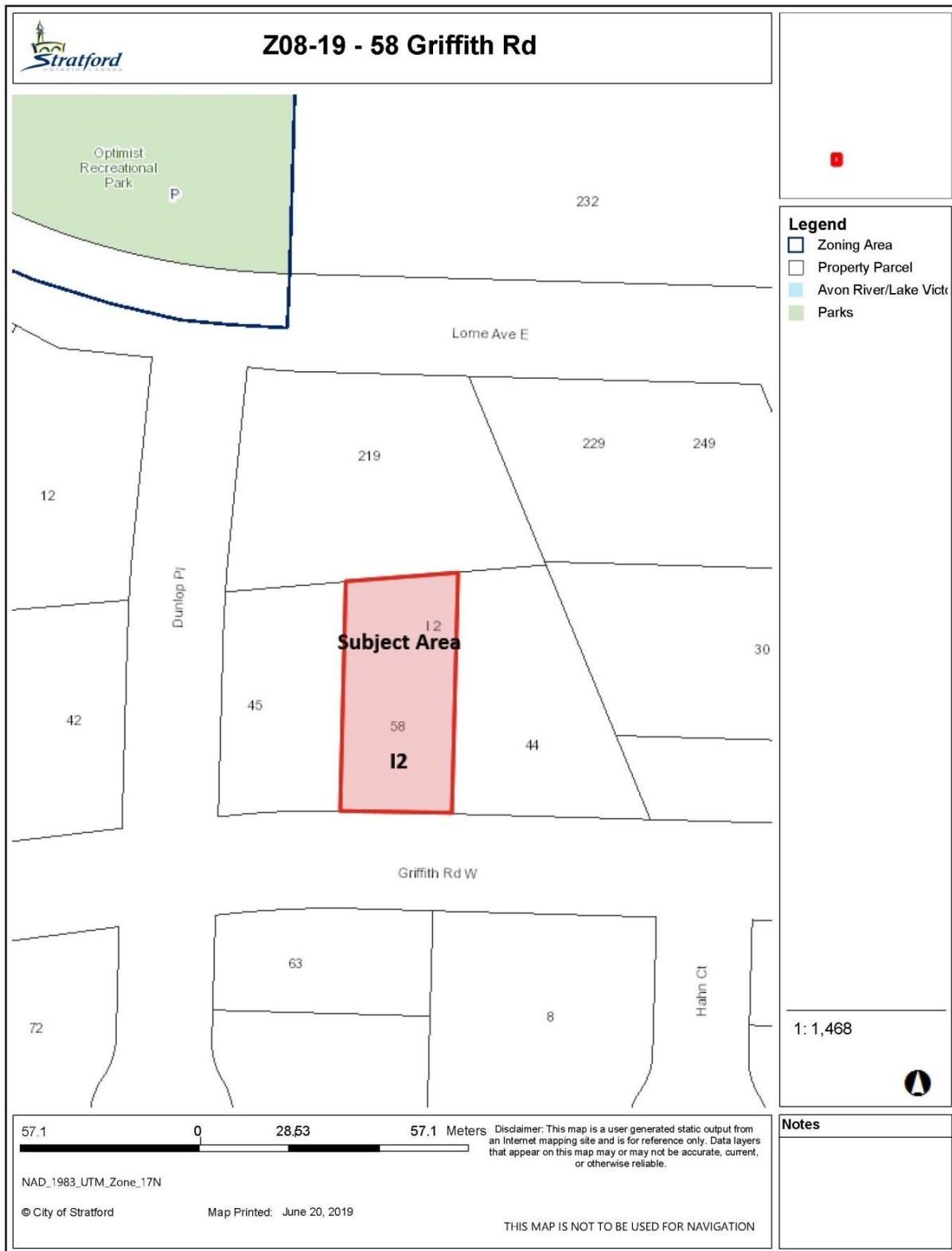
Date: September 9, 2019
To: Planning and Heritage Committee
From: Jeff Leunissen, Manager of Development Services
Report#: PLA19-036
Attachments: None

Title: Planning Report Zone Change Application Z08-19, 58 Griffith Road West

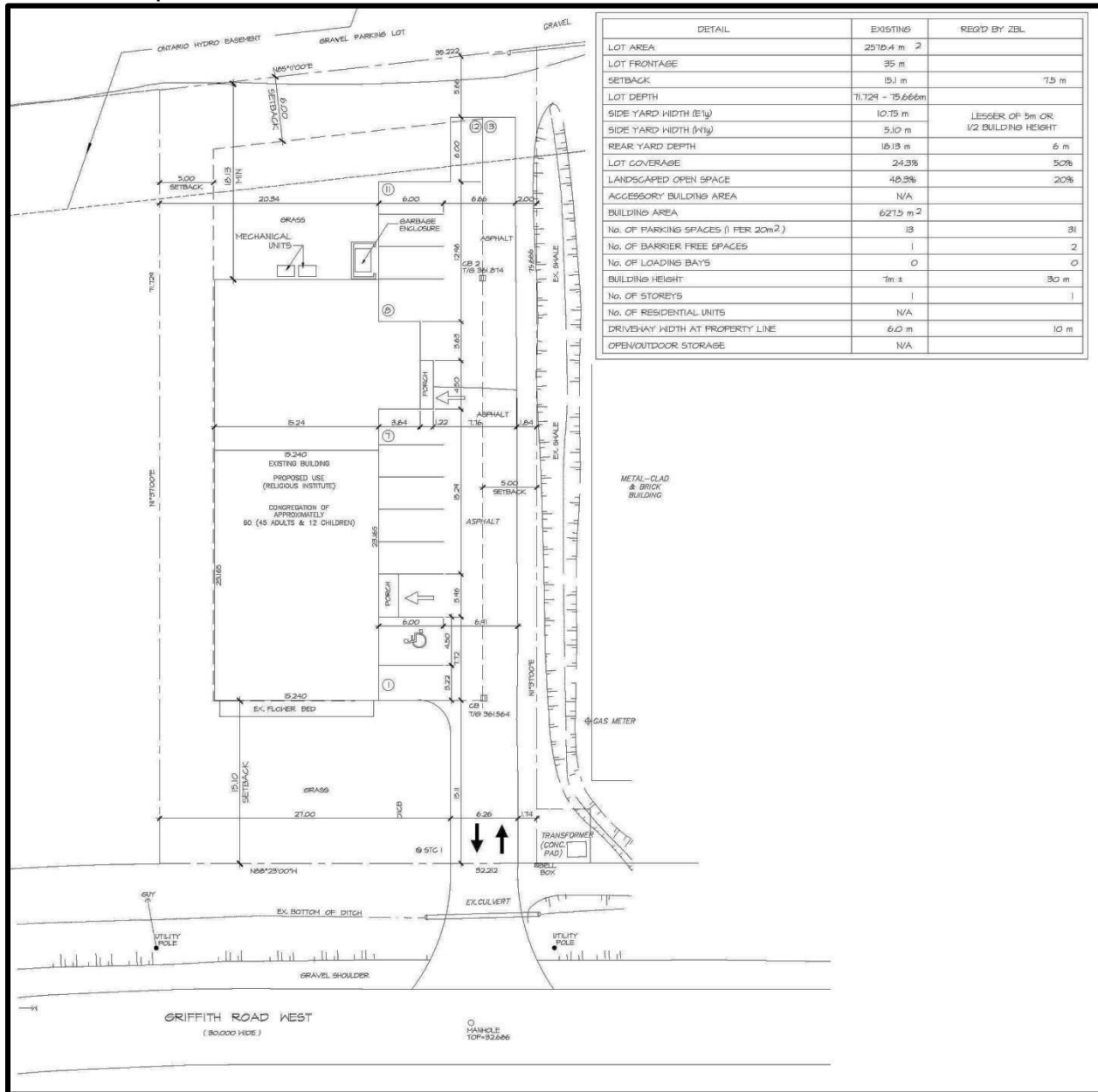
Objective: The purpose of this report is to provide staff's recommendation on the Zone Change Application submitted by Zelinka Priamo Ltd. on behalf of Dance Aarts Academy Inc., accepted on June 12, 2019, to rezone the property municipally known as 58 Griffith Road West from a General Industrial I2 Zone to a General Industrial I2- Special Zone to permit a Religious Institution as an additional permitted use and to allow a minimum of 13 parking spaces for the existing 628 m² building.

A Planning Justification Report was submitted with the application.

Location and Zoning Map



Z08-19 Concept Plan – 58 Griffith Road West



Background: The subject lands are located on the north side of Griffith Road West between Dunlop Place and Boyd Street and legally described as Part of Lot C, Concession 3 (formerly in the Gore Township of Downie) now in the City of Stratford, also known as Part 7, 44R-2535. The subject lands have an approximate area of 2578m², and a lot frontage of 35m.

Site Characteristics:

Existing Use:	628 m ² building (former dance studio)
Frontage:	35 m (114.8 ft)
Depth:	75.7 m (248.4 ft)
Area:	2578.4 m ² (0.64 ac)
Shape:	Rectangular

Surrounding Land Uses:

North:	Fuel storage depot (Industrial)
East:	Industrial Use (Industrial)
West:	Industrial Use (Industrial)
South:	Fuel storage depot (Industrial)

Agency Comments

The application was circulated to the various agencies for review and comment. The following summary represents the comments received to date (Aug 30, 2019):

Infrastructure and Development Services – Engineering Division

- Engineering Services have reviewed the notice of zone change and note that the original Site Plan Agreement has yet to be complied with. The items we require in order to release the securities held for 58 Griffith Road are as follows:
 - An As-Built survey sealed by an O.L.S.
 - Paper and electronic copies of the as-built Site Servicing Plan and Site Grading Plan in AutoCAD format version 2015 or older
 - A Storm Water Management Compliance letter from the design engineer
 - A Grading Compliance letter from the design engineer
 - Final inspections by the Fire Department, Community Services, Festival Hydro and the Engineering Department are required

Also, since the storm water management system has not been completed to date the site is in contravention of the Sewer Use By-law 65-70 and is subject to fines as per the By-law.

Fire Department

- No issues.

Upper Thames River Conservation Authority

- No objections.

Subject Lands – 58 Griffith Road West



Public Comments

Two written responses have been received to date. One person asked to be notified of future meetings in relation to the application and the other expressed a concern with the potential of their parking lot being used as overflow parking spaces.

Comments from the public are addressed in the Analysis Section of this report.

Analysis:

Existing Characteristics

The subject lands currently contain a building that was previously used as a commercial school (dance studio). Surrounding land uses consist of industrial uses to the east and west and fuel storage depots to the north and the south.

2014 Provincial Policy Statement

The 2014 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 development applications shall 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.

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.

Section 1.1.3.3 of the Provincial Policy Statement states that planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock.

Section 1.2.6.1 of the Provincial Policy Statement states that major facilities and sensitive land uses should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of major facilities.

The General Industrial I2 Zone is intended to allow for smaller scale industrial land uses. Major facilities that may be negatively impacted by the introduction of an institutional use in an industrial area generally require larger land holdings which are more commonly located in Prime Industrial I1 Zone.

The proposed development represents an opportunity for redevelopment of a building on full services that is not expected to result in greater compatibility issues than if the building were occupied by uses permitted under the existing zoning (commercial school). The property is located on a public transit route and the infrastructure required for the development is already in place.

The request to develop the subject lands for an institutional building is appropriate for the subject lands and is consistent with the 2014 Provincial Policy Statement.

Official Plan

The property is designated as Industrial Area in the Official Plan which permits a range of uses including manufacturing, assembling, repair, wholesaling and storage of goods.

Secondary uses that do not detract from the area for industrial purposes nor which would conflict with existing or potential future industrial uses, have the characteristics or functional

requirements similar to industry, and do not pre-empt the ultimate development of the lands for industrial purposes may also be permitted. Permitted secondary uses include motor vehicle sales and service establishments, institutional uses, research and development uses and education and training other than elementary schools.

The property is zoned General Industrial I2 and the surrounding area is comprised of small to medium sized industrial lots. A religious institution with the proposed congregation size is not expected to conflict with the existing or planned industrial uses in the area.

Griffith Road West is classified as a local street.

