



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

Meeting #: 4544th
Date: Monday, January 22, 2018
Time: 7:00 P.M.
Location: Council Chamber, City Hall

Council Present: Mayor Mathieson - Chair Presiding, Councillor Beatty, Councillor Brown, Councillor Bunting, Councillor Clifford, Councillor Henderson, Councillor Ingram, Councillor Mark, Councillor McManus, Councillor Ritsma, Councillor Vassilakos

Staff Present: Rob Horne - Chief Administrative Officer, Joan Thomson - City Clerk, David St. Louis - Director of Community Services, Ed Dujlovic - Director of Infrastructure and Development Services, Carole Desmeules - Director of Social Services, John Paradis - Fire Chief, Jeff Leunissen - Manager of Development Services, Tatiana Dafoe - Deputy Clerk

Pages

1. Call to Order:

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

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:

12 - 24

Motion by _____

THAT the Minutes of the Regular Meeting of The Corporation of the City of Stratford dated January 8, 2018 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 January 22, 2018, be added to the Agenda as printed.

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

5.1 At the January 22, 2018 Session under the Municipal Act, 2001, as amended, a matter concerning the following item was considered:

Application for Energy and Environment Committee

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

6. Hearings of Deputations and Presentations:

6.1 Presentation of Cheque to United Way

Andrew Williams, Volunteer Campaign Chair & Ryan Erb, Executive Director will be in attendance to thank the City of Stratford Employee Campaign for their donation.

6.2 Public Meeting under the Planning Act - 456 Lorne Avenue West (COU18-002)

25 - 53

Motion by _____

THAT the Council meeting adjourn to a public meeting under the Planning Act to hear zone change application Z06-17 with respect to 456 Lorne Avenue West to reconvene at the conclusion of the public meeting.

- 6.3 Public meeting - Intent to Declare Surplus and Dispose of a Portion of 353 McCarthy Road West and 303 King Street 54 - 55**

Motion by _____

THAT the Council meeting adjourn to a public meeting regarding the intent to declare surplus and dispose of a portion of 353 McCarthy Road West and 303 King Street to reconvene at the conclusion of the public meeting.

- 6.4 Presentation by Kathrin Delutis - Stratford-Perth Humane Society**

Kathrin Delutis, Executive Director of the Animal Welfare Agency South Central Ontario (AWASCO) has requested to present an update on the work the Stratford-Perth Humane Society is doing in the community.

Motion by _____

THAT the presentation by Kathrin Delutis regarding the Stratford-Perth Humane Society, be heard.

7. Orders of the Day:

- 7.1 Proclamation - Alzheimer Society of Perth County 56**

Motion by _____

THAT City Council hereby proclaims January 2018 as "Alzheimer Awareness Month" in the City of Stratford and authorizes the flying of the Alzheimer Society flag for the remainder of the month.

- 7.2 Resolution - Canadian Senior Curling Championship Municipal Significance 57**

The Stratford Country Club, as co-host of the event, has requested designation of the Canadian Mens and Ladies Curling Championship to be held March 22-30, 2018 at the Stratford Rotary Complex, as a municipally significant event for the purpose of obtaining a liquor licence.

City Departments and the Health Unit have not expressed concerns with the request.

Motion by _____

THAT City Council hereby designates the Canadian Senior Mens and Ladies Curling Championship to be held March 22-30, 2018 at the Stratford Rotary Complex as having municipal significance in Stratford for the purpose of obtaining liquor licences from the AGCO, subject to the necessary permits being obtained and compliance with the City's

Municipal Alcohol Risk Policy.

7.3 Report - Home For Good Capital Funding Update (COU18-003) 58 - 68

Motion by _____

Staff Recommendation: THAT Council consider and accept the update on the 100% provincially funded local capital funding proposal as information;

THAT Council recommend the two capital funding projects to the Ministry of Housing for review and approval for the issuance of a Conditional Letter of Commitment prior to the Service Manager signing a contribution agreement with each of the housing project builders before March 31, 2018;

AND THAT Council authorize the Director of Social Services to approve and submit to the Ministry of Housing all the financial and mortgage information for each of the projects and an Affordability Payment Schedule setting out the proposed monthly payments in respect to each project per the service agreement requirements for the Home For Good program.

7.4 Report - Update on the Anne Hathaway Day Care Modernization and Expansion Project (COU18-004) 69 - 71

Motion by _____

Staff Recommendation: THAT Report COU18-004 titled Update on the Anne Hathaway Day Care Modernization and Expansion Project be received for information.

7.5 Report - Short Street Assumption (COU18-005) 72 - 73

Motion by _____

Staff Recommendation: THAT the completed road allowance and public services be assumed on Short Street from Matilda Street to Forman Avenue as described in the Subdivision Servicing Agreement with Countryside Developments (2014) Inc. registered as Instrument PC131859.

The by-law will be listed on the February 12 Council Agenda.

7.6 Report - Property Tax Impact 2018 (COU18-006) 74 - 77

Motion by _____

Staff Recommendation: THAT Management Report COU18-006 outlining the 2018 property tax impact on seven different property types be received for information

7.7 Resolution - Festival Hydro Inc. 2018 Quarterly Dividends

Motion by _____

WHEREAS The Corporation of the City of Stratford (the City) is the holder of 6,995 Common shares of Festival Hydro Inc., (the Corporation) being all of the issued and outstanding Common shares of the Corporation;

AND WHEREAS the Directors of the said Corporation have indicated their desire to declare and pay dividends on the Common shares aggregating \$118,915.00 during the 2018 calendar year; such dividends to be declared and paid on a quarterly basis;

AND WHEREAS pursuant to a Declaration of Sole Shareholder of the Corporation dated January 22, 2001, the prior written consent of the City as the sole shareholder to the declaration and payment of such dividends is necessary;

NOW THEREFORE BE IT RESOLVED that the City hereby consents to the declaration and payment of dividends on the Common shares of the Corporation in the total amount of \$17.00 per share (aggregate amount \$118,915.00), such dividends to be declared payable to the shareholder of record with respect to such shares as of the 30th day of each of March, June, September and December.

AND WHEREAS The Corporation of the City of Stratford (the City) is the holder of 6,100 Class A Special shares of Festival Hydro Inc., (the Corporation) being all of the issued and outstanding Class A Special shares of the Corporation;

AND WHEREAS the Directors of the said Corporation have indicated their desire to declare and pay dividends on the Class A Special shares aggregating \$76,250.00 during the 2018 calendar year; such dividends to be declared and paid on a quarterly basis;

AND WHEREAS pursuant to a Declaration of Sole Shareholder of the Corporation dated January 22, 2001, the prior written consent of the City as the sole shareholder to the declaration and payment of such dividends

is necessary;

NOW THEREFORE BE IT RESOLVED that the City hereby consents to the declaration and payment of dividends on the Class A Special shares of the Corporation in the total amount of \$12.50 per share (aggregate amount \$76,250.00), such dividends to be declared payable to the shareholder of record with respect to such shares as of the 30th day of each of March, June, September and December.

8. Business for Which Previous Notice Has Been Given:

At the September 25, 2017 Council meeting, City Council adopted Delegation of Authority By-law 135-2017 and resolutions, including:

THAT existing by-laws and policies requiring amendments to implement the delegated authorities in Revised Schedule A as further amended, be prepared for Council's consideration without further staff reports, unless significant changes to the particular by-law or policy are involved.

Staff present the following policies and by-laws and request Council approval:

8.1 Policy E.3.4 Authority for Staff to Submit Grant and Funding Applications 78

Motion by _____

That Policy E.3.4 Authority for Staff to Submit Grant and Funding Applications, be amended to include delegation of authority provisions adopted by City Council on September 25, 2017.

8.2 Policy P.4.3 Disposal of Municipal Equipment 79

Motion by _____

THAT Policy P.4.3 Disposal of Municipal Equipment adopted by City Council in 1996, be rescinded as authority to dispose of municipal equipment is now provided for in the City's Purchasing By-law.

8.3 Policy E.3.5 Waiving Excess Sanitary or Water Charges 80 - 81

Motion by _____

THAT Policy E.3.5 Waiving Excess Sanitary or Water Charges be amended to delegate authority to the Director of Corporate Services or the Director of Infrastructure and Development Services to make decisions based on the Policy, with respect to waiving excess sanitary charges.

9. Reports of the Standing Committees:

9.1 Report of the Finance and Labour Relations Committee:

Motion by _____

THAT the Report of the Finance and Labour Relations Committee dated January 22, 2018, be adopted as printed.