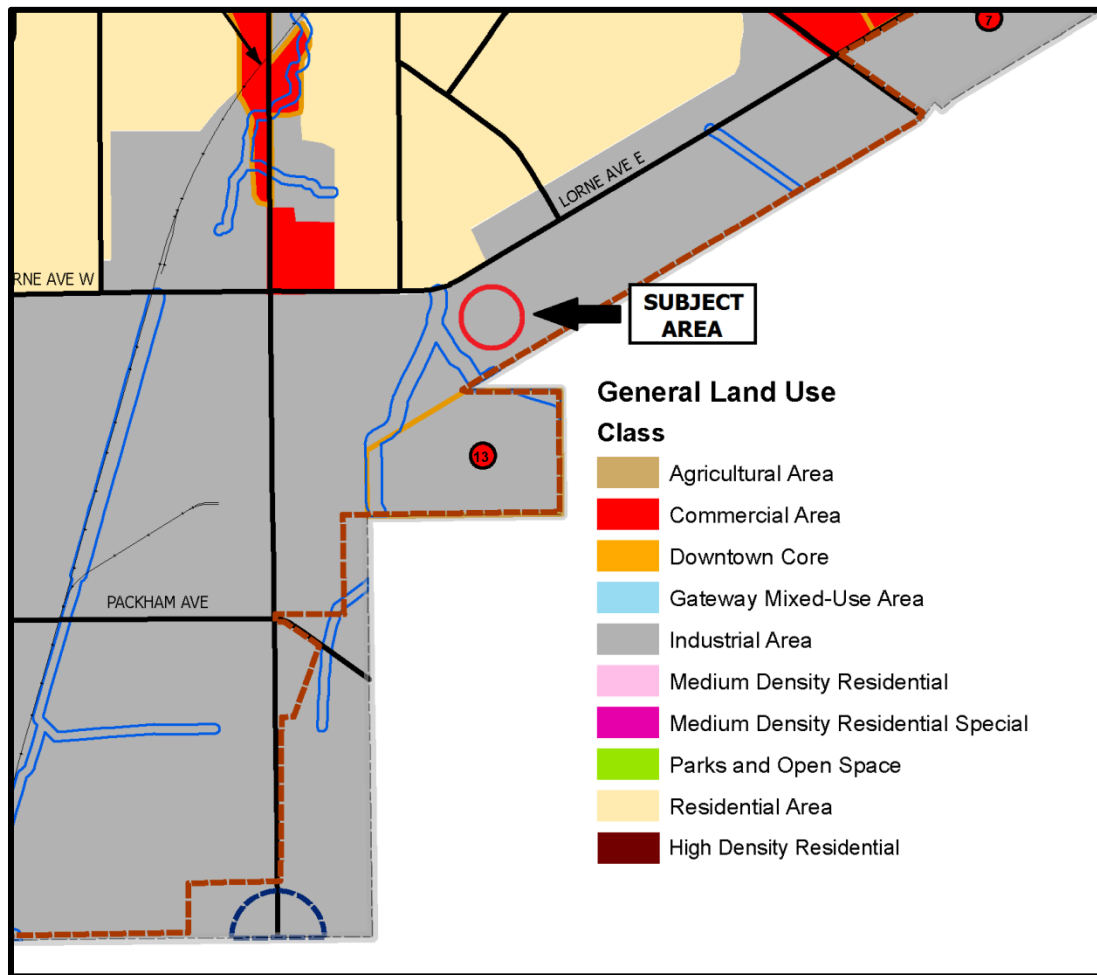
Although there are currently no other religious institutions located within industrial zones in the City, the City's Official Plan recognizes that institutional uses may be permitted as secondary uses in the designation. The number of religious institutions within industrial zones is controlled by requiring a rezoning application as the use is not permitted as a right in the zone.

The Zoning By-law requires religious institutions to provide 1 parking space for every 4 persons seating capacity. Based on a congregation of approximately 60 persons, the proposed religious institution requires 15 parking spaces. The applicant has requested the zoning amendment require 13 parking spaces. This represents two fewer parking spaces than what is required by the By-law. Based on the scale of the proposed religious institution, few, if any, land use conflicts are expected on abutting properties. Should the proposed use expand beyond the point where the subject property is not able to accommodate the use on site, it has the potential to conflict with existing and planned industrial uses on area properties. For this reason, staff is recommending the draft by-law contain provisions to limit the intensity of the proposed use.

This is the first request for a rezoning to allow a religious institution in an industrial zone and as there are no other institutional uses within the neighbourhood, staff are of the opinion that the proposed church is considered to be in conformity with the Official Plan.

Excerpt of Schedule "A"

Land Use of the Official Plan



Zoning By-Law

The lands are zoned *General Industrial I2* Zone which permits a range of uses such as a business office of a consulting engineer or surveyor, a car wash, a commercial school, a data centre, a dry cleaning establishment, an equipment service establishment, a factory store, a food processing establishment, an industrial use, a motor vehicle repair shop, a motor vehicle sales or rental establishment, a motor vehicle service station, a private club, a public use, a scientific or medical laboratory, a recreational park, a veterinarian clinic and a warehouse.

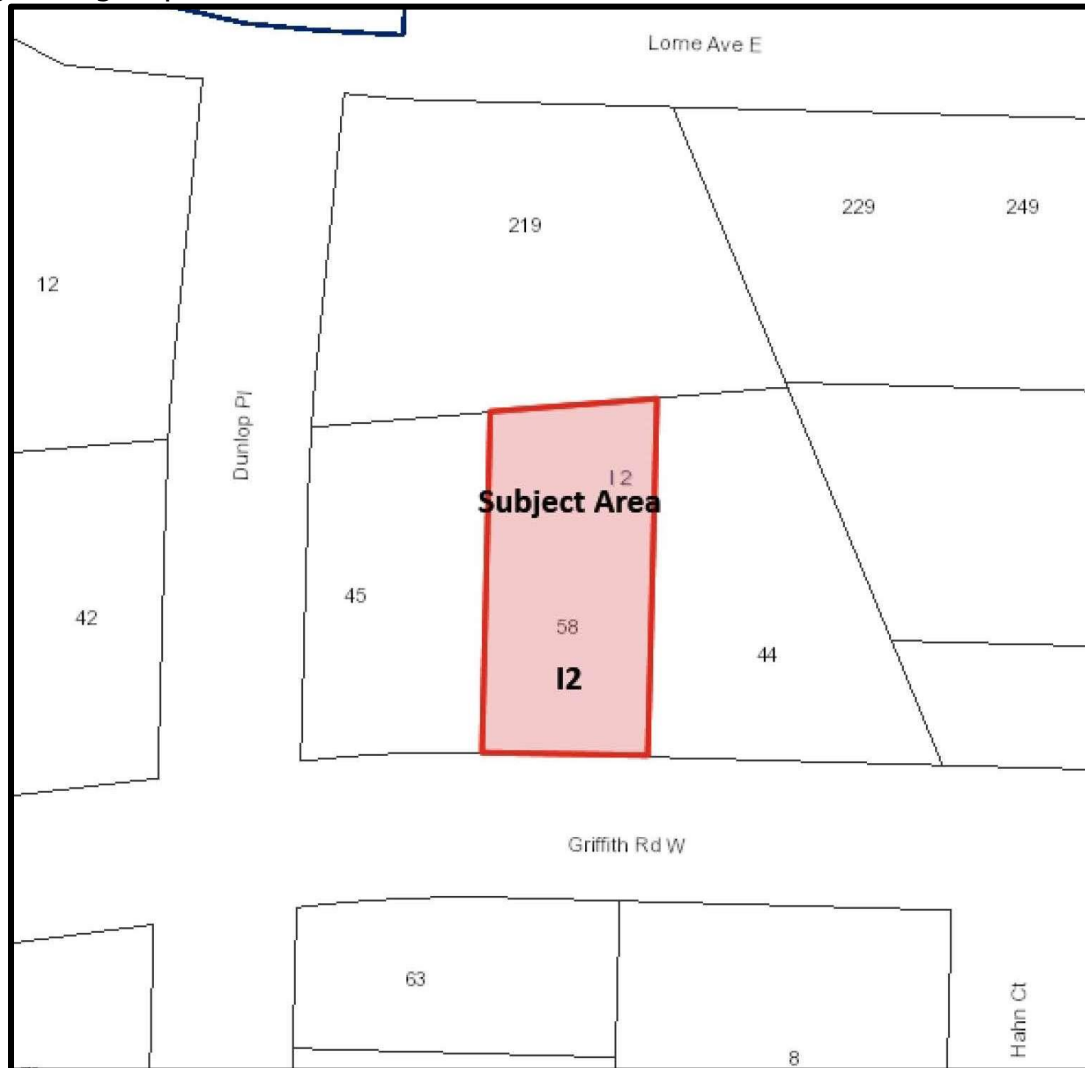
The previous use of the property as a dance studio was allowed under the existing zone as a commercial school.

The Zoning By-law requires religious institutions to provide 1 parking space per 4 person seating capacity.

The application indicates the congregation consists of approximately 58 persons, 46 adults and 12 children. If congregation size were used to determine seating capacity, the minimum number of parking spaces required by the By-law for the proposed religious institution would be 15.

The applicant is proposing to allow, in addition to the current permitted uses, a religious institution with a minimum of 13 parking spaces for the existing 628 m² building.

Existing Zoning Map



The proposed updated Comprehensive Zoning By-law requires 1 parking space for every 4 persons capacity in the largest place of assembly. This would result in a similar parking requirement to the current Zoning By-law regulations.

The subject lands are subject to a site plan agreement and the existing building restricts the expansion of parking spaces on the property. The applicant is requesting that the number of required parking spaces be reduced to 13 parking spaces. If the size of the congregation

increases or the building capacity changes, there is no additional room to accommodate increased parking on the property. Religious institutions are often located in residential areas and it is not uncommon for long-established religious institutions to accommodate some of their parking needs off-site. This overflow parking is generally accommodated on the surrounding local streets where sidewalks can safely get members of the congregation to the religious institution. Although Griffith Road West allows for on-street parking, which could accommodate an overflow, it is important to recognize that there are no sidewalks in the area and industrial vehicles decrease the safety of pedestrians and on-street parking. As a result, when rezoning industrial properties to allow for religious institutions it is important that the required parking can be reasonably accommodated on the subject lands.

Property owners in the area have expressed concerns with the potential for members of the congregation to use their parking lots if adequate parking is not being provided on the subject lands. The applicant has suggested that the property is able to accommodate parking for the existing congregation on the subject lands. Planning staff concur a proposed religious institution of approximately 60 persons with 13 on-site parking spaces will have little or no impact on area industrial uses. Planning staff are concerned that if the congregation increases in size in the future, and the number of required parking spaces is set at 13 spaces for the existing building, then additional members of the congregation will be parking off-site. Whether parking off-site is on the street or on adjacent properties, persons parking off-site will have to walk to the site on the road as there are no sidewalks along this section of Griffith Road West. For this reason, Planning staff recommends limiting the intensity of the proposed religious institution to a scale that can reasonably be expected to be accommodated on site. Planning staff discussed with the applicant that the intensity of the use could be controlled by restricting the occupant load for the religious institution. The applicant has expressed concerns with this approach and noted that it would limit the ability of the religious institution to expand the size of the congregation in the future. Planning staff have decided to recommend a parking rate of 1 per 5.5 persons of seating capacity. This maximum is considered to be reasonable as it would take into account that a portion of the congregation is children who would not be driving separate vehicles to attend the church. This number would allow for a minimal increase in the size of the congregation without creating a demand for parking that would have a negative impact on the surrounding area.

If the parking rate is increased to 1 per 5.5 persons of seating capacity then the existing 13 parking spaces would allow for 71 persons and staff are of the opinion that a site specific zone change to allow the Religious Institution is considered appropriate and appropriate for the development of the lands. The applicant has previously indicated that if the congregation grew beyond the point where it could not be accommodated, they would hold an additional service.

The recommended zoning by-law is considered appropriate as it will limit the intensity of use such that it will have minimal, if any, impacts on the industrial area.

Public Comments

Respondents to the Notice of Application expressed no objections to the proposed use but did express concerns with overflow parking issues. The recommended zoning by-law limits the intensity of use such that there should be minimal overflow parking conflicts.

Other Issues

Engineering Services has stated that the existing storm water management system has not been completed to date. The applicant is advised that they are required to complete the installation in order to avoid fines for being in contravention of Sewer Use By-law 65-70.

The property owner is in the process of completing the required site development works and the City is expecting updated drawings that support the work that is being completed.

The proposed development does not include any plans for changes to the exterior of the property. If the applicant decides to add to the exterior of the building in the future, the changes will be reviewed against the Urban Design and Landscape Guidelines if a site plan approval is required and staff will ensure that any proposed development will conform to the policies in the Urban Design and Landscape Guidelines.

This Zoning By-law Amendment is consistent with the PPS, in keeping with the Official Plan provisions, and the intent of the Zoning By-law, is considered to be 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 Impact: No municipal expenses are anticipated to support the development. The applicant has not indicated any additions or expansions to the building are proposed. As no development is proposed, no Development Charges are expected from this proposal.

Staff Recommendation:

- 1. THAT the zoning of 58 Griffith Road West BE CHANGED from a General Industrial I2 Zone to a General Industrial Special I2-35 Zone which allows a Religious Institution with a minimum parking of 1 per 5.5 persons seating capacity 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 zone change will provide for a development that is appropriate for the lands;**
 - IV. public input has been considered.**

2. **AND THAT the request to require 13 parking spaces for a religious institution in the existing building be refused for the following reasons:**
- I. the request is not in conformity with the goals, objectives and policies of the Official Plan;**
 - II. the request is not appropriate for the lands.**



Prepared by: Jeff Bannon, MCIP, RPP – Planner



Recommended by: Jeff Leunissen, MCIP, RPP – Manager of Development Services



Joan Thomson, Acting Chief Administrative Officer

BEING a By-law to amend Zoning By-law 201-2000 as amended, with respect to zone change Z08-19 to rezone the lands known municipally as 58 Griffith Road West, located on the north side of Griffith Road West between Dunlop Place and Boyd Street to allow for a site specific General Industrial I2 Zone.

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 201-2000, as amended, known as the 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 8 to By-law 201-2000 as amended, is hereby amended:

by changing from a General Industrial I2 Zone to General Industrial Special I2-35 Zone those lands outlined in heavy solid lines and described as General Industrial Special I2-35 on Schedule "A", attached hereto and forming part of this By-law, and more particularly described as Part of Lot C, Concession 3 (formerly in the Gore Township of Downie) now in the City of Stratford, also known as Part 7, 44R-2535 in the City of Stratford and known municipally as 58 Griffith Road West.

2. That By-law 201-2000 as amended, be further amended by adding to Section 18.4, being the Exceptions of the General Industrial I2 Zone the following:

"18.4.35 a) Defined Area (58 Griffith Road West)
I2-35 as shown on Schedule "A", Map 8

b) Permitted Uses

- religious institution
- all uses permitted in the I2 Zone

- c) Minimum parking for a religious institution
- 1 per 5.5 persons seating capacity

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 the xxth day of xxxxxxxx 2019.

Mayor – Daniel B. Mathieson

Acting Clerk – Tatiana Dafoe

Schedule "A" to By-law ???-2019

58 Griffith Road West





CITY OF STRATFORD PUBLIC MEETING MINUTES

A **PUBLIC MEETING** was held on Monday, July 22, 2019 at 6:14pm in the Council Chamber, City Hall, Stratford to give the public and Council an opportunity to hear all interested persons with respect to Zone Change Application Z08-19, relating to 58 Griffith Road West in the City of Stratford.

COUNCIL PRESENT: Deputy Mayor Ritsma – Chair presiding, Councillors Bonnie Henderson, Graham Bunting, Danielle Ingram, Jo-Dee Burbach, Cody Sebben, Brad Beatty, Kathy Vassilakos and Dave Gaffney.

REGRETS: Mayor Mathieson and Councillor Tom Clifford

STAFF PRESENT: Rob Horne – CAO, Mike Humble – Director of Corporate Services, Ed Dujlovic – Director of Infrastructure & Development Services, John Paradis – Fire Chief, David St. Louis - Director of Community Services, Jacqueline Mockler – Director of Human Resources, Kim McElroy – Director of Social Services, Joan Thomson – City Clerk, Tatiana Dafoe – Deputy Clerk, Jeff Leunissen – Manager of Development Services, Michael Mousley – Transit Manager, Quin Malott – Cemetery Manager, Parks & Forestry Manager, Mike Beitz – Corporate Communications Lead and Nancy Bridges – Recording Secretary.

ALSO PRESENT: Members of the public, Media.

Deputy Mayor Ritsma called the meeting to order and stated that 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 Z08-19, relating to 58 Griffith Road West in the City of Stratford.

Deputy Mayor Ritsma explained the order of procedure for the public meeting.

STAFF PRESENTATION:

The Manager of Development Services outlined the purpose of the Zone Change Application and noted that the change is required to change the zoning of the property from a General Industrial I2 Zone to a General Industrial I2 – Special Zone to permit a Religious Institution as an additional permitted use. The applicant is also requesting that only 13 parking spaces be required for the existing 628 m² building. The Manager showed a concept plan for the property and noted the surrounding land uses are fuel storage depots and industrial uses.

The Manager stated that in the Official Plan the lands are designated 'Industrial Area' and allow for a range of uses including manufacturing, assembling, repair, wholesaling and storage of goods. The zoning bylaw requires religious institutions to provide 1 parking

space per 4 person seating capacity. The applicant is proposing that a religious institution with a minimum of 13 parking spaces be allowed. The current zoning bylaw would require 15 parking spaces based on the congregation's size.

The Manager noted that the application was circulated to various agencies and the public. Two comments were received from the public with one noting that they want to be kept informed and the other stating no objection but requesting that their property not be used for additional off-street parking.

QUESTIONS FROM COUNCIL:

Councillor Henderson asked for clarification that the applicant is requesting 2 fewer parking spots than is required for a religious institution. She expressed concern with the parking issue.

The Manager noted that the applicant is asking for 13 parking spaces, instead of the required 15 spaces. The bylaw is based on seating capacity of the religious institution.

Councillor Ingram asked staff if the parking rate requirements would be changing in the draft zoning bylaw.

The Manager indicated that he would look into the requirements in the draft bylaw.

Councillor Burbach inquired whether on-street parking was allowed on Griffith Road.

The Manager indicated that he would look into the on-street parking regulations.

Councillor Henderson noted she had concerns with truck traffic in the area if on-street parking is allowed.

Staff would need to review the road requirements and pedestrian uses prior to making any changes.

Councillor Vassilakos noted that the applicant is requesting the zone change to allow for a religious institution and if this means the applicant has an institution already arranged. She inquired whether the services would be held on Sundays only and if the City has allowed a religious institution in an industrial space in the past.

The Manager noted that the definition of religious institution is broad and that the I2 zone does allow for non-industrial uses.

APPLICANT PRESENTATION:

Dave Hannam, Zelinka Priamo Ltd., spoke on behalf of Spotlight Church who is the current owner of the lands. He noted that the congregation currently meets in the ballroom of the Festival Inn and has been searching for a permanent location. The property in question is

currently vacant and there are no major exterior alterations planned. The building meets all accessibility and fire requirements.

Mr. Hannam noted that the Church services are held Sunday mornings from 10:30-12:00 and occasionally there are additional activities Sunday afternoons. The congregation is currently 60 members; 48 adults and 12 children. The change to the zoning bylaw parking regulations is important as the property currently has 13 parking spaces with no room for more. He noted that on-street parking is not restricted in that area, as the previous occupants made use of this parking. He noted that if children are taken out of the parking calculation, only 12 parking spots are required.

QUESTIONS FROM COUNCIL:

Councillor Vassilakos inquired what Mr. Hannam's rationale was for leaving the children out of the equation.

Mr. Hannam noted that no additional vehicles are required for the children.

Councillor Ingram inquired whether the applicant has any plans to rent out the space to other groups in the community.

Mr. Hannam stated that Spotlight Church has no intention of renting out the space.

Councillor Vassilakos expressed concern with the parking and further issues that may arise if the congregation expands.

The Manager noted that the zone change is worded that if approved the applicant would only ever require 13 parking spaces, even if the congregation expanded.

Councillor Vassilakos inquired whether there could be a formula included to adjust the requirements as the congregation increased.

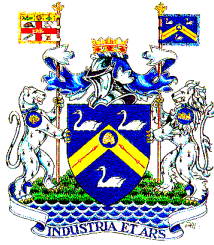
The Manager noted that a formula could be used however the property does not have space to allow for any more than 13 parking spaces.

Mr. Hannam noted that during the purchase of the property, the applicant has been in contact with neighbours regarding the possibility of using nearby properties for additional parking if required. Informal discussions have taken place but no formal arrangements have been made.

QUESTIONS FROM THE PUBLIC: None.

Deputy Mayor Ritsma adjourned the meeting at 6:34pm.

There were no requests to receive further information indicated on the form at the public meeting on July 22, 2019.



BY-LAW NUMBER -2019
OF
THE CORPORATION OF THE CITY OF STRATFORD

BEING a By-law to amend Zoning By-law 201-2000 as amended, with respect to zone change application Z06-18 to rezone 4110 Perth Line 36, legally described as Part of Lot 1 Con 3, AS RP 44R-636 Pt 2 for a Subdivision Development in the City of Stratford.

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 201-2000, as amended, known as the 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 2b to By-law 201-2000 as amended, is hereby amended:

by adding those lands outlined in heavy solid lines and described as Residential First Density with site specific regulations R1(4)-42 and R1(4)-42 (H), Residential Fourth Density with site specific regulations R4(2)-25 and R4(2)-25(H), Park Floodplain with site specific regulations (P-5-FP), and Park (P) on Schedule "A", attached hereto and forming part of this By-law, and more particularly described as 4110 Perth Line 36.

2. The Township of Perth East Zoning By-law No. 30-1999 as it applies to the subject lands on Schedule "A" is hereby repealed.
3. That By-law 201-2000 as amended, be further amended by adding to Section 5.4.42, being the Exceptions of the Residential First Density R1(4) Zone, the following:

"5.4.42 a) Defined Area (northeast corner of Mornington Street and Perth Line 36)

R1(4)-42 and R1(4)-42(H) as shown on Schedule "A", Map 2b

b) Minimum Rear Yard Depth: 6.0 m

c) Exterior Side Yard Width:

Where a corner lot is situated so that its rear lot line abuts an adjacent rear lot line the exterior side yard width shall be 1.2 m.

In all other cases it shall be a minimum of 4.5 m.

d) Minimum Lot Frontage (Corner Lot): 12.6 m

e) Minimum Lot Area (Corner Lot): 415 m²

f) Minimum Interior Side Yard: 1.2 m

g) Minimum Landscaped Open Space: 35%

h) Maximum Lot Coverage: 45%

i) General Use Regulations:

- i) A minimum sight triangle of 3m by 3m shall apply.
- ii) A garage shall not project more than 1.0 m beyond the building elevation facing the front lot line or the exterior lot line.
- iii) In all cases any part of an attached or detached garage shall provide a parking space between the garage door and the road allowance.
- iv) If the exterior side yard setback is less than 4.5m, no driveway shall be permitted along the exterior lot line or off of the exterior lot line.

j) Holding Provision

- i) The holding provision (H) shall apply to the lands zoned R1(4)-42(H) as outlined by Schedule "A", hereto.
- ii) Until such time as the (H) is removed, permitted uses on the lands zoned R1(4)-42(H) are limited to uses existing on the day of the passage of this By-law. The (H) shall not be removed until a noise study has been completed, accepted by the City and implemented as applicable to the satisfaction of the satisfaction of the City for the lands outlined in Schedule "A" hereto.