9.1.1 2018 Operating and Capital Budgets

THAT the 2018 tax levy required to fund the operating and capital budgets in the amount of \$56,677,079 be approved.

10. Notice of Intent:

10.1 Notice of Intent to Declare as Surplus and to Dispose of 48 Water Street, Stratford

In accordance with the Sale and Other Disposition of Land Policy P.3.1, Notice is given that Council intends to declare the lands and buildings at 48 Water Street to be surplus to the needs of The Corporation of the City of Stratford.

The lands under consideration are composed of Lot 567, Plan 20, Stratford; Lot 568 Plan 20 Stratford; Lot 569 Plan 20 Stratford; Lot 570 Plan 20 Stratford, except R241419 and R106988; Lot 571 Plan 20 Stratford, except R241419, R106988 and ELY 36'; S/T Rights in R20487 and R236524, being all of PIN 531240003, City of Stratford, Perth County, Province of Ontario, and known municipally as 48 Water Street Stratford.

The lands and buildings are owned by the City and are used as the Tom Patterson Theatre, the Kiwanis Community Centre and by other users of the property, with parking and park space.

A resolution to declare 48 Water Street as surplus and to dispose of the land will be considered by Stratford City Council at a special meeting to be held as follows:

Date of Special Council Meeting: Monday January 29, 2018

Time: 5:30 pm

Location: Council Chamber, City Hall

1 Wellington Street, Stratford.

Visit the City Clerk's Office at City Hall, 1 Wellington Street during regular business hours to view a map showing 48 Water Street.

Questions regarding the intent to declare as surplus and to dispose may be made to the CAO by mailing to City Hall, P.O. Box 818, Stratford ON N5A 6W1, or by email to rhorne@stratford.ca

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 11.3 be taken collectively.

Motion by _____

THAT By-laws 11.1 to 11.3 be read a First and Second Time.

Motion by _____

THAT By-laws 11.1 to 11. 3 be read a Third Time and Finally Passed.

11.1 Adoption of 2018 Budget and Tax Levy 82 - 92

To adopt the budget and tax levy and to govern and regulate the finances of The Corporation of the City of Stratford for the fiscal year ending December 31, 2018.

11.2 Tax Ratios By-law 93

To set Tax Ratios for area municipal purposes for the year 2018 in the City of Stratford.

11.3 Amendment to Fees and Charges By-law 94 - 97

To amend Fees and Charges By-law 77-2013 as amended, to revise certain fees and charges in the Corporate Services Department for civil ceremonies and Corporate-wide fees for encroachment applications.

12. Consent Agenda: CA-2018-006 to CA-2018-011 98 - 104

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 February 12, 2018 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 pm] or thereafter following the Regular Council meeting];**
- **Community Services Committee [7:30 pm] 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 January 22, 2018 with respect to the following Items and re-stated at the reconvene portion of the Council meeting:

Name, Item and General Nature of Pecuniary Interest

15.2 Committee Reports

15.2.1 Planning and Heritage Committee

Motion by _____

THAT Item 4.1 of the Planning and Heritage Committee meeting dated January 22, 2018 be adopted as follows:

4.1 - Removal of Holding Provision on 19-21 Market Place

THAT Zoning By-law No. 201-2000 be amended by removing the Holding Provision from 19-21 Market Place, located on the south side of Market Place between Downie Street and Wellington Street, and is legally described as Pt Blk B Lot 14, Pt Lots 13 and 15 Plan 87 for the following reasons:

- The conditions outlined in the Holding Provision when the "H" can be removed have been satisfied;
- Removal of the Holding Provision will allow for development on full municipal services in conformity with the City of Stratford Official Plan; and
- Removal of the Holding Provision is consistent with the Provincial Policy Statement.

15.3 Reading of the By-laws (reconvene):

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 11.4 and 11.5 be taken collectively.

Motion by _____

THAT By-laws 11.4 and 11.5 be read a First Time and Second Time.

Motion by _____

THAT By-laws 11.4 and 11.5 be read a Third Time and Finally Passed.

15.3.1 Amendment to By-law 165-2017 Removal of Holding Provision 105 - 107

To amend Zoning By-law 201-2000 as amended, with respect to removal of a holding provision application H07-17 by the City of Stratford on 19-21 Market Place, located on the south side of Market Place between Downie Street and Wellington Street, and is legally described as Pt Blk B Lot 14, Pt Lots 13 and 15 Plan 87.

15.3.2 Confirmatory By-law 108

To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on January 22, 2018.

15.4 Adjournment of Council Meeting

Meeting Start Time:

Meeting End Time:

Motion by _____

THAT the January 22, 2018 Regular Council meeting adjourn.



Stratford City Council Regular Council Open Session MINUTES

Meeting #: 4541st
 Date: Monday, January 8, 2018
 Time: 7:00 P.M.
 Location: Council Chamber, City Hall

Council Present: Mayor Mathieson - Chair Presiding, Councillor Beatty, Councillor Brown, Councillor Bunting, Councillor Clifford, Councillor Henderson, Councillor Ingram, Councillor Mark, Councillor McManus, Councillor Ritsma, Councillor Vassilakos

Staff Present: Rob Horne - Chief Administrative Officer, Michael Humble - Director of Corporate Services, Carole Desmeules - Director of Social Services, David St. Louis - Director of Community Services, Ed Dujlovic - Director of Infrastructure and Development Services, John Paradis - Fire Chief, Victoria Trotter, Tatiana Dafoe - Deputy Clerk, Neil Anderson - Deputy Fire Chief, Mike Beitz - Corporate Communications Lead, Taylor Crinklaw, Project Engineer

Also Present: Media, Members of the Public

1. **Call to Order:**

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

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

None declared at the January 8, 2018 Regular Council meeting.

3. Adoption of the Minutes:

R2018-001

Motion by Councillor Ingram

Seconded By Councillor Brown

THAT the Minutes of the Regular Meeting of Council of The Corporation of the City of Stratford dated December 11, 2017 and December 18, 2017 be adopted as printed.

Carried

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

Mr. Phillip Edward has requested to address Council regarding the Ballantyne Avenue reconstruction.

R2018-002

Motion by Councillor McManus

Seconded By Councillor Mark

THAT the Addendum/Addenda to the Regular Agenda of Council and Standing Committees dated January 8, 2018, be added to the Agenda as printed.

Carried

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

5.1 From the December 18, 2017 Session under the Municipal Act, 2001, as amended

Purchase Agreement with GreenSeal Cannabis Co.
(Proposed or pending acquisition or disposal of land by the municipality or local board (section 239.(2) (c)) (includes municipal property leased for more than 21 years).

R2018-003

Motion by Councillor Beatty

Seconded By Councillor Ingram

THAT the Chief Administrative Officer be authorized to execute the Option to Purchase Agreement with GreenSeal Cannabis Co. for Lots 25, 26, 27, 28, 29, and 30 and part of Street A as shown on the draft plan of subdivision prepared by McNeil Surveying Limited, in the Wright Business Park, City of Stratford, County of Perth;

AND THAT the by-law to authorize the Option to Purchase Agreement with GreenSeal Cannabis Co. be listed on open session of Council for the January 8, 2018 Council Meeting.

Carried

5.2 From the December 18, 2017 Session under the Municipal Act, 2001 as amended:

Declaration of Surplus Property - Portions of City Property at 353 McCarthy Road West and 303 King Street
(Proposed or pending acquisition or disposal of land by the municipality or local board (section 239.(2) (c)) (includes municipal property leased for more than 21 years))

R2018-004

Motion by Councillor Bunting

Seconded By Councillor McManus

THAT staff initiate a Notice of Intent to consider the disposition of land identified as portions of land at 353 McCarthy Road West and 303 King Street to be surplus to the needs of The Corporation of the City of Stratford under the Sale and Other Disposition of Land Policy P.3.1;

AND THAT notice be given of a Public Meeting to be held on January 22, 2018 to hear from the public regarding the proposed declaration of portions of land at 353 McCarthy Road West and 303 King Street as surplus land in accordance with the Sale and Other Disposition of Land Policy P.3.1.

Carried

5.3 At the January 8, 2018 Session under the Municipal Act, 2001, as amended, matters concerning the following items were considered:

- Litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board (section 239.(2)(e)) and, Advice that is subject to solicitor-client privilege including communications necessary for that purpose (section 239.(2)(f));
- Proposed or pending acquisition or disposal of land by the municipality or local board (section 239.(2) (c)) and Advice that is subject to solicitor-client privilege including communications necessary for that purpose (section 239.(2) (f));

The Deputy Clerk advised direction was given on the matter related to litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board (section 239.(2)(e)) and, Advice that is subject to solicitor-client privilege including communications necessary for that purpose (section 239.(2)(f)).

6. Hearings of Deputations and Presentations:

6.1 Presentation by Justine and Ian Brotherston regarding Ballantyne Avenue reconstruction

R2018-005

Motion by Councillor McManus

Seconded By Councillor Ingram

THAT the presentations by Justine Brotherston and by Ian Brotherston with respect to Ballantyne Avenue reconstruction, be heard.

Carried

Justine Brotherston of 162 Ballantyne Avenue referred to a PowerPoint presentation and handed out copies to Council members. She requested Council stop the implementation of the sidewalk policy until it is reviewed, create an Ad Hoc Committee to review the current sidewalk policies and vote in favour of a two sidewalk design for Ballantyne Avenue. She noted the City of Peterborough has implemented a Sidewalk Strategic Plan and to date have completed more than 50% of the priority one and two streets. Ms. Brotherston also referred to a City of Toronto Pedestrian Collision Study which indicates that pedestrian hit at mid-block location is in the five most frequent collision types for the City of Toronto. Additionally, she presented a letter to Council from Spinal Cord Injury Ontario noted that their view is that sidewalks should be retained on both sides of residential streets for safety and accessibility reasons.

Ian Brotherston of 162 Ballantyne Avenue asked Council to consider where the City will be 25 years from now and what they want it to look like. He noted that the City of Peterborough has completed and implemented a sidewalk plan and he would like to see something similar in the City of Stratford. He asked Council to compare the cost of a sidewalk to the cost of a neighbourhood.

Council questioned why they chose the City of Peterborough as their example. In response to questions from Council, Mr. Brotherston stated that they chose Peterborough as it had a two sidewalk policy that has been implemented.

6.2 Presentation by Ray Harsant regarding Ballantyne Avenue reconstruction

R2018-006

Motion by Councillor Ritsma

Seconded By Councillor McManus

That the presentation by Ray Harsant be heard.

Carried

Ray Harsant, Water Street resident, referred to a PowerPoint presentation and handed out copies to Council. He suggested that the current Sidewalk Installation Policy does not allow for flexibility and consideration by the Engineering department and does not align with the Heritage Area and

Corridors principle as Ballantyne Avenue is an entranceway to the Normal School and Stratford Festival Theatre.

Mr. Harsant requested that Council vote for staff to complete a viable two sidewalk plan for Ballantyne such that it can be completed in the spring of 2018.

6.3 Presentation by Phillip Edwards regarding Ballantyne Avenue reconstruction

R2018-007

Motion by Councillor Clifford

Seconded By Councillor Ritsma

THAT the presentation by Phillip Edwards be heard.

Carried

Phillip Edward, Downie Street resident, stated that he has concerns with accessibility and bicycle safety not being addressed. Additionally, he believes that although correct process was followed for implementation of the sidewalk policy the public was not aware of the long term affects on the community and neighbourhoods.

7. Orders of the Day:

7.1 Proclamation - National Eating Disorder Information Centre

R2018-008

Motion by Councillor McManus

Seconded By Councillor Ingram

THAT City Council hereby proclaims February 1 to February 7, 2018 as "Eating Disorder Awareness Week" in the City of Stratford to help raise awareness and hope among the many who are impacted by this illness.

Carried

7.2 Resolution - Gas Tax Letter of Agreement

R2018-009

Motion by Councillor Bunting

Seconded By Councillor Clifford

That Council authorize the entering into of a Letter of Agreement dated January 8, 2018 with Her Majesty the Queen in Right of the Province of Ontario as represented by the Minister of Transportation for funding under the Dedicated Gas Tax Funds for Public Transportation Program for the 2017/2018 program term.

Carried

7.3 Resolution - Canadian Dairy XPO Municipal Significance

The Canadian Dairy XPO organizers have requested designation of the 2018 Canadian Dairy XPO to be held April 4-5, 2018 at the Stratford Rotary Complex, as a municipally significant event for the purpose of obtaining a liquor licence.

City Departments, the Health Unit, and Stratford Police Services have not expressed concerns with the request.

R2018-010

Motion by Councillor Ritsma

Seconded By Councillor Brown

THAT City Council hereby designates the 2018 Canadian Dairy XPO to be held April 4-5, 2018 at the Stratford Rotary Complex as having municipal significance in Stratford for the purpose of obtaining liquor licences from the AGCO, subject to the necessary permits being obtained and compliance with the City's Municipal Alcohol Risk Policy.

Carried

8. Business for Which Previous Notice Has Been Given:

None was scheduled.

9. Reports of the Standing Committees:

9.1 Report of the Infrastructure, Transportation and Safety Committee

R2018-011

Motion by Councillor Mark

Seconded By Councillor Ritsma

THAT the Report of the Infrastructure, Transportation and Safety Committee dated January 8, 2018 be adopted as printed.

Carried

9.1.1 Ballantyne Avenue Road Reconstruction – Request for Council Direction (ITS17-074)

THAT the Ballantyne Avenue Road Reconstruction (ITS17-074) be referred to staff to develop a design that incorporates two sidewalks at a minimum width of 1.5m, minimal disruption to the tree canopy and a two-way traffic design with a one-way traffic option.

It was noted that the collision studies and coroners report presented by Ballantyne Avenue residents did not speak to residential streets but rather to high volume, high speed arterial roads and that staff have considered AODA standards, cycling standards and safety when developing the design.

In response to questions regarding a timeline for a new design, the Director of Infrastructure and Development Services stated that if the motion is passed for staff to develop a design that incorporates two sidewalks a public consultation would be required and then it would come back to committee with a report including input from the public. This would ideally allow for the render to go out in February and construction to start by the end of March.

Council noted that there are many streets that do not have sidewalks and one sidewalk would have a significant savings over

25 years and allow for sidewalks to be constructed on streets currently without any.

In response to questions, the Director of Infrastructure and Development Services stated that the road width would decrease with two 1.5m sidewalks and that when a tree is lost due to construction another one is planted in the same area to replace it.

10. Notice of Intent:

10.1 Notice of Adoption of 2018 Budget

Notice is given that City Council intends to consider adopting the 2018 budget of The Corporation of the City of Stratford at the Regular Council meeting scheduled for January 22, 2018 at 7:00 p.m. in the Council Chamber.

By-laws to adopt the 2018 estimated revenues and expenditures for The Corporation of the City of Stratford, including municipal departments, municipal service boards, advisory committees, boards and commission and to set the tax rates and tax ratios for municipal purposes will be considered at this meeting.

To provide written comments or to obtain further information, contact the City Treasurer's Office at 519-271-0250 ext. 202 or by email at stfdbudget@stratford.ca by January 16, 2018.

10.2 Notice of Intent to Declare Surplus and Dispose of portions of 353 McCarthy Road West and 303 King St and Notice of Public Meeting

In accordance with the Sale and Other Disposition of Land Policy P.3.1, Notice is given that Council is considering declaring a portion of the Rotary Complex land at 353 McCarthy Road West and a portion of the land at the City's Public Works Yard at 303 King Street to be surplus to the needs of The Corporation of the City of Stratford.

The subject lands under consideration are composed of:

353 McCarthy Road West – measuring 15.24 metres by 35.05 metres at

the Rotary Complex

303 King Street – measuring 15.24 metres by 30.38 metres at the City's Public Works Yard.

The lands are owned by the City. The portions identified above are under consideration as surplus and for disposal to support the installation of a fibre option network throughout the City.

As part of the consideration of declaring these portions of city-owned lands to be surplus prior to disposing of the subject lands, a Public Meeting will be held at the Regular Council meeting on January 22, 2018.

Date of Public Meeting: January 22, 2018
Time: 7:00 pm
Location: Council Chamber, City Hall

Written submissions will also be considered by City Council at the Public Meeting, if submitted to the City Clerk by 4:30 pm on January 16, 2018.

Visit the City Clerk's Office at City Hall, 1 Wellington Street during regular business hours to view maps showing the portion of 353 McCarthy Road West and the portion of 303 King Street under consideration.

Questions regarding the intent to declare as surplus and to dispose may be made to the City Clerk by mailing to City Hall, P.O. Box 818, Stratford ON N5A 6W1, or by email to clerks@stratford.ca by January 16, 2018.