4. That By-law 201-2000 as amended, be further amended by adding to Section 8.4.25, being the Exceptions of the Residential Fourth Density R4(2) Zone, the following:

"8.4.25 a) Defined Area (northeast corner of Mornington Street and Perth Line 36)

R4(2)-25 and R4(2)-25(H) as shown on Schedule "A", map 2b

b) Permitted Use:

- street townhouse dwellings

c) Minimum Front Yard Depth: 4.5 m

d) Minimum Rear Yard Depth: 6.0 m

- e) General Use Regulations:
- i) Any attached or detached garage shall not exceed sixty (60) per cent of the width of the elevation facing the front lot line or an exterior side lot line, where the garage is oriented to said lot line of a dwelling erected on the lot (measured from inside face of outside wall to inside face of outside wall).
 - ii) A minimum sight triangle of 3m by 3m shall apply.
 - iii) A garage shall not project more than 1.0 m beyond the building elevation facing the front lot line or the exterior lot line.
 - iv) In all cases any part of an attached or detached garage shall provide a parking space between the garage door and the road allowance.
- f) Holding Provision
- i) The holding provision (H) shall apply to the lands zoned R4(2)-25(H) as outlined by Schedule "A", hereto.
 - ii) Until such time as the (H) is removed, permitted uses on the lands zoned R4(2)-25(H) are limited to uses existing on the day of the passage of this By-law. The (H) shall not be removed until a noise study has been completed, accepted by the City and implemented as applicable to the satisfaction of the satisfaction of the City for the lands outlined in Schedule "A" hereto.
5. That By-law 201-2000 as amended, be further amended by adding to Section 21.4.5, being the Exceptions of the Park (P) Zone, the following:

"21.4.5

- a) Defined Area (northeast corner of Mornington Street and Perth Line 36)

P-5- FP as shown on Schedule "A", map 2b
- b) Permitted Uses:
 - conservation use
 - park
- c) Definition:
 - conservation use means a use dedicated towards the preservation, protection, and/ or improvement of components of the natural environment through management and maintenance.

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

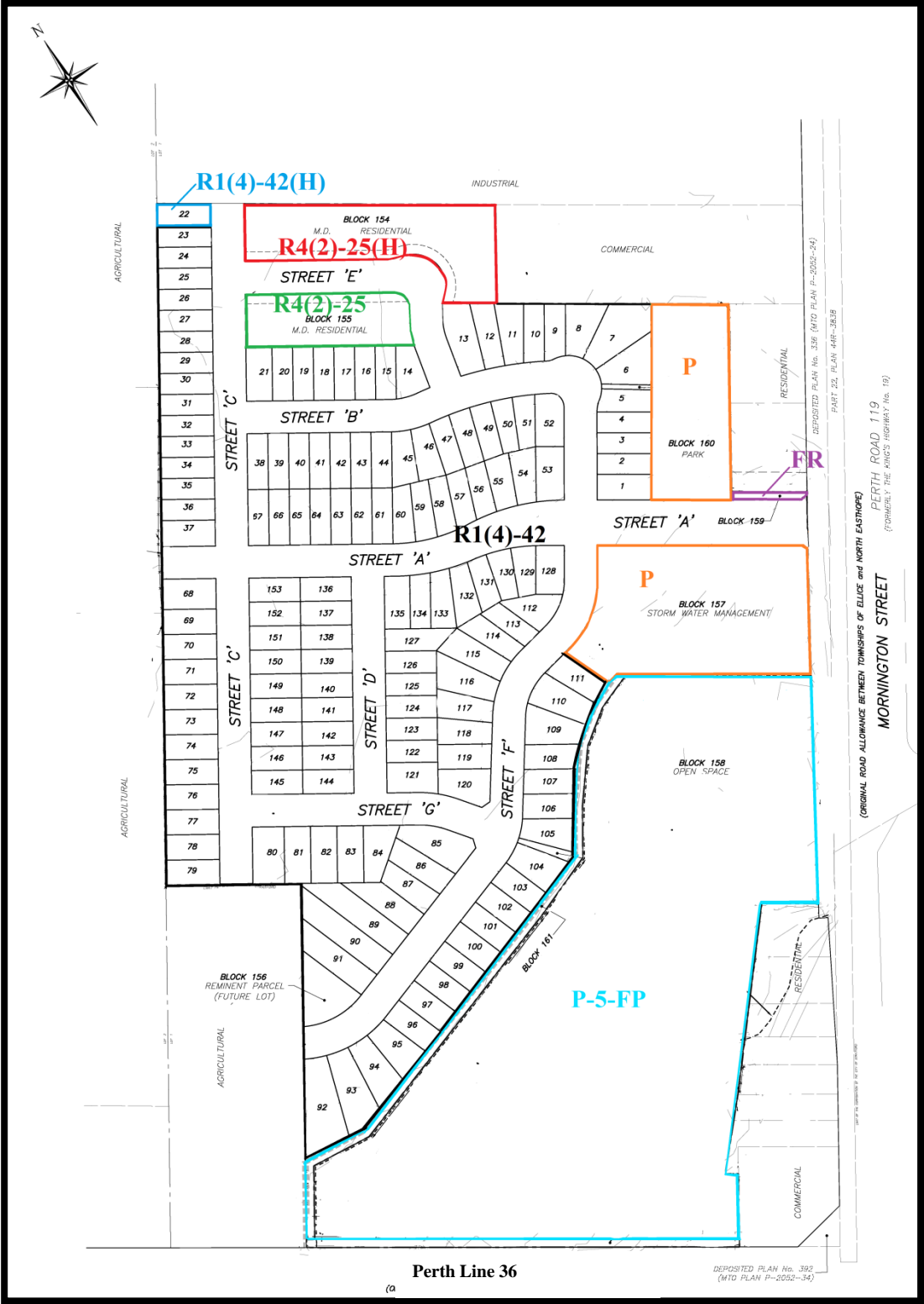
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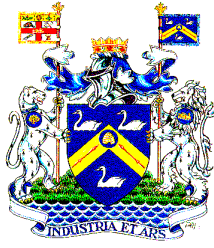
FINALLY PASSED this 23rd day of September, 2019

Mayor – Daniel B. Mathieson

Acting Clerk – Tatiana Dafoe

Schedule "A" to By-law ____-2019





BY-LAW NUMBER -2019
OF
THE CORPORATION OF THE CITY OF STRATFORD

Being a By-law to amend By-law 201-2000 as amended, with respect to zone change application Z06-19 by MARS International Education Inc., to amend the Future Residential- Special (FR-2) zoning on 379 Romeo Street North located on the east side of Romeo Street North between Vivian Line 37 and Abraham Drive in the City of Stratford.

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 201-2000, as amended, known as the Zoning By-law, be amended.

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

1. That Schedule "A", Map 3 to By-law 201-2000 as amended, is hereby amended:

by adding those lands outlined in heavy lines and described as Residential Fifth Density with site specific regulations R5(1)-19 and Park- Floodplain with site specific regulations P-6-FP on Schedule "A", attached hereto and forming part of this By-law and more particularly described as Pt Lot 45 NEH Con 2 in the City of Stratford known municipally as 379 Romeo Street North.
2. That By-law 201-2000 as amended, be further amended by deleting Section 11.4.2, being the Exceptions of the Future Residential Zone (FR-2).
3. That By-law 201-2000 as amended, be further amended by adding section 9.4.18 being the Exceptions of the Residential Fifth Density (R5) Zone with the following:
 - 9.4.18 a) Defined Area (379 Romeo Street North)
R5(1)-19 as shown on Schedule "A", Map 3
 - b) Permitted Uses:
 - shared living residence
 - townhouse dwelling
 - all uses permitted in the R5 zone

c) Definition:

- shared living residence means a building containing dwelling units or rooms used for the accommodation for people as their residence, and includes the living accommodations of the operator of the establishment and which contains a common dining area for the residents thereof, any may contain a common lounge, recreation room and other amenities.

d) Minimum Rear Yard Setback:

- 7.5 m

e) Minimum Density:

- 30 units per hectare

f) Maximum Density

- townhouse dwellings: 40 units per hectare
- all other permitted uses: 60 units per hectare

g) Density Equivalence

- shared living residence: where dwelling units are not proposed, 2 beds shall equal 1 dwelling unit
- retirement home/ lodge and nursing home: 3 beds shall equal 1 dwelling unit

h) Parking:

- shared living residence: 1 parking space per dwelling unit or 1 parking space per 2 beds.

i) General Use Regulations:

- With the exception of the provisions contained 9.4.18 d), e) and f) in townhouse dwellings shall be developed in accordance with the Residential Fourth Density R4(1) zoning provisions in Table 8-1.

4. That By-law 201-2000 as amended, be further amended by adding section 21.4.6 being the Exceptions of the Park(P) Zone with the following:

21.4.6 a) Defined Area (379 Romeo Street North)
P-6-FP as shown on Schedule "A", Map 3

b) Permitted Uses:

- conservation use

c) Definition:

- conservation use means a use dedicated towards the preservation, protection, and/ or improvement of components of the natural environment through management and maintenance.

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

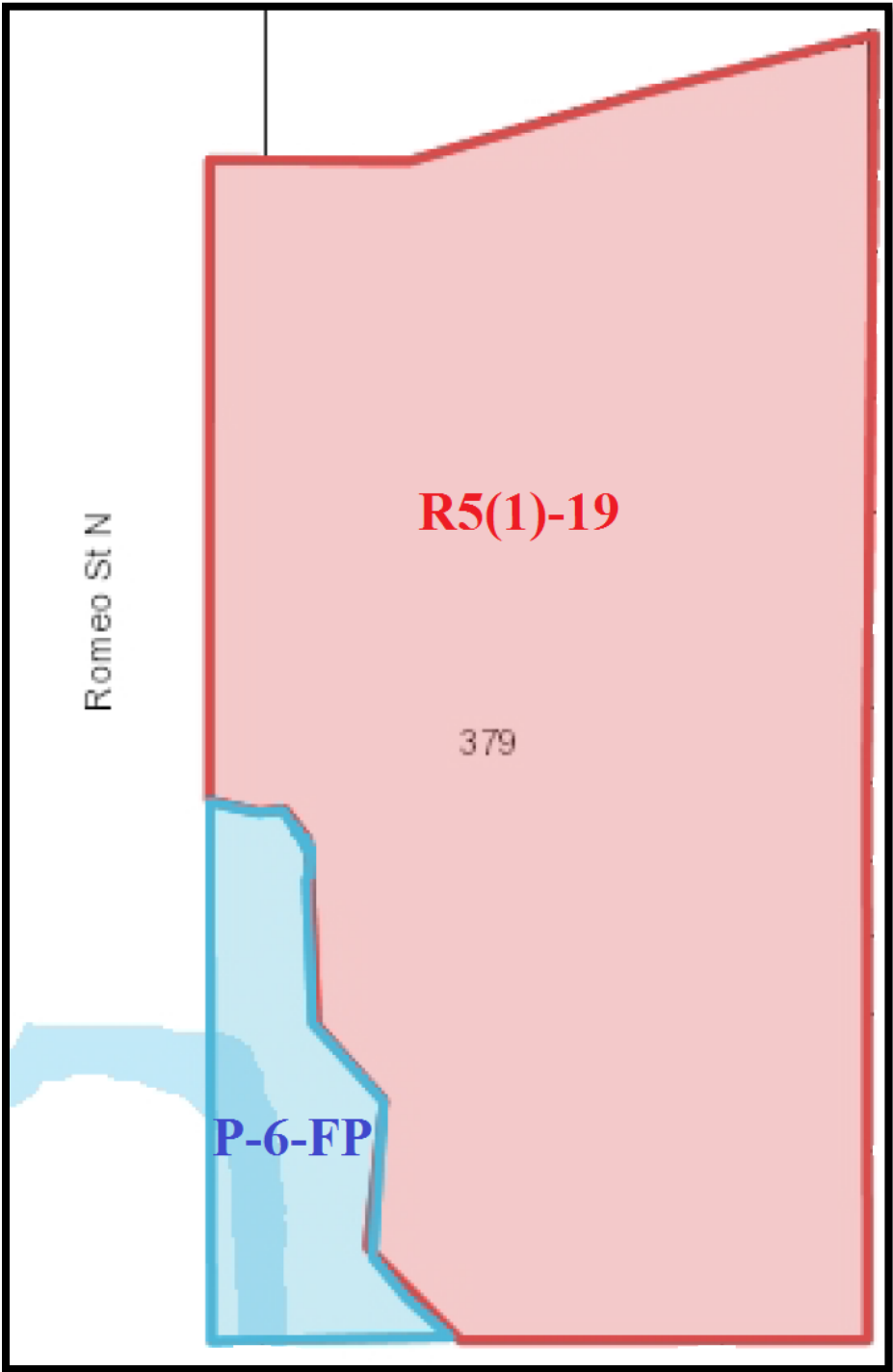
Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 23rd day of September, 2019

Mayor – Daniel B. Mathieson

Acting Clerk – Tatiana Dafoe

Schedule "A" to By-law ____-2019





BEING a By-law to amend Zoning By-law 201-2000 as amended, with respect to zone change Z08-19 to rezone the lands known municipally as 58 Griffith Road West, located on the north side of Griffith Road West between Dunlop Place and Boyd Street to allow for a site specific General Industrial I2 Zone.

c) Minimum parking for a religious institution
- 1 per 5.5 persons seating capacity

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

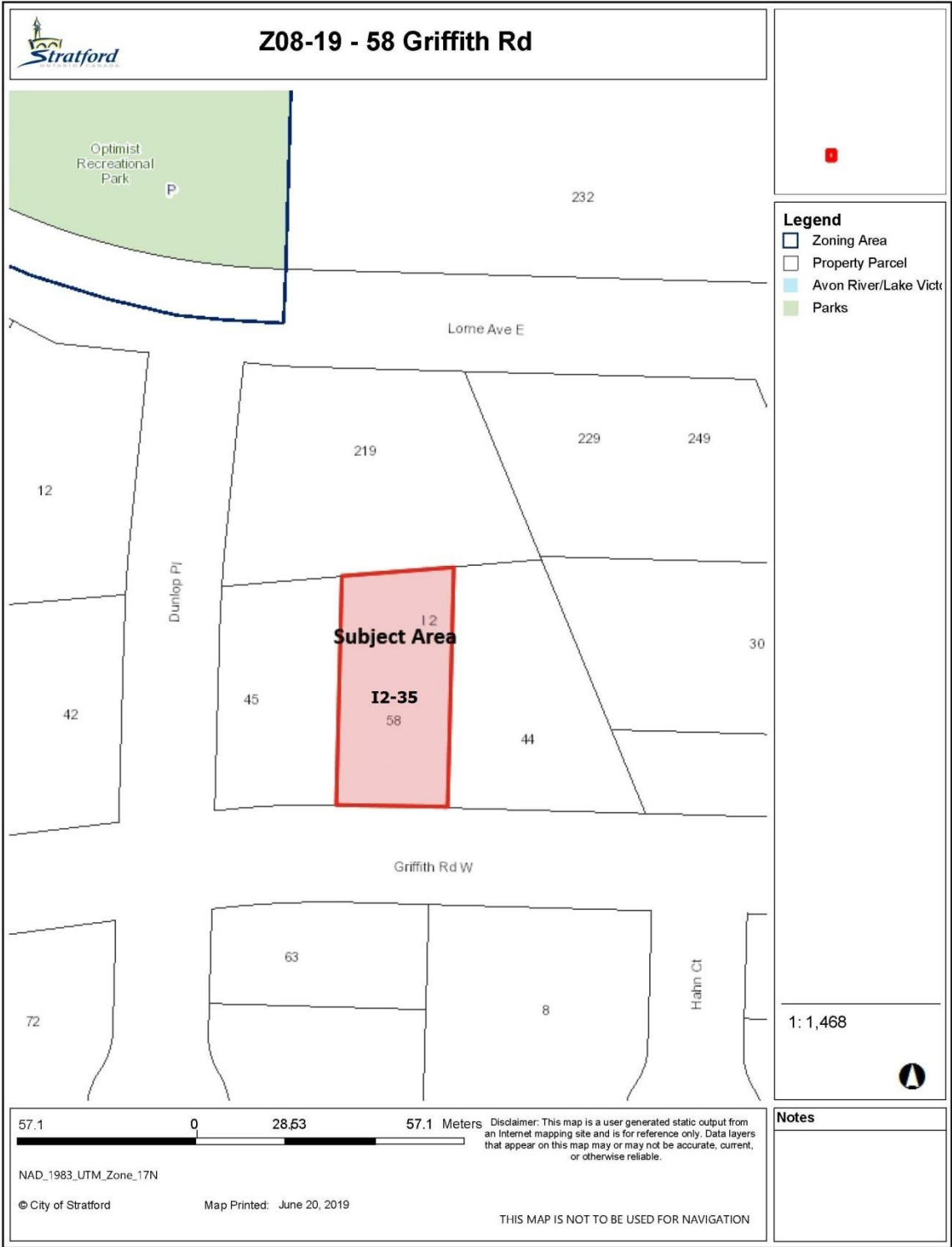
FINALLY PASSED this 23rd day of September, 2019

Mayor – Daniel B. Mathieson

Acting Clerk – Tatiana Dafoe

Schedule "A" to By-law ____-2019

58 Griffith Road West





BY-LAW NUMBER -2019
OF
THE CORPORATION OF THE CITY OF STRATFORD

BEING a By-law to amend sections of the Traffic and Parking By-law 159-2008 as amended, for housekeeping amendments.

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 Council of The Corporation of the City of Stratford adopted Traffic and Parking By-law 159-2008 to regulate traffic and the parking of motor vehicles in the City of Stratford;

AND WHEREAS Council has amended Traffic and Parking By-law 159-2008 from time to time as necessary to further regulate traffic and parking of motor vehicles;

AND WHEREAS Council deems it necessary to further amend Traffic and Parking By-law 159-2008 for housekeeping amendments;

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

1. That Schedule 1 – No Stopping as amended, be further amended by adding the following:

Cawston Street North	From Huntingdon Avenue to 17m westerly	8:00 a.m. to 9:00 a.m., 11:30 a.m. to 1:00 p.m. and 3:00 p.m. to 4:00 p.m. Monday to Friday
Cawston Street South	Huntingdon Avenue to 100m westerly	8:00 a.m. to 9:00a.m., 11:30 a.m. to 1:00p.m. and 3:00 p.m. to 4:00 p.m. Monday to Friday
Huntingdon Avenue East	From Avon School property boundary to Avon Street	8:00 a.m. to 9:00 am. 11:30 a.m. to 1:00p.m. and 3:00 p.m. to 4:00 p.m. Monday to Friday
Huntingdon Avenue West	From Avon School property boundary to 58m	8:00 a.m. to 9:00 a.m., 11:30 a.m. to 1:00p.m.

northerly of Cawston Street and 3:00 p.m. to
4:00 p.m. Monday to
Friday

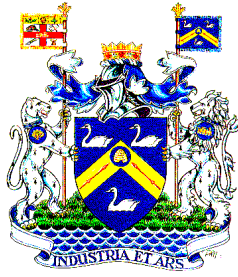
2. All other provisions of Traffic and Parking By-law 159-2008, as amended, shall remain in force and effect.
3. The provisions of this By-law shall come into effect upon final passage.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 23rd day of September, 2019.

Mayor – Daniel B. Mathieson

Acting Clerk – Tatiana Dafoe



**BY-LAW NUMBER -2019
OF
THE CORPORATION OF THE CITY OF STRATFORD**

BEING a By-law to authorize the execution of a Tower Site License Agreement with the Avon Maitland District School Board to permit two antennas on the Forman Avenue Water Tower for a two-year term to July 31, 2021.

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 the Stratford Public Utility Commission entered into a Tower Site License Agreement with the Avon Maitland District School Board (hereinafter called the "Licensee") on the 15th day of September, 1999 for the purposes of defining their respective rights, privileges and obligations with respect to a water tower located near Forman Avenue in the City of Stratford known as the "Stratford Forman Avenue Water Tower" (hereinafter called the "Site");

AND WHEREAS The Corporation of the City of Stratford (hereinafter called the "Licensor") is now the owner of the Site;

AND WHEREAS the Council of The Corporation of the City of Stratford agreed to enter into a Tower Site License Agreement with the "Licensee" dated the 13th day of December, 2004 for a further 5-year term to the 31st day of July, 2009, then again for a further 5-year term to the 31st day of July, 2014, and finally for a five-year term to July 31, 2019;

AND WHEREAS the Council of The Corporation of the City of Stratford has agreed to enter into a new agreement for a two-year term to the 31st day of July, 2021;

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

1. That the Agreement dated the 23rd day of September, 2019, between The Corporation of the City of Stratford as Licensor and the Avon Maitland District School Board as Licensee, with respect to the use of the Forman Avenue Water Tower, be entered into and the Mayor and Clerk or their respective delegates be and the same are hereby authorized to execute the said agreement on behalf of and for this Corporation and to affix the corporate seal thereto.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 23rd day of September, 2019.

Mayor – Daniel B. Mathieson

Acting Clerk – Tatiana Dafoe



STRATFORD CITY COUNCIL

CONSENT AGENDA

September 23, 2019

REFERENCE NO. CONSENT AGENDA ITEM

- | | |
|-------------|---|
| CA-2019-122 | Notification that the Community Services Department, Parks and Forestry Division, will be calling tenders in accordance with the City's Purchasing Policy for the pruning, removal and disposal of designated trees and stumps in 2020. |
| CA-2019-123 | Notification that the Community Services Department, Parks and Forestry Division, intends to call quotations in accordance with the City's Purchasing Policy for the supply and delivery of trees for planting in Spring 2020. |
| CA-2019-124 | Notification that the Community Services Department, Parks Division, intends to call tenders for the supply and delivery of bedding plants for 2020-2023 in accordance with the City's Purchasing Policy. |
| CA-2019-125 | Notification that the Community Services Department, Parks Division, will be calling tenders to provide turf maintenance for 2020-2023 in accordance with the City's Purchasing Policy. |
| CA-2019-126 | <p>Resolution from the Township of Perth East regarding a resolution from the Municipality of West Perth regarding the Perth County Municipal Association.</p> <p>Attachment – Letter from Perth East dated September 10, 2019</p> <p>The West Perth letter is being listed on the Agenda for the Association Meeting in November for discussion by members municipalities.
For the information of Council.</p> |
| CA-2019-127 | <p>Resolution from the Township of Perth East regarding a resolution from the Town of St. Marys expressing support for the Perth County Municipal Association.</p> <p>Attachment – Letter from Perth East dated September 10, 2019</p> <p>The West Perth letter is being listed on the Agenda for the Association Meeting in November for discussion by members municipalities.</p> |

For the information of Council.

CA-2019-128

In accordance with By-law 135-2017 the Infrastructure and Development Services Department provides notification that the following streets were temporarily closed to through traffic, local traffic only:

- Brunswick Street from Romeo Street South to Burritt Street on Thursday, September 12 for one day only for water main repair.
- Brunswick Street from Romeo Street South to King Street on Monday, September 9 for one day only for water main repair.
- Parkview Drive from Cobourg Street to Water Street on Monday, September 16 for one day only for water and sanitary installation.
- Britannia Street from Churchill Circle to Briarhill Drive on Wednesday, September 18 for one day for final paving and all necessary restorations of Britannia Street for the affordable housing development.
- Windemere Crescent from Briarhill Drive to Briarhill Drive on Wednesday, September 18 for two days for sanitary repair.
- Lakeside Drive from Waterloo Street to Morenz Drive on or about Thursday, September 19 for one day only due to a 250 tonne crane positioned on Lakeside Drive to lift underground storage tanks in place as part of the Festival Theatre Expansion project.

Emergency Services were notified.

CA-2019-129

Resolution from the Municipality of Hastings Highlands regarding mandatory septic system reports.

Attachment – Letter from Hastings Highlands dated September 12, 2019

Endorsement of this resolution is requested.

CA-2019-130

Resolution from the Township of Larder Lake requesting that the Premier and Cabinet ministers offer electronic delegation options.

Attachment – Resolution from Larder Lake dated August 27, 2019

Endorsement of this resolution is requested.