10.3 Notice of Public Meeting under the Planning Act

A Public Meeting will be held at the Regular Council meeting on January 22, 2018 beginning at 7:00 pm in the Council Chamber, City Hall, with respect to zone change application Z06-17 for 456 Lorne Avenue West.

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:

R2018-012

Motion by Councillor Beatty

Seconded By Councillor Vassilakos

THAT By-laws 1-2018 to 3-2018 be taken collectively.

Carried

R2018-013

Motion by Councillor Mark

Seconded By Councillor Bunting

THAT By-laws 1-2018 to 3-2018 be read a First and Second Time.

Carried

R2018-014

Motion by Councillor Clifford

Seconded By Councillor Ingram

THAT By-laws 1-2018 to 3-2018 be read a Third Time and Finally Passed.

Carried

11.1 Option to Purchase Agreement with GreenSeal Cannabis Co. - By-law 1-2018

To authorize the entering into and execution of an option to purchase agreement with GreenSeal Cannabis Co. for Lots 27, 28 and 29 Plan 44M-38 and Lots 28, 29 and 30 (original McNeil Surveying Ltd., survey) in the Wright Business Park.

11.2 Letter of Agreement for Dedicated Gas Tax Funds - By-law 2-2018

To authorize the entering into and execution of a Letter of Agreement with Her Majesty the Queen in Right of the Province of Ontario as represented by the Minister of Transportation for the Province of Ontario, related to funding under the Dedicated Gas Tax Funds for the Public Transportation Program for 2017/2018.

11.3 Confirmatory By-law – By-law 3-2018

To confirm the proceedings of Council of the Corporation of the City of Stratford at its meeting held on January 8, 2018.

12. Consent Agenda: CA-2018-001 to CA-2018-005

Council did not express any comments or concerns with respect to any item on the January 8, 2018 Consent Agenda.

13. New Business:

13.1 Access to Parking Meters with Snow

In response to questions regarding ticket when there are excessive amounts of snow in the downtown core, the Deputy Clerk responded that enforcement officers would be more lenient during these times and that it is always best practice to call the Clerk's office to advise of the situation.

13.2 Queen Street Reconstuction

Council questioned if the new pipe used in the Queen Street reconstruction would be 250 year storm or five year storm. The Director of Infrastructure and Development Services responded that it will be five year storm pipe and that 250 year storm pipe is only used for storm water management areas.

13.3 Downtown Core Public Washroom

An update was requested on the downtown core public washroom report. The Chief Administrative Officer advised that the washroom will be discussed at the January 9, 2018 Budget Meeting.

13.4 Market Square Policy

An update was requested on the Market Square Policy. The Chief Administrative Officer advised that staff is working on the policy and will be ready for review by Council this winter.

13.5 Surplus Land and Affordable Housing

In response to questions regarding use of the surplus land for affordable housing, Mayor Mathieson advised at the parcel of land at 353 McCarthy Road is only 15.24 metres by 35.05 metres and is to be used for the

installation of a fibre optic network throughout the City.

14. Adjournment of Council Meeting

R2018-015

Motion by Councillor Mark

Seconded By Councillor McManus

THAT the January 8, 2018 Regular Council meeting adjourn.

Carried

Meeting Start Time: 7:03 p.m.

Meeting End Time: 8:20 p.m.

Mayor - Daniel B. Mathieson

Clerk - Joan Thomson



MANAGEMENT REPORT

Date: January 22, 2018
To: Mayor & Council
From: Jeff Leunissen, Manager of Development Services
Report#: C0U18-002
Attachments: 456 Lorne Ave W Public Meeting Z06-17 Public Comments

Title: Zone Change Application Z06-17, 456 Lorne Avenue West, Public Meeting Planning Report

Objective: The purpose of this report is to describe the application by Labelle/RHP Stratford Inc. to rezone the property at 456 Lorne Avenue West FROM a Future Residential (FR) Zone which permits an existing single detached dwelling, group home and home occupation TO a Residential Fifth Density R5 Zone – special to allow apartment dwellings, nursing homes and seniors apartment dwellings to a maximum density of 100 units per hectare and a maximum height of 15 m with a Special Provision to allow for an exterior side yard setback of 6.0 metres.

With the application, the following reports/studies were submitted:

- Planning Justification Report, prepared by GSP Group
- Functional Servicing Report and Stormwater Management Analysis, prepared by MTE
- Phase 1 Environmental Site Assessment, prepared by Chung & Vander Doelen
- Geotechnical Investigation, prepared by Chung & Vander Doelen
- Stage 1-2 Archaeological Assessment, prepared by AMICK Consultants Limited
- General Vegetation Overview Report, prepared by GSP Group

Background:

Subject Site: The subject lands are located on the northeast corner of Lorne Ave West and Freeland Drive, legally described as Part Lot 4, Concession 2 (Geographic Township of Downie) in the City of Stratford, having 100 m of frontage on Lorne Ave West and 80 m of frontage on Freeland Drive with an area of 0.8 ha.

Site Characteristics:

Existing Use: Single Detached Dwelling, plantation
Frontage: 80.5 m (264.1 ft)
Depth: 100.6 m (330.1 ft)
Area: 8092.6 m² (26,550.5 ft²)
Shape: Rectangular

Surrounding Land Uses:

North: Single Detached Dwellings (Residential)
East: Single Detached Dwellings (Residential)
West: Hydro Sub-station, community services building (Residential)
South: Farm (Industrial)

456 Lorne Avenue West

Lorne Avenue West frontage



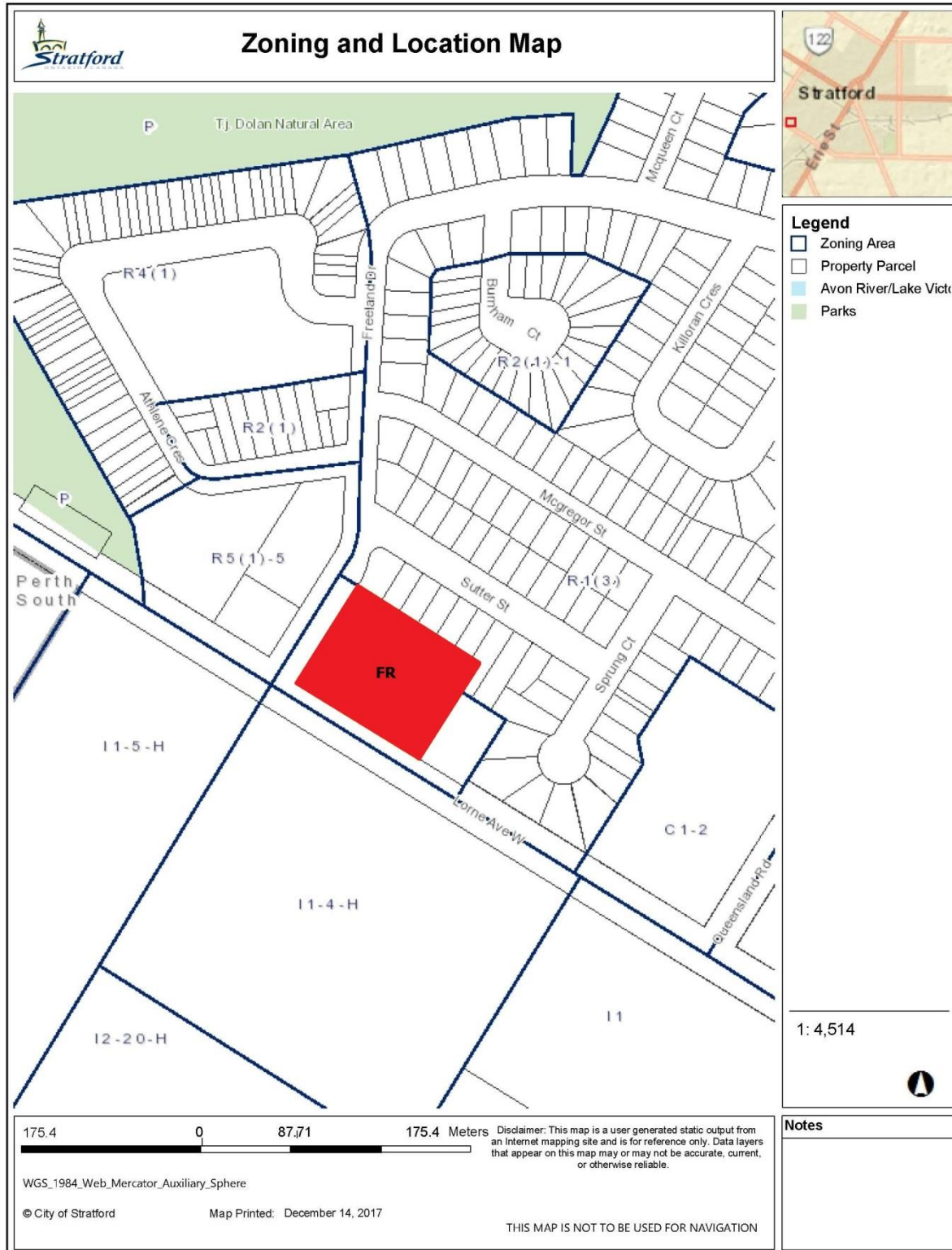
Lorne Avenue West frontage



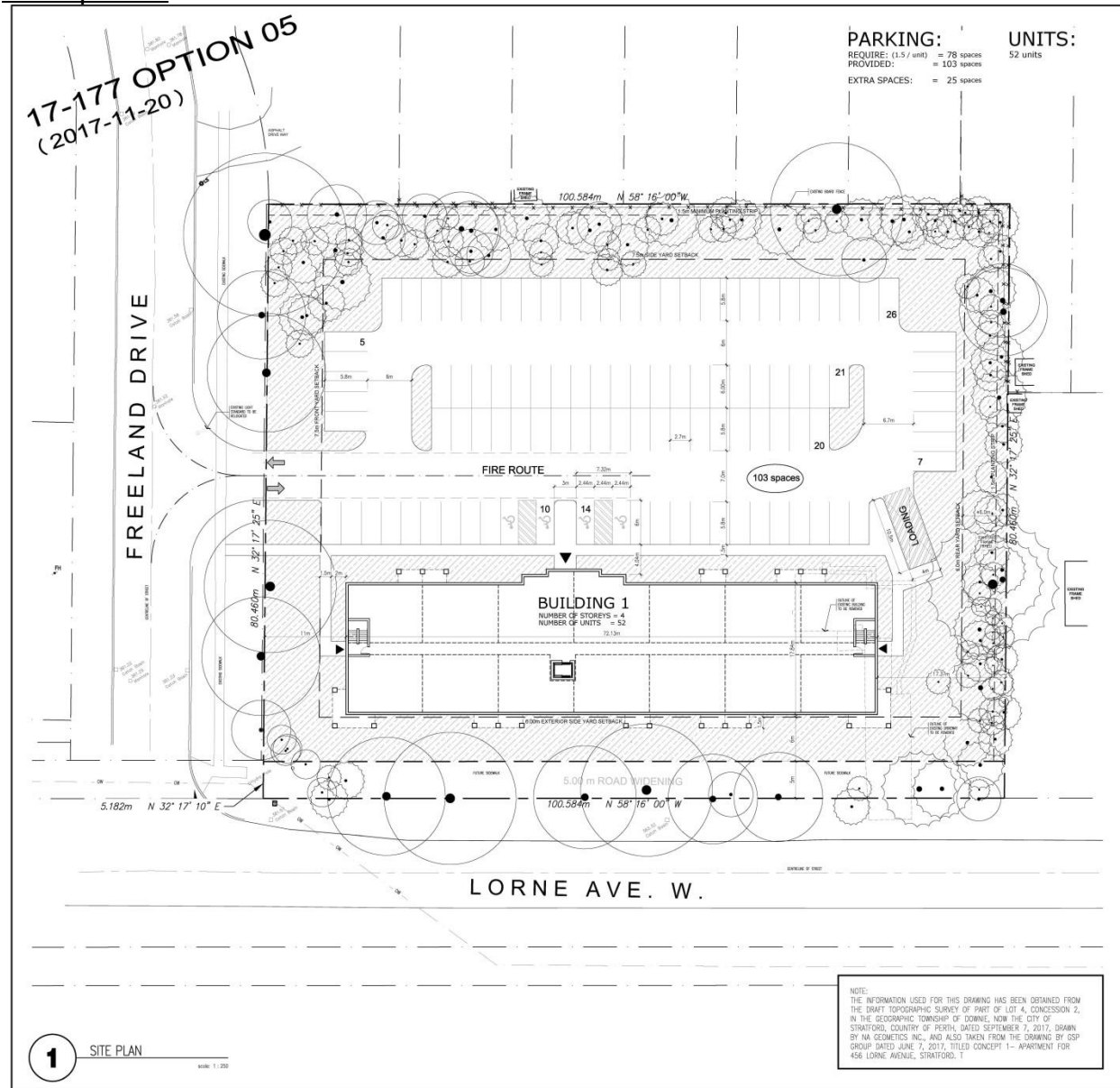
Freeland Drive frontage



Location and Zoning Map



Concept Plan



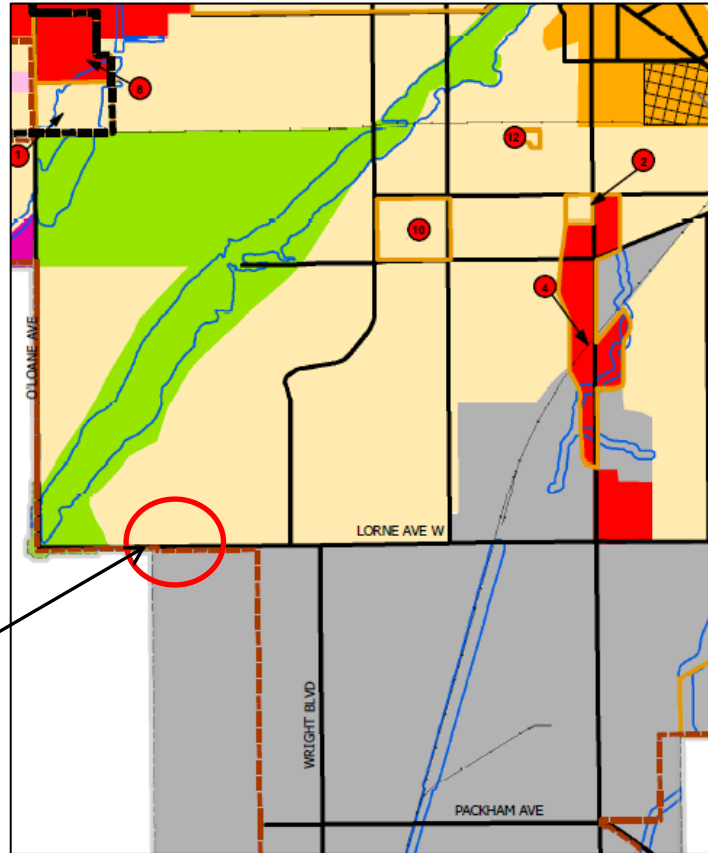
Official Plan Designation

The property is designated as Residential Area and is identified as a Natural and Naturalized Woodlands on Schedule "B" – Natural Heritage and Natural Hazards in the Official Plan. Freeland Drive is classified as a local road and Lorne Avenue West is classified as an arterial street. The Residential Area permits a range of dwelling types from single detached and semi-detached dwellings to townhouses and low-rise apartment buildings. The designation allows residential uses to a maximum density of 65 units per hectare and building heights of up to 4 storeys.

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

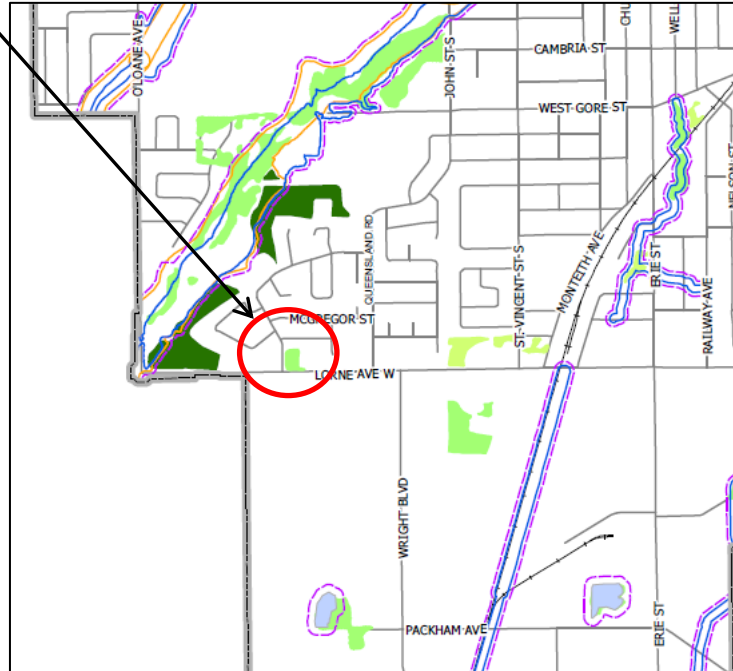
Residential Area

Subject Lands



Excerpt of Schedule "B"
Natural Heritage and Natural
Hazards of the Official Plan

Natural and Naturalized
Woodlands



The Natural and Naturalized Woodlands area has been identified through the Stratford Natural Heritage Study and staff have accepted the submission of a General Vegetation Overview and Tree Management Plan to evaluate the woodland. As the lands are an identified feature on Schedule "B", the policies of Section 5.2 apply.