- CA-2019-131 Resolution from the Township of Zorra supporting the continuation of UTRCA programs and requesting information on mandatory and non-mandatory programs.
- Attachment – Email from Zorra Township dated September 11, 2019
- Endorsement of this resolution is requested.
-
- CA-2019-132 Correspondence from the Township of Perth South to the Honourable Jeff Yurek, Minister of Environment, Conservation and Parks in response to his August 16, 2019 letter to conservation authorities.
- Attachment – Letter from Perth South dated September 9, 2019
- Endorsement of this resolution is requested.
-
- CA-2019-133 In accordance with By-law 102-2008 and By-law 135-2017, the City Clerk provides notification that the following streets were/will be temporarily closed for parades/street events:
- Market Place from Wellington Street to Downie Street from 9:00 a.m. to 6:00 p.m. on Saturday, September 21 for the Perth County Moto Anniversary Event.
 - Market Place from Wellington Street to Downie Street from 6:00 a.m. to 6:00 p.m. on Saturday, October 26 for the Sip and Shop Night Market: Witches and Wizards Halloween Market.
 - Coriano Street from 8 Coriano to 42 Coriano Street on Saturday, September 28 from 8:30 a.m. to 4:30 p.m. for a Chalk a BLOCK event (rescheduled from Sunday, September 29, 2019)
 - Matilda Street from north entrance of tennis parking lot to Bell Court and Oakdale Avenue from O'Loane Avenue to Forman Avenue on Tuesday, October 1 from 3:20 p.m. to 5:45 p.m. for the Pat Cook Run.
- Oakdale Avenue from Forman Avenue will be left open for buses and emergency personnel only. Buses can use the St. Michael CSS turnaround as required.

- CA-2019-134 Resolution from the Municipality of Hastings Highlands regarding municipal amalgamation.
- Attachment – Letter from Hastings Highlands dated August 17, 2019
- Endorsement of this resolution is requested.
- CA-2019-135 Resolution from the Municipality of Hastings Highlands regarding producer responsibility for packaging.
- Attachment – Letter from Hastings Highlands dated August 17, 2019
- Endorsement of this resolution is requested.
- CA-2019-136 Resolution from the City of Kitchener regarding packaging of single-use disposable wipes and related concerns.
- Attachment – Letter from Kitchener dated September 5, 2019
- Endorsement of this resolution is requested.
- CA-2019-137 Resolution from the City of Kitchener regarding producer responsibility for packaging.
- Attachment – Letter from Kitchener dated September 6, 2019
- Endorsement of this resolution is requested.
- CA-2019-138 Resolution from the Municipality of South Huron in support of the Honourable Jeff Yurek, Minister of Environment, Conservation and Parks August 16, 2019 letter to conservation authorities.
- Attachment – Letter from South Huron dated September 12, 2019
- Endorsement of this resolution is requested.
- CA-2019-139 Municipal Information Form for a Liquor Licence application for the Tom Patterson Theatre, an indoor and outdoor area at 111 Lakeside Drive.
- Section 2 to be completed by the City Clerk.

Section 3 – Asking if Council has specific concerns regarding zoning, non-compliance with by-law or general objections to this application

No concerns have been identified regarding this application.

CA-2019-140

Correspondence from the Global Covenant of Mayors for Climate & Energy asking mayors to sign the Edmonton Declaration and amplify the message that cities urgently need the tools and data to address climate change.

Attachment – The Edmonton Declaration

Further information can be found at:

https://www.edmonton.ca/city_government/environmental_stewardship/change-for-climate-edmonton-declaration.aspx

For the information of Council.



206
Township of Perth East

P.O. Box 455, 25 Mill Street
Milverton, Ontario N0K 1M0

Phone- (519) 595-2800
Fax- (519) 595-2801

Theresa Campbell
Municipal Clerk/CAO

email – tcampbell@pertheast.ca

September 10, 2019

Perth County Municipal Association Members,

At the Regular Meeting of Council held on September 5, 2019, the Council of the Township of Perth East received correspondence from the Municipality of West Perth regarding the Perth County Municipal Association and endorsed the following resolution;

THAT the Council of the Township of Perth East receive the correspondence from the Municipality of West Perth dated August 15, 2019 regarding a resolution of support for the Perth County Municipal Association for information.

Please accept this correspondence and share with you municipal councils.

Sincerely,

Theresa Campbell
Municipal Clerk/CAO

Cc: Town of St. Marys
Municipality of West Perth
Municipality of North Perth
Township of Perth South
County of Perth
City of Stratford



Township of Perth East²⁰⁷

P.O. Box 455, 25 Mill Street
Milverton, Ontario N0K 1M0

Phone- (519) 595-2800
Fax- (519) 595-2801

Theresa Campbell
Municipal Clerk/CAO

email – tcampbell@pertheast.ca

September 10, 2019

Perth County Municipal Association Members,

At the Regular Meeting of Council held on September 5, 2019, the Council of the Township of Perth East received correspondence from the Town of St.Marys regarding the Perth County Municipal Association and endorsed the following resolution;

*THAT the Council of the Township of Perth East receive the correspondence from the Town of St.Marys dated August 28, 2019 regarding a resolution of support for the Perth County Municipal Association for information;
AND THAT Council support the resolution;
AND THAT Council recommends that the Perth County Municipal Association continue due to its value in fostering a strong municipal partnership amongst member municipalities.*

Please accept this correspondence and share with you municipal councils.

Sincerely,

Theresa Campbell
Municipal Clerk/CAO

Cc: Town of St.Marys
Municipality of West Perth
Municipality of North Perth
Township of Perth South
County of Perth
City of Stratford



Hastings Highlands

Beautiful By Nature

Mayor Vic A. Bodnar
Mayor

Suzanne Huschilt
Municipal Clerk

The Municipality of Hastings Highlands
P.O. Box 130, 33011 Hwy 62, Maynooth, ON K0L 2S0
613 338-2811 Phone
1-877-338-2818 Toll Free

September 12, 2019

Hon. Christine Elliott
Minister of Health
Ministry of Health and Long-Term Care
5th Floor
777 Bay St.
Toronto, ON M7A 2J3
christine.elliott@pc.ola.org

Dear Minister Elliott,

Re: Mandatory Septic System Reports

Please be advised that at its Regular Meeting of Council held on September 4, 2019 the Council of the Municipality of Hastings Highlands passed the following resolution:

Resolution 559-2019

WHEREAS the Federation of Ontario Cottagers' Associations has released their latest report "Septic Re-inspection Programs in Ontario: A Guide for Lake Associations;"

AND WHEREAS this municipality has serious concerns over current available septic re-inspection information;

AND WHEREAS numerous companies already perform a septic pumping service and could easily perform an additional service by simply filling out a three part one page report with one copy going to the homeowner, one to the municipality, and one for their own records. This would develop an ongoing database from which septic re-inspection programs could be generated. This report could include requirements such as a visual inspection by the operator on type of system, time, date, location, and noticeable system problems;

NOW THEREFORE BE IT RESOLVED that this council endorse such a mandatory reporting system and that letters be sent requesting support for this initiative to the following people; Anne Egan, President of the Ontario Onsite Wastewater Association, John FitzGibbon, Professor, University of Guelph, Liz Huff, Director Rural Ontario Municipal Associations, Terry Rees, Executive Director Federation of Ontario Cottagers' Associations, Rick Phillips, Warden, Hastings County Council and Christine Elliott, Minister, Ontario Ministry of Health, our Local MP and MPP and all Ontario Municipalities.

CARRIED AS AMENDED

Sincerely,



Vic A. Bodnar
Mayor

cc: Anne Egan, Association President, Ontario Onsite Wastewater Association anne.egan@rjburnside.com
 John FitzGibbon, Professor, University of Guelph jfitzgib@uoguelph.ca
 ROMA roma@roma.on.ca
 Terry Rees, Executive Director, FOCA info@foca.on.ca
 Rick Phillips, Warden, Hastings County PhillipsRick@hastingscounty.com
 Mike Bossio, MP, Hastings-Lennox and Addington Mike.Bossio@parl.gc.ca
 Daryl Kramp, MPP, Hastings-Lennox and Addington daryl.kramp@pc.ola.org
 All Ontario Municipalities

THE CORPORATION OF THE TOWNSHIP OF LARDER LAKE

69 Fourth Avenue, Larder Lake, ON

Phone: 705-643-2158 Fax: 705-643-2311



MOVED BY:

☐ Thomas Armstrong
☒ Patricia Hull
☐ Paul Kelly
☐ Lynne Paquette

SECONDED BY:

☐ Thomas Armstrong
☒ Patricia Hull
☐ Paul Kelly
☐ Lynne Paquette

Motion #: 17

Resolution #: 17

Date: August 27, 2019

WHEREAS Council has discussed lobbying the provincial ministers to be allow for electronic delegation; And

WHEREAS Council feel that it is unjust to have to attend expensive conferences to be able to have a delegation with Ministers or the Premier; And

THEREFORE, Council request that the Ministers and the Premier offer electronic delegations to small and rural Municipalities that do not have sufficient budget to attend conferences; And

FURTHER THAT this resolution be sent to all Ontario Municipalities in order to request their support on the matter; And

FURTHER THAT this resolution be sent to the Premier and all the Ministries for their consideration.

Recorded vote requested: ☐

	For	Against
Tom Armstrong		
Patricia Hull		
Paul Kelly		
Lynne Paquette		
Patty Quinn		

Disclosure of Pecuniary Interest*

I declare this motion

<input checked="" type="checkbox"/> Carried
<input type="checkbox"/> Lost / Defeated
<input type="checkbox"/> Deferred to: _____ (enter date)
Because:
<input type="checkbox"/> Referred to: _____ (enter body)
Expected response: _____ (enter date)

Chair:

*Disclosed his/her (their) interest(s), abstained from discussion and did not vote on this question.

From: Karen Martin [<mailto:kmartin@zorra.on.ca>]

Sent: Wednesday, September 11, 2019 3:11 PM

Subject: [External Email] Township of Zorra Resolution of Council re: UTRCA

Good afternoon,

Please be advised the Township of Zorra Council passed the following resolution at the September 4, 2019 Council Meeting:

“WHEREAS the Township of Zorra is an environmentally conscious community;

AND WHEREAS the Township of Zorra is a member of the Upper Thames River Conservation Authority (UTRCA) and has a representative on the board of directors of the UTRCA;

AND WHEREAS the board of directors determines the policies, priorities and budget of the UTRCA;

AND WHEREAS the UTRCA provides the Township of Zorra with expert advice on the environmental impact of land use planning proposals and that the Township of Zorra does not have staff with comparable expertise or experience;

AND WHEREAS the UTRCA provides programs to the residents of Zorra and other member municipalities that include recreation, education, water quality monitoring, reduction of vegetation loss and soil erosion, preservation of species at risk as well as protecting life and property through a variety of measures;

Therefore, be it resolved, that the Township of Zorra supports continuation of the programs of the UTRCA, both mandatory and non-mandatory, and that no programs of the UTRCA or of the other Conservation Authorities in Ontario be “wound down” at this time.

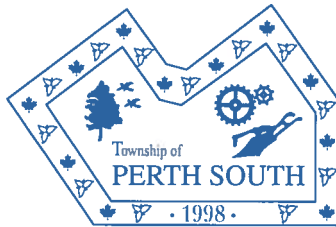
And that, the Ministry of Environment, Conservation and Parks give clear direction as to what programs are considered mandatory and non-mandatory and how those programs will be funded in the future;

And that this resolution be forwarded to the Minister of the Environment, Conservation and Parks, Premier Doug Ford, MPP Ernie Hardeman, the Association of Municipalities of Ontario, the Upper Thames River Conservation Authority, Conservation Ontario and all Ontario municipalities.”

Thanks,

Karen Martin
Director of Corporate Services
Township of Zorra

3191 Road 122
St. Pauls, Ontario N0K 1V0



Telephone 519•271•0619
Fax 519•271•0647
www.perthsouth.ca

CORPORATION OF THE TOWNSHIP OF PERTH SOUTH

September 9, 2019

Honourable Jeff Yurek
Minister of Environment, Conservation and Parks
5th Floor
777 Bay Street
Toronto, ON M7A 2J3

Minister Yurek;

At the September 3, 2019 Council meeting for the Township of Perth South, Council received, reviewed and discussed your letter, dated August 16, 2019, addressed to conservation authorities across the province.

Perth South Council would like you to know that we support your request that conservation authorities not increase their fees or levies prior to the new legislation and regulations being published. We have long felt that changes were needed to improve public transparency, consistency and accountability in conservation authorities and we applaud the changes that will give greater control to individual municipalities on conservation authority programs and budgets and a re-focus of efforts on core mandate activities.

During UTRCA budget deliberation meetings for both the 2018 and 2019 budget years Perth South and the Town of St. Marys, with support from other small watershed municipalities, objected to the significant increases that were proposed due to program growth. Despite a plea to the Board of Directors to review operating costs and existing programs, the budgets were approved without change. Currently, as we prepare for Perth South's 2020 Budget, we have learned that the UTRCA's 2020 levy may increase as much as 19.8%. There is no question that increases such as this are significant and unsustainable.