Zoning By-Law

The lands are zoned Future Residential Zone (FR) which permits existing single detached dwelling, group home and home occupation.

The Residential Fifth Density R5 Zone permits an apartment dwelling, nursing home, seniors' apartment dwelling and retirement home/lodge to a maximum density of 100 units per hectare and a maximum height of 15 m. The applicant has also requested a special provision to allow a reduced exterior side yard width from 15.0 m on Lorne Avenue West to 6.0 m.

Agency Comments

Circulation of the application to various agencies produced the following comments to date (January 15, 2018):

Canada Post

- As the development includes plans for (a) multi-unit building(s) with a common indoor entrance, the developer must supply, install and maintain the mail delivery equipment within these buildings to Canada Post's specifications.

The remaining agency comments will be provided in a future report that will be provided to the Planning and Heritage Committee.

Public Comments

Notice of the application was sent to 70 abutting property owners on December 15, 2017. Notice was also published in the Beacon Herald on December 23, 2017. Ten letters and emails have been received as a result of the zone change circulation and one phone call was received from a neighbour who asked questions about the application, but did not submit any formal correspondence. One letter respondent indicated support for the application and nine written respondents expressed concerns or are opposed to the application. A summary of concerns and/or objections is as follows: A copy of the original submission is attached to this report.

- There will be increased noise from the development and additional noise impacting the neighbourhood due to the loss of trees and greenspace
- The loss of the trees and wildlife will have a negative impact on the neighbourhood
- The proposed building will not be aesthetically pleasing

- Stormwater runoff and snow will not be able to be accommodated on the property and will impact adjacent neighbours
- The property is being overdeveloped, there is too much parking/asphalt and not enough greenspace or amenity area
- The development will result in increased traffic which impacts the safety of the neighbourhood
- The development will result in increased noise
- Adjacent property values will be impacted by the development
- The building will create shadowing on the adjacent properties
- There will be a loss of privacy in the neighbourhood
- Abutting properties will experience light pollution
- Parking problems will be increased on the surrounding streets
- The increased population cannot be accommodated in the neighbourhood
- The grain operations on the adjacent property already impact the existing neighbourhood and will have a negative impact on the proposed development
- There is a concern with the lack of time for neighbours to respond to the development
- The massing of the building is too large
- The parking lot will negatively impact the adjacent neighbours
- The quiet neighbourhood will be disrupted
- There is a lack of amenities on the property and services are not within a walkable distance from the property

Planning staff intend to review and consider the public letters and comments that have been submitted and will address each of the issues that have been raised when completing a Planning Report on the application to be discussed at a future Planning and Heritage Committee Meeting.

Financial Impact: To be reported in a future planning report.

Staff Recommendation: THAT Council hear all interested persons with respect to Zone Change Application Z06-17.



Prepared by: Jeff Bannon, MCIP, RPP – Planner



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

A handwritten signature in black ink, appearing to read "Rob Horne". The signature is written in a cursive, flowing style.

Rob Horne, Chief Administrative Officer

Jeff Bannon

From: Roxanne Martin <[REDACTED]>
Sent: Wednesday, January 10, 2018 1:22 PM
To: Jeff Bannon
Subject: 456 Lorne Ave West property

Hi Jeff Bannon,

I'm writing about the property of 456 Lorne Ave West.

My husband (Stephen) and I and our children live on Sutter Street, and 456 Lorne Ave West is the property directly behind ours.

We are completely against this property development for a number of reasons:

-this will decrease our property value, both for living here currently and if we should ever decide to sell our home.

-We will lose the privacy in our backyard that we have enjoyed. We don't want a **HUGE** apartment building and **UGLY** parking lot in full view of our backyard.

-It will also decrease the condition of our health as trees will be replaced by an apartment building, parking lot, fumes from vehicles, noise pollution, and all that goes with that. We don't want to be putting the health of our young children or ourselves and our neighbours at risk for the chance of yet another apartment building in a random spot.

-With the destruction of the trees, what does that say to our children who have been taught to respect nature and take care of our environment? Not to mention the loss of a habitat for all the animals that make this property their home.

-There are few places in Stratford that can enjoy a lovely view such as a treed lot...does the developer really want to take that away and **DECREASE THE VALUE** of the entire neighbourhood?

-The apartment building will be an "eyesore" (translation: not pleasant to look at)

So sorry this email is so late in coming, but still wanted to see if these comments can be in the report for the public meeting on Jan 22nd. There seemed to be some discrepancy in the letter we received as to the date you wanted to hear from people. There were conflicting dates and one was wrong: listed were Friday January 8th as well as Monday January 8th. Since there was a typo in this regard I think it's only fair to include my comments even though it's past both correct/incorrect deadlines.

Thanks for your time in reading this email.
 Roxanne Martin



Virus-free. www.avg.com

Jeff Bannon

From: brian jonas <[REDACTED]>
Sent: Sunday, December 31, 2017 6:24 AM
To: Jeff Bannon
Subject: Zone change Z06-17

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning.

We are Anne and Brian Jonas. We own 68 Sprung Crt. Stratford.

We are AGAINST! this zone change.

Is this email enough to make our opinion official or do we need to actually write a letter and bring to city hall?

Cannot attend meeting on Jan. 22 2018

Thank-you.

[Sent from Yahoo Mail on Android](#)

Jeff Bannon

From: JOHN SAMAN <[REDACTED]>
Sent: Tuesday, January 02, 2018 4:10 PM
To: Jeff Bannon
Subject: Notice of application no. Z06-17for zoning change

Follow Up Flag: Follow up
Flag Status: Flagged

We live at 29 Sutter St and the main reason we purchased this property was the location and the privacy provided by Official Plan Designation of Residential and Natural Woodlands. While we do appreciate the special provision for an exterior side yard setback of 6 metres and according to the concept plan the intention of keeping trees within the 6 metre area, we are somewhat concerned that the peacefulness will no longer be there with residents and visitors of the building opening and closing car doors and starting their vehicles (particularly if there is major activity in the early morning). We also have a concern regarding the increased traffic on Freeland, particularly for anyone wanting make a left turn on to Lorne Ave. At times even now it can be difficult to make a left turn off Freeland. If and when Lorne Ave becomes a By-Pass route in regards to the Hyw 7 & 8 expansion the problem will be even worse.

Thank-you for the opportunity to voice my concerns.

John & Marianne Saman

Jeff Bannon

From: I G <[REDACTED]>
Sent: Tuesday, January 02, 2018 6:48 PM
To: Jeff Bannon
Subject: Application no. : Z06-17 / 456 Lorne Ave. W

Follow Up Flag: Follow up
Flag Status: Flagged

ATTN:- Mr Bannon,

We, 2507279 Ontario Inc, owners of 30 Queensland Rd, hereby **support** this application.

Regards

Sincerely,
Inder Goyal
[REDACTED]

Jeff Bannon

From: B/J McCann <[REDACTED]>
Sent: Tuesday, January 02, 2018 7:16 PM
To: Jeff Bannon
Subject: 456 Lorne Ave W.

Importance: High

My husband and I have lived in the Queensland area for the last 27+ yrs and we were the last house in the area. We have a great concern about the over populating of the area. I do think someone should be doing a study on the traffic situation in our neighbourhood. Trying to get onto Lorne Ave at times is a chore. We have a number of school buses that load and unload children at the corner of Freeland and Lorne and in front of Optimism Place along with their parents dropping them off and picking them up. We have a number of church people who park all down Freeland, Athlone Cres and Sutter St, they sponncer Blood donor clinics, that is wonderful but it also brings significant traffic into the area. The farm drying grain in the fall has tractors and trailers blocking Lorne Ave and their drying process is **not** environmentally friendly. Every year there is layer of grain husks all over the area. We have taken samples to the Health Unit but they say it is not their problem. Should they be filtering the discharge and should we contact someone in the government to have this addressed? Anyone with allergies should be made aware of this.