As you are aware, there is rarely a "one size fits all" solution for municipalities, especially when you are dealing with different sized municipalities along with a rural and urban mix. For years Perth South has found that the large municipalities in the watershed, supported by growth sourced revenue, were able to set the base level of services for all municipalities in the watershed without consideration to the affordability or desire for these services among the other smaller municipalities.

Perth South was very pleased to see the introduction of mandatory and non-mandatory programs that will give Perth South and other municipalities the opportunity to choose their own service level and develop a service that is the right fit for their municipality. Perth South knows that the future success of a program such as this is dependent on the definitions of "mandatory" and "non-mandatory". We fear that all current services will be misrepresented into "mandatory" services and nothing will change; however, we are optimistic that the current re-focus direction of the province will ensure that sufficient clarity will be included in the definitions to ensure that we will be given the right to say which services we would like to have in our municipality.

Perth South Council feels that it is imperative to clarify the position of Perth South on this matter as it has come to our attention that both the General Manager and Board Chair of the Upper Thames River Conservation Authority had issued statements of concern and sent correspondence on behalf of the Board of Directors prior to a Board of Directors meeting to receive your August 16, 2019 correspondence and discuss a response. This is obviously quite frustrating and makes those who sit on the Board of Directors feel that their thoughts and concerns for the municipalities they represent are not considered by staff in the operation of the conservation authority. Further, their opinions are not ours, and while the ultimate direction from the Board of Directors may have supported the responses given, it is our democratic right to have our say at the Board table on all matters, not just those selected by staff.

The Township of Perth South would like to thank you for the opportunity to provide comments on the proposed changes to the More Homes, More Choice Act, 2019 which passed by the government on June 6, 2019. We look forward to participating in future consultations on regulatory and policy proposals.

Yours Truly,



Robert Wilhelm, Mayor
Township of Perth South

Cc: Hon. Doug Ford, MPP, Premier of Ontario
Hon. Ernie Hardeman, MPP, Minister of Agriculture, Food and Rural Affairs
Randy Pettapiece, MPP
UTRCA Board of Directors
UTRCA Member Municipalities
Conservation Ontario
Association of Municipalities of Ontario
Ontario Federation of Agriculture
Christian Farmers Federation of Ontario



Hastings Highlands

Beautiful By Nature

Mayor Vic A. Bodnar
Mayor

Suzanne Huschilt
Municipal Clerk

The Municipality of Hastings Highlands
P.O. Box 130, 33011 Hwy 62, Maynooth, ON K0L 2S0
613 338-2811 Phone
1-877-338-2818 Toll Free

August 17, 2019

Hon. Doug Ford, Premier
Legislative Building Rm 281, Queen's Park
Toronto, Ontario
M7A 1A1
premier@ontario.ca

Dear Premier Ford,

Re: MUNICIPAL AMALGAMATION

Please be advised that at its Regular Meeting of Council held on August 14, 2019 the Council of the Municipality of Hastings Highlands supported the Township of McKellar and passed the following resolution:

Resolution 533-19

WHEREAS there are 444 municipalities in Ontario that are very efficient and well governed, and who respond quickly to ratepayer's needs;

AND WHEREAS in the 1990's the Conservative Government forced many municipalities to amalgamate on the guise they would become more efficient, effective, save money, lower taxes and ultimately reduce the provincial deficit;

AND WHEREAS there has never been a valid evidence-based study that supported these outcomes;

AND WHEREAS forced amalgamation actually accomplished just the opposite: ill feelings, increased animosity and mistrust, job losses, rise in local taxes and an increase in the provincial deficit;

AND WHEREAS there are many positive examples of small rural and northern municipalities working together in a

collaborate and cooperative manner via shared agreements that responds to local needs without amalgamation and provincial interference;

AND WHEREAS the Provincial Government has a large deficit due to their own decision-making;

AND WHEREAS recently the same Conservative Government recently reduced one large regional municipal government by 50%, without “consultation”;

AND WHEREAS this same Conservative Government is presently reviewing other provincial regional governments through a purported “consultative” approach with a view to reduce or eliminate them;

AND WHEREAS the Provincial Government should investigate all other internal ways of reducing their deficit and becoming more fiscally responsible over time rather than downloading to the one level of government that is the most efficient, has the lowest cost and is closest to the electorate which will not put a dent in the provincial deficit;

AND WHEREAS the Province could look at what other provinces have done to reduce the debt with one singular education system, organizing unorganized municipalities, controlling OPP costs, substantially increase fines, and find a way to collect millions and millions of dollars in unpaid fines and instead, invest in the north to create jobs and stimulate and enhance economic development;

NOW THEREFORE BE IT RESOLVED that before the Provincial Government forces amalgamation in any of the 444 municipalities in Ontario, our AMO Organization go beyond requesting “consultation” and “demand” that the Provincial Government do the following:

Hold a local referendum letting the citizens decide to amalgamate or not

Conduct an evidence-based study to show that amalgamation actually saves costs, jobs, lowers taxes and reduce the provincial deficit

Allow those municipalities to work out their own local collaborative agreement that best suit their local needs and to be permitted to do so on their own time line and volition

To ensure that there is absolutely no conflict of interest in this consultative process

To emphasize the political reality of forcing amalgamation on the many rural and northern municipalities across Ontario

AND FURTHER that a copy of this resolution be sent to Doug Ford, Premier of Ontario; Christine Elliott, Deputy Premier; Steve Clark, Minister of Municipal Affairs; Andrea Horwath, Leader of the New Democratic Party; and Daryl Kramp, MPP.

AND FURTHER that a copy of this resolution be sent to the Association of Municipalities of Ontario (AMO), Rural Ontario Municipalities Association (ROMA), the Township of McKellar and all municipalities in Ontario.

CARRIED

Sincerely,



Suzanne Huschilt
Municipal Clerk



Hastings Highlands

Beautiful By Nature

Mayor Vic A. Bodnar
Mayor

Suzanne Huschilt
Municipal Clerk

The Municipality of Hastings Highlands
P.O. Box 130, 33011 Hwy 62, Maynooth, ON K0L 2S0
613 338-2811 Phone
1-877-338-2818 Toll Free

August 17, 2019

Hon. Doug Ford, Premier
Legislative Building Rm 281,
Queen's Park Toronto, Ontario
M7A 1A1
premier@ontario.ca

Dear Premier Ford,

Re: Reducing Litter and Waste in Our Communities

Please be advised that at its Regular Meeting of Council held on August 14, 2019 the Council of the Municipality of Hastings Highlands supported the Town of Halton Hills and passed the following resolution:

Resolution 534-19

WHEREAS the Province of Ontario, through the Ministry of the Environment, Conservation and Parks, has posted a discussion paper entitled “Reducing Litter and Waste in our Communities”;

AND WHEREAS producer responsibility has not been adequately addressed by the Province of Ontario;

AND WHEREAS a successful deposit/return program for single use plastic, aluminum and metal drink containers has been in existence in other Provinces in Canada including Newfoundland, Nova Scotia and British Columbia;

AND WHEREAS these successful programs have eliminated many of these containers from the natural environment;

THEREFORE BE IT RESOLVED that the Council of the Municipality of Hastings Highlands call upon the Province of Ontario, through the discussion paper entitled “Reducing Litter and Waste in our Communities”, to review and implement a deposit/return program for all single use plastic, aluminum and metal drink containers;

AND FURTHER THAT the Province of Ontario review current producer requirements and look for extended producer responsibility for all packaging;

AND FURTHER THAT a copy of this motion be sent to Doug Ford, Premier of Ontario; Jeff Yurek, the Minister of the Environment, Conservation and Parks; Steve Clark, the Minister of Municipal Affairs; the Association of Municipalities of Ontario (AMO); Rural Ontario Municipalities Association (ROMA); Daryl Kramp, MPP; the Town of Halton Hills and all municipalities in the Province of Ontario.

CARRIED

Sincerely,



Suzanne Huschilt
Municipal Clerk



CHRISTINE TARLING

Director of Legislated Services & City Clerk

Corporate Services Department

Kitchener City Hall, 2nd Floor

200 King Street West, P.O. Box 1118

Kitchener, ON N2G 4G7

Phone: 519.741.2200 x 7809 Fax: 519.741.2705

christine.tarling@kitchener.ca

TTY: 519-741-2385

September 5, 2019

Dear Municipal Colleagues:

This is to advise that City Council, at a meeting held on August 26, 2019, passed the following resolution regarding single-use disposable wipes:

“WHEREAS in 2018 the City of Kitchener implemented a sustainable funding model Water Infrastructure Project (WIP) for the city’s water, sanitary and stormwater infrastructure to ensure the safe delivery of these valued utilities; and,

WHEREAS in 2018 a multi-year initiative approved through the WIP has already improved several key measures of water quality, and proactive maintenance has reduced the risk of flooding in high-risk areas; and,

WHEREAS in 2018 the City has already seen a number of impacts due to the implementation of the WIP including: 48% decrease in complaints related to discoloured water; Storm main repairs increased by 27 per cent; 300 metric tonnes of sediment removed from catch basins; and, 2,200 properties protected against backflow and cross-connection contamination; and,

WHEREAS Single-use wipes are a \$6-billion industry and growing, and are now being advertised as the clean alternative to toilet paper and are safe to flush; and,

WHEREAS there is no one standard for what the word “flushable” means; and,

WHEREAS Single-use wipes are in fact not safe to flush as they are buoyant; are not biodegradable; and, are unable to break down into small pieces quickly; and,

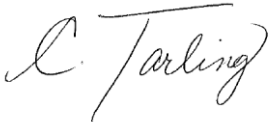
WHEREAS Single-use wipes accumulate in the sewer system and eventually clog the sanitary sewer system costing municipalities hundreds of millions of dollars in additional repairs and maintenance costs each year to municipal sewer systems across the country; and,

WHEREAS there is a lack of public awareness of the impact caused by non-flushable wipes being flushed down toilets and consumer education and outreach could play a large part in reducing the impact;

THEREFORE BE IT RESOLVED that the City of Kitchener lobby the Federal Government, to review regulations related to consumer packaging on single-use wipes to remove the word flushable; and,

BE IT FINALLY RESOLVED that this resolution be forwarded to the Right Honourable Prime Minister of Canada; the Honourable Premier of Ontario; the Minister of the Environment, Conservation and Parks; the Minister of Municipal Affairs and Housing; the Association of Municipalities of Ontario; the Local Members of Provincial Parliament; the Region of Waterloo; and, all Municipalities within the Province of Ontario.”

Yours truly,

A handwritten signature in cursive script, appearing to read "C. Tarling".

C. Tarling
Director of Legislated Services
& City Clerk



CHRISTINE TARLING

Director of Legislated Services & City Clerk

Corporate Services Department

Kitchener City Hall, 2nd Floor

200 King Street West, P.O. Box 1118

Kitchener, ON N2G 4G7

Phone: 519.741.2200 x 7809 Fax: 519.741.2705

christine.tarling@kitchener.ca

TTY: 519-741-2385

September 6, 2019

Dear Municipal Colleagues:

This is to advise that City Council, at a meeting held on August 26, 2019, passed the following resolution regarding producer requirements for packaging in Ontario:

“WHEREAS the Province of Ontario, through the Ministry of the Environment, Conservation and Parks, has posted a discussion paper entitled “Reducing Litter and Waste in our Communities”; and,

WHEREAS producer responsibility has not been adequately addressed by the Province of Ontario; and,

WHEREAS a successful deposit/return program for single use plastic, aluminum and metal drink containers has been in existence in other Provinces in Canada including Newfoundland, Nova Scotia and British Columbia; and,

WHEREAS these successful programs have eliminated many of these containers from the natural environment; and,

WHEREAS the City of Kitchener is committed to climate action and understanding our role as a municipality in a globalized world and the need to be prepared for the effects of climate change; and,

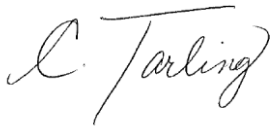
WHEREAS the City of Kitchener has declared a climate emergency with the directive to provide continued support to corporate and community climate action;

THEREFORE BE IT RESOLVED that the City of Kitchener call upon the Province of Ontario, through the discussion paper entitled “Reducing Litter and Waste in our Communities”, to review and implement a deposit/return program for recycled plastics, aluminum and metal drink containers; and,

BE IT FURTHER RESOLVED that the Province of Ontario be requested to review producer requirements and look for extended producer responsibility for all packaging; and,

BE IT FINALLY RESOLVED that this resolution be forwarded to the Honourable Premier of Ontario; the Minister of the Environment, Conservation and Parks; the Minister of Municipal Affairs and Housing; the Local Members of Provincial Parliament; the Association of Municipalities of Ontario; the Region of Waterloo and all Municipalities within the Province of Ontario.”