A driveway accessing Freeland will be very dangerous and possibly an accident waiting to happen as cars turning off Lorne Ave from either east or west tend to turn at an accelerated speed. Adding another 50 some cars at this busy intersection is not a good idea. Help keep our neighbourhood safe!!

Bruce and Judy McCann
 66 Sutter St
 Stratford, On
 N4Z 1G8

Jeff Bannon

From: [REDACTED]
Sent: Tuesday, January 02, 2018 8:52 PM
To: Jeff Bannon
Subject: 456 Lorne Ave West

The owners may want to read this article about grain dust:

Grain dust spurs pollution complaints from residents near harbour | TheSpec.com
<https://www.thespec.com/news-story/6723192-grain-dust-spurs-pollution-complaints-from-residents-near-harbour/> check out this article.

Grain dust spurs pollution complaints from residents near harbour

News Jun 14, 2016 by [Matthew Van Dongen \(/hamilton-author/matthew-van-dongen/70C601Fo-79A5-4189-B1DA-147F61545D27/\)](#) [✉ \(mailto:mvandongen@thespec.com\)](mailto:mvandongen@thespec.com)
Hamilton Spectator



Clouds of microscopic corn dust are plaguing residents near the harbour. The provincial Ministry of the Environment has checked out resident complaints and confirmed they're legit. - Gary Yokoyama, The Hamilton Spectator

Clouds of grain dust plaguing residents are the latest — and possibly strangest — air pollution complaint to billow out of Hamilton's industrial harbour.

The provincial Ministry of the Environment acknowledges the peculiar particulate is a potential health problem but says grain-handling terminals have promised improvements.

Some residents say they're worried the ministry isn't taking the issue seriously. "They say they'll deal with it, but there's no legal order, no deadline. And, in the meantime, I'm still breathing this crud," said Carol Hoblyn, who lives on the 18th floor of the Marina Towers on John Street North.

Hoblyn said she noticed excess dust coating the inside of her apartment two years ago and initially assumed it was due to traffic. But the Environment Hamilton volunteer later used a loaner air quality monitor on her own balcony and noted high levels of fine particulate — microscopic dust — during grain-loading in the harbour.

She complained to the MOE last year and took photos, recently shared with city council, of a blurry cloud around ship-loading at Parrish and Heimbecker, located at Pier 10.

Guisse Street resident Dennis Street took his dust complaint directly to local company managers last year. He said they gave him a \$100 gift certificate for house cleaning, but no assurances he won't find his deck and car coated in grit again.

"I just told them, 'Come on guys, you've got a big bloody cloud around your ship. When the wind comes in from the east, where do you think that's going?' "

Breathing in too much corn or wheat chafe — sometimes known as "red dog" or "red snow" — is considered an allergy and respiratory health risk.

District manager Geoff Knapper said the ministry monitors grain-handling activity to ensure fine particulate doesn't drift offsite. So far, the ministry has logged three formal complaints about windblown dust from Parrish and Heimbecker as well as Richardson International on Eastport Boulevard.

"There is an issue that needs to be addressed," Knapper said. "But we have a very good relationship with these companies. They also want to ensure they're running the best operations possible."

Parrish and Heimbecker refused to comment when contacted Tuesday and Richardson International did not respond to interview requests.

Knapper said Parrish and Heimbecker has agreed to buy and install a new loading arm featuring better control of grain output, while Richardson International has said it will buy a bigger misting system designed to damp down dust.

But Knapper said the ministry won't issue formal orders to do so — which come with enforceable deadlines — because the companies have volunteered to do the work.

Both Hoblyn and Street argue the problem is only going to get worse, in part because agribusiness is exploding in Hamilton's port, with a new flour mill and grain handling facility primed to come online.

Hoblyn told councillors the city has an interest in clearing the air before Pier 8 is redeveloped for up to 1,600 new homes just 400 metres away from Parrish and Heimbecker. "Can you imagine a few thousand people living in that cloud?" she asked.

A recent environmental report for the development notes a high probability of "fugitive emissions" from grain loading and the potential for "periods of major annoyance" for prospective residents.

It recommends further study with an eye to developing a strategy to lessen the "nuisance impact" of emissions and noise for any future development.

mvandongen@thespec.com (<mailto:mvandongen@thespec.com>)

905-526-3241 | @Mattatthespec

by [Matthew Van Dongen](#) (/hamilton-author/Matthew-Van-Dongen/70c601fo-79a5-4189-b1da-147f61545d27/)

Matthew Van Dongen covers city hall for the Hamilton Spectator.

Email: mvandongen@thespec.com
(<mailto:mvandongen@thespec.com>) [Twitter](#)
(<https://twitter.com/Mattatthespec>)

Jeff Bannon

From: Jeff Leunissen
Sent: Monday, January 08, 2018 8:23 AM
To: [REDACTED]
Cc: Jeff Bannon
Subject: RE: development plan - corner of Lorne Ave and Freeland Drive
Attachments: 2017 Notice of Public Meeting Rezoning Application Z06-17.pdf

Mr. Wood,

Attached is a copy of the Notice of Application/Notice of Public Meeting. I believe it has the additional information you requested.

The Clerk's Office does not prepare and circulate Planning Act Notices, that is done in Development Services. If you have questions or require additional information on this or other planning matters, please do not hesitate to contact the planner listed in the Notice.

Regards,

Jeff Leunissen
 Manager of Development Services



Jeff Leunissen, MCIP, RPP
Manager of Development Services
 City of Stratford
 82 Erie Street, 2nd floor
 Stratford, ON N5A 2M4
 Phone: (519) 271-0250 Ext. 221
 Fax: (519) 271-5966
 Email: jleunissen@stratford.ca
 Web: www.stratfordcanada.ca

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Please consider your environmental responsibility before printing this e-mail.

From: Jeff Leunissen
Sent: January 8, 2018 8:19 AM
To: Joan Thomson; [REDACTED]
Cc: Tatiana Dafoe; Jeff Bannon
Subject: RE: development plan - corner of Lorne Ave and Freeland Drive

Joan thank you for forwarding Mr. Wood's email. We will send him a copy of the Notice of Application.

Jeff, with the Notice, please advise Mr. Wood that if he has comments on future applications, he should email the planner listed in the notice directly.

Thanks,

Jeff



Jeff Leunissen, MCIP, RPP
Manager of Development Services
 City of Stratford
 82 Erie Street, 2nd floor
 Stratford, ON N5A 2M4
 Phone: (519) 271-0250 Ext. 221
 Fax: (519) 271-5966
 Email: jleunissen@stratford.ca
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Please consider your environmental responsibility before printing this e-mail.

From: Joan Thomson
Sent: January 8, 2018 6:00 AM
To: [REDACTED]
Cc: Jeff Leunissen; Tatiana Dafoe
Subject: Re: development plan - corner of Lorne Ave and Freeland Drive

This will acknowledge receipt of your email. Have forwarded it to development services staff for a response .

Sent from VMware Boxer
 On Jan 7, 2018 11:53 AM, Ken Wood <[REDACTED]> wrote:
 Hi Joan,

Is there any way to see details of the proposed plan before the public meeting set for Monday, Jan 22 at 7pm at City Hall ?

I may have concerns regarding this site but cannot know until more information is available.

Any chance the proposal could be emailed to me?

Thanks

Ken Wood
 84 William Street, Stratford, On
 [REDACTED]

January 8, 2018

Jeff Bannon:

jbannon@stratford.caDevelopment

Service Division City of Stratford

Dear Mr. Bannon:

This letter is in response to the Application No.: Z06-17 dated December 15, 2017 for future residential zoning of 456 Lorne Avenue West.

We have objections to the proposed development of this property outlined below.

1. To begin with, the letter outlining this proposal dated December 15, 2017 was not received in our mailbox until after Christmas on December 28th leaving the residents six (6) business days to research and respond. The date for response states Friday, January 8th when in fact Friday was January 5th, 2018.

The contact person was unavailable to respond to the residents until today, January 8, 2018.

2. Your notification states that the notice of Public Meeting will be included in the Town Crier published in the Beacon Herald newspaper on Saturday, December 30, 2017 and also posted on the City of Stratford Website. This proposal was **not** in the 'Town Crier' in the paper or on the website on the 30th, nor to date, January 8, 2018.
3. The removal of the woodlot and building a 3 or 4 story apartment building will negatively change the entire neighbourhood. We already deal with parking in front of our homes from the overflow of the church on Athelone Crescent and in some instances from people picking up or dropping off at the women's shelter on Freeland drive.
4. The trees provide a sound barrier for the noise of both the Lorne Avenue traffic and the elevator drying machines on the Walch farm on the south side of Lorne Avenue as well as a natural filter to the air we (the current residents) breathe.