Yours truly,

A handwritten signature in cursive script, appearing to read "C. Tarling".

C. Tarling
Director of Legislated Services
& City Clerk


CORPORATION OF THE MUNICIPALITY OF SOUTH HURON

322 Main Street South P.O. Box 759

Exeter Ontario

N0M 1S6

Phone: 519-235-0310 Fax: 519-235-3304

Toll Free: 1-877-204-0747

September 12, 2019

The Honourable Jeff Yurek
 Minister of Environment, Conservation and Parks
 777 Bay Street
 5th Floor
 Toronto, ON M7A 2J3

Honourable Minister Yurek:

The following resolution was passed by the Council of the Corporation of the Municipality of South Huron at the Regular Council meeting on September 3, 2019;

“That South Huron Council support the resolution of the Town of St. Marys and support Minister Yurek's request that conservation authorities not increase their fees or levies prior to the legislation and regulations being published; and

That South Huron Council reiterate some of the key points from the Town of St. Marys as follows:

- **We agree that the core mandatory programs and services provided by conservation authorities needs to be clearly defined.**
- **We agree that the government should require increased transparency in how conservation authorities levy municipalities for mandatory and non-mandatory programs and services. We believe that the government should specifically prohibit conservation authorities from using the municipal levy to fund non-mandatory programs. Conservation authorities should be mandated to deliver non-mandatory programs on a self-funded basis using user fees.**
- **We agree that the government should require conservation authorities and municipalities to enter into agreements for the delivery of non-mandatory programs. We would encourage the government to have the legislation structured to provide municipalities with the ability to individually decide if they wish to fund non-mandatory programs.**

- **We are cautiously optimistic about the effect of the government's proposal to require conservation authority board members to act in the best interest of the conservation authority. We would encourage the government's legislation to provide precise clarity to board members on what is intended by "acting in the best interest of the authority". The government needs to ensure that the legislation balances the need to protect the environment while being flexible and supporting the growth of business and municipalities.**

That this resolution be circulated to Mr. Randy Pettapiece, MPP Perth Wellington, Ms. Lisa Thompson, MPP Huron-Bruce, Municipality of Perth South, Mayors of the UTRCA and ABCA member municipalities, Mr. Ian Wilcox, General Manager UTRCA, Mr. Brian Horner, General Manager ABCA, Mr. Tony Jackson, South Huron UTRCA Board Member, Ms. Marissa Vaughan, ABCA Board Member and UTRCA and ABCA Board members."

Yours truly,



Rebekah Msuya-Collison
Director of Legislative Services/Clerk
Municipality of South Huron

cc. Mr. Randy Pettapiece, MPP Perth Wellington, Ms. Lisa Thompson, MPP Huron-Bruce, Municipality of Perth South, Mayors of the UTRCA and ABCA member municipalities, Mr. Ian Wilcox, General Manager UTRCA, Mr. Brian Horner, General Manager ABCA, Mr. Tony Jackson, South Huron UTRCA Board Member, Ms. Marissa Vaughan, ABCA Board Member and UTRCA and ABCA Board members

Innovate4Cities - A Global Climate Action Accelerator

Edmonton Declaration

We, Mayors of cities and communities of all sizes and from around the world,

Meeting initially in Edmonton, Alberta, Canada for the Change for Climate – Global Mayors Summit March 3-4, 2018 on traditional indigenous territory of the Treaty No. 6 First Nations and Metis Nation Zone 4; Convened by the City of Edmonton, Global Covenant of Mayors for Climate & Energy and Federation of Canadian Municipalities,

In advance of, and with the aim of providing input to, and building on the momentum of, the inaugural CitiesIPCC Cities and Climate Change Science Conference as a significant convening of the scientific community on the issues of cities and climate science,

And additionally, providing input to the Mission Innovation Ministerial, which brings together innovative governments to deploy existing and new clean energy strategies at scale,

Building through a series of consultative processes organized with global and local city networks throughout the course of 2018, including a pivotal discussion between mayors and ministers alongside the 2018 Mission Innovation Convening in Malmo in May 2018,

With city commitments collected to culminate at the ICLEI World Congress in Montreal June 19-22 2018,

To be then carried forward to the September Global Climate Action Summit in San Francisco, California September 12-14, 2018 in line with a new Innovate4Cities initiative Agenda as announced on March 22 by Global Covenant of Mayors Co-Chairs UN Secretary General's Special Envoy to Global Climate Action Michael R. Bloomberg and European Commission Vice President Maroš Šefčovič, Recognizing that extraordinary efforts are being undertaken by cities, towns and regions around the world today to respond with urgency and solidarity to the threat of climate change;

DECLARE AS FOLLOWS:

WHEREAS the Paris Agreement calls for the application of the best available science in the pursuit of its objectives of holding the increase in the global average temperature to well below 2°C above pre-industrial levels and pursuing efforts to limit the temperature increase to 1.5°C above pre-industrial levels, and enhancing adaptive capacity, strengthening resilience and reducing vulnerability to climate change;

WHEREAS there is scientific consensus that climate change is happening at a rapid rate, that a central cause is the emission of greenhouse gases (GHG) from human activities, and that its social, economic and environmental consequences will be severe if left unchecked;

WHEREAS there is scientific consensus that limiting the average of global warming to 1.5°C above pre-industrial levels would significantly reduce the risks and impacts of climate change;

WHEREAS scientific analysis strongly suggests that the current overall, globally aggregated and nationally determined contributions are inadequate to achieve the 1.5°C goal, but most likely puts the world on at least a 3°C to 4°C pathway;

WHEREAS the economic benefits of strong, early action on climate change far outweigh the costs, and the significant cost of inaction would not be evenly distributed - recognizing the greatest impacts of climate change are felt by the world's poorest countries and peoples, including indigenous communities;

WHEREAS there is expert consensus that cities, towns and regions must play a central role in adapting to and mitigating the effects of climate change to reduce GHG emissions, given that more than half the world's population lives in urban areas today and produces more than 70% of energy-related GHG emissions;

WHEREAS cities, towns and regions have significant influence through their public procurement practices which can be a strong driver of innovation, while at the same time achieving economies of scale and raising the quality of public services in markets where the public sector is a significant buyer of goods and services;

WHEREAS significant declarations and agreements are in place today, involving cities, towns and regions from around the world, and led by organizations working together in solidarity at both the global and local levels to support cities such as Global Covenant of Mayors for Climate & Energy, Federation of Canadian Municipalities (FCM), C40 Cities, Local Governments for Sustainability (ICLEI), Cities Alliance, United Cities and Local Governments, and others, including:

- **The Global Covenant of Mayors for Climate & Energy** (June 2016) – the leading global alliance of cities and local governments, representing more than 7,500 cities and municipalities, supported by global and regional city networks, with a shared long-term vision of an inclusive, just, low-emission and climate-resilient future, helping to meet and exceed the Paris Agreement objectives.
- **One Planet Charter** (December 2017) – a new commitment campaign that will help cities swiftly implement actions to ensure Paris Agreement goals are met and will build upon the achievements of the 23rd UN Climate Change Conference, in particular the Bonn-Fiji Commitment of Local and Regional Governments to Deliver the Paris Agreement At All Levels and the forthcoming renewable energy campaigns to scale the number of cities making ambitious and sectoral-specific commitments.
- **Cities and Regions Talanoa Dialogues** (February 2018) – a series of facilitated dialogues between local leaders and government scheduled throughout 2018, supported by ICLEI, as the focal point for the local governments & municipal actors within the UN's climate change convention, UN-Habitat and Global Covenant of Mayors for Climate and Energy, to explore ways that all stakeholders might work collaboratively to implement the Paris Climate Agreement.
- **C40 Cities Deadline 2020** (December 2016) – have agreed that by 2020 all member cities will have a climate plan that ensures compliance with the ambitious 1.5°C Paris pathway (holding the global temperature increase to 1.5°C above pre-industrial levels).
- **Canadian municipal support for the Paris Agreement** (June 2016) – the nearly 2,000 local governments that make up the FCM adopted a resolution recognizing the need to pursue efforts to limit global temperature increases to 1.5°C, including the 340 municipalities which are part of the FCM-ICLEI Partners for Climate Protection network, and which have individually made political commitments to act on climate change.

WHEREAS through these declarations and agreements, cities, towns and regions around the world are making important strides to reduce GHG emissions and adapt to climate change through use and application of improved long-term planning and management systems, clean energy systems and more efficient and resilient urban form, transportation and buildings;

WHEREAS in spite of these advances, cities, towns and regions continue to face major challenges in: (a) measuring and managing greenhouse gas emissions caused by both the activities taking place within their boundaries, as well as the production of goods and services that are consumed within their boundaries but produced outside their boundaries; and (b) assessing climate risks and vulnerabilities due to the lack of current and forecasted information at an adequate geographical and temporal scale;

WHEREAS the scientific community has signaled an interest in city-specific research by hosting the CitiesIPCC Cities and Climate Change Conference, but needs up-to-date data from cities, towns and regions on their targets, actions and impacts in order to design research that more accurately responds to local government needs;

WHEREAS the finance, technology, private sector and government research and development communities have signaled an interest in increased investment in clean technologies, they have not yet identified a specific deployment strategy within cities, towns and regions;

WHEREAS these data, research and innovation gaps could be filled by building stronger linkages and ongoing dialogues between climate science, urban policy, practice, and government to advance coherent policy frameworks and technology deployment strategies driven by hard data and scientific evidence, and informed by practitioner and government expertise;

WHEREAS the complex social, economic and environmental challenges facing cities of all sizes across all regions of the world, as well as states and national governments require science-based approaches and solutions;

IN SIGNING THE INNOVATE4CITIES INITIATIVE – EDMONTON DECLARATION, WE, LOCAL GOVERNMENTS, INDICATE OUR COMMITMENT TO ACT IN COLLABORATION WITH NATIONAL AND OTHER SUBNATIONAL COUNTERPARTS AND:

1. **CALL UPON** all national and other subnational governments to formally recognize the immediate and urgent need for action that will limit global warming to 1.5°C;
2. **CALL UPON** all national and other subnational governments to coordinate and integrate their efforts in developing and achieving increasingly ambitious Nationally Determined Contributions committed to under the Paris Agreement through co-developing tools, resources and governance structures in support of local governments;
3. **CALL UPON** all national, other subnational and local governments to establish formal, rigorous processes to understand and minimize the greenhouse gas emissions caused by the consumption of goods, services and products within their boundaries and along the full supply chain;
4. **COMMIT TO AND CALL UPON** all national, other subnational and local governments to establish, implement and maintain GHG inventories, targets, action plans and reporting mechanisms consistent with the Paris Agreement and commitments made through Global Covenant of Mayors for Climate & Energy and provide that data to the global community;
5. **COMMIT TO AND CALL UPON** all national, other subnational and local governments to undertake climate risk and vulnerability assessments to guide their planning and investment decisions, increase climate resilience and minimize the exposure of people and assets to the impacts of climate change;
6. **COMMIT TO AND CALL UPON** all national, other subnational and local governments to establish formal, science-based policy and decision-making processes within their organizations; and
7. **TO ENSURE THE INTENT OF THIS COMMITMENT IS REALIZED, CALL UPON** the scientific and academic community assembled at the CitiesIPCC Cities and Climate Change Science Conference to work collaboratively with cities and city organizations to assess knowledge gaps pertinent to cities and climate change (including those identified in this declaration), as well as the technology and innovation community to improve current knowledge and data gaps, and make available better analysis of local climate data in order to deliver solutions impacting climate change policies and decisions, and develop research & development approaches aimed at deployment of new technologies, particularly within city boundaries.