5. The proposed building on this site will dramatically increase traffic in the neighbourhood, and with the loss of the woodlot will allow a dramatic increase in the fumes from the apartment building tenant's vehicles, the traffic on Lorne Avenue and also chemicals from the Walch farm on Lorne Avenue potentially causing health issues for the current residents.
6. Having spoken to several realtors, it is their belief that the current property values on Sutter Street will decrease approximately 15 to 20 percent should this development go ahead. I wonder if the city is willing to drop the current residents taxes in this neighbourhood accordingly?
7. The traffic entering and exiting at Lorne Avenue and Freeland Drive is already difficult – almost impossible at various times of the day. Adding approximately 150 more vehicles to this will create even more of a logistical nightmare. The area is already congested with traffic entering and exiting and speeding on Lorne Avenue. Almost daily police vehicles are at the corner of Freeland Drive and Lorne Avenue in an effort to slow speeding traffic on Lorne Avenue.
8. Freeland Drive is also a pick-up and drop-off location for young school children, many of whom have to navigate crossing an already busy street to get to the bus stop. Increased traffic will put them at a higher risk.

Based on the above, most particularly with regard to the errors stated in #1 and #2 above with regard to the proposal No. Z06-17 Notification procedure dated December 15, 2017, we request that this process start over with correct notification, dates and communications and allow for proper input and consideration from the current residents whom this rezoning will affect so significantly.

Sincerely,
 Tom & Susan Lemenchick
 46 Sutter Street
 Stratford, ON
 N4Z 1G8

[REDACTED]

Susan: [REDACTED]

Tom: [REDACTED]

Jeff Bannon

From: Cristina <[REDACTED]>
Sent: Tuesday, January 09, 2018 10:48 PM
To: Jeff Bannon
Cc: Jeff Leunissen; Joan Thomson
Subject: Application No.:Z06-17

The following is our disapproval of the proposed letter to the residents of Freeland Drive, Sutter street, etc regarding application no.:Z06-17 location of 456 Lorne Avenue West

We have been residents of Freeland drive since 2003 and have been accustomed to our quiet, peaceful greenery that is adjacent to our property.

We believe that the pros of the green property far out-weigh the cons of the proposed use of future development.

We enjoy the fact that we have "no neighbours" peering in our windows and love the peace and quiet of the green space. The dense lot filters out the constant Lorne avenue traffic. The greenery brings calm, nature and even wildlife to our neighbourhood which we enjoy all seasons of the year. We have become accustom to this quiet and private part of our street.

Not only does this application suggests more individuals, it also leads to more traffic, noise and less privacy. This will also bring more congestion of parked cars spilling over from the proposed space you have for the parking lot. The absence of the green space will allow more noise of vehicles from Lorne avenue on top of the added traffic from this proposal and also more pollution from the parked cars.

Think about it...would YOU want this in YOUR backyard?

Toby and Cristina Kuepfer
265 Freeland drive
[REDACTED]

Sent from my iPhone

Sandra Metelski

43 Sutter Street Stratford N4Z 1G8

Phone: [REDACTED]

Date: January 6, 2018

Jeff Bannon jbannon@stratford.caDevelopment

Service Division City of Stratford

Dear Mr. Bannon:

In response to the Application No.: Z06-17 dated December 15, 2017 for future residential zoning of 456 Lorne Avenue West this is our opinion on this matter.

We are abhorrently in disagreement with the development of a four story, fifty-two unit apartment building with 103 parking spaces abutting our peaceful unencumbered back yard property that has been our home since 1989. When considering many worthy properties for us to purchase, this property was chosen solely for and because of scenic back yard and deck.

We are not oblivious to the fact that development would occur on this property. However, this gross proposal is inconceivable on many levels.

Firstly, the timing of this notice of application, from the city of Stratford, is underhanded in that it is dated December 15, yet not received to our mailbox until December 27 or 28, the date when we retrieved it from our mail box in the peak of holiday season and 12 or 13 days or six business days after the application date. This permitted the affected parties only six business days to respond to this insulting proposal, assuming they were home during this time. Secondly, you, Jeff Bannon, our contact person at city hall for questions and concerns, were out of the office until January 8, the due date for submissions. Messages left unanswered. Additional calls to city hall for service had to be made for any assistance from the city planning department. The city mailed application reads Friday, January 8, a mistake, as Friday is the 5th, not the 8th. Your notification also states that this notice of Public Meeting will be included in the 'Town Crier' published in the Beacon Herald newspaper on Saturday, December 30, 2017 and

also posted on the City of Stratford website. This proposal was NOT in the 'Town Crier' in the paper or on the website on the 30th nor to date, January 6, 2018! This is NOT acceptable planning nor does it afford anyone truthful, honest or lawful notification from our City of Stratford planning department. Who can we trust to impartially conduct themselves on behalf of the property owners/taxpayers abutting this indecent proposal?

We do not trust you the City of Stratford or Labelle/RHP Stratford Inc. as credible business professionals with respect to this notification and application.

Given the above errors and prior to continuing this communication, I challenge that this entire Application No.: Z06-17 Notification procedure dated December 15, 2017 NULL AND VOID and insist that the entire process with proper communications, truthful notifications, accurate dates and deadlines begin in it's entirety again in 2018.

Following is the list of various concerns relating to this application:

1. We disagree with the development of a single unit use property to a 52-unit proposal increasing the population from one single dwelling to a development of 52 units to approximately accompany 150 persons.
2. Our tranquil view is gone.
3. We disagree with having a 103 space parking lot with 25 feet off our back property line blowing vehicle exhaust fumes, peering vehicle lights, high parking lot light standards and peering apartment occupants and lights entering our two bedroom and great room/kitchen rear windows of our home.
4. Our clean air is gone. Polluted. No longer having a sound barrier or clean oxygen filtered by the vast wood lot.
5. The winter sun will not permeate a 15m four-story building to allow natural light in to our homes rear windows that have never required window treatments.

6. The vast open parking lot WILL expose us to incessant, deafening noise from the large trucks on this Lorne Ave. truck route, jammed vehicles, daily emergency vehicle sirens, and excessive 24 hour elevator drying machine roars (from the Walch farm on the south side of Lorne). A clear and unencumbered path of noise pollution will surround our entire property with deafening, incessant noise from Lorne Avenue will be realized if the proposed 300 vehicle daily trips entering and exiting the ugly proposed open property parking lot is permitted. Not to mention, any future development on this Lorne Avenue property will no doubt resent the decision to move to this address given the incredible noise and movement vibration that they will also be exposed to 24 hours a day. Insecticide will be sprayed by helicopter on the Walch farm fields on the south side of Lorne Ave and directly across from this property allowing the poisons far reaching overspray to have a direct path to all of our properties, in the absence of the wooded lot.
7. Our relatively quiet, sun soaked, peaceful, well-maintained private property existence will realize a 20% or \$130,000 property value DECREASE as a result of this excessive proposed development.
8. We would request and require 16 foot high solid property fencing protecting our properties from any such proposal thus forcing our existence in to a brutal shoe box style lot.
9. A city sewer drain occupies our back yard. This low point allows current rear yards excess water to drain to this low point. Any proposed property is NOT to drain any waste/water on to our property or in to this drain.
10. An increase of traffic of 300 vehicle trips per day at and to this 40-meter space from entrance/exit of said proposal from Freeland to Lorne will be a logistical nightmare when attempting to enter Lorne Avenue for anyone in this subdivision. An already severely congested area with a inability to cautiously and safely make a left turn at most times of the day will be non existent with this proposal scenario. Attempting to finally get to the head of the queue at Lorne will continually be time consuming and beyond frustrating for all drivers involved at this intersection. A right turn on to

Lorne Ave is a right turn to nowhere when the goal is to go east. Detouring to the Queensland/Lorne corner is already a nightmare without any controlled traffic lights on an extremely congested stretch of road from Erie Street West to O'Loane Ave. Traffic flow, volume and risk management seriously needs to be addressed in this area even without the credulous building proposal.

11. Because there will NOT be adequate parking spaces for visitors and tenants on this proposed property, Sutter, as the nearest assessable street, will be congested with unwelcomed random vehicles parking in front of our properties.
12. This proposal is violating our privacy, our peaceful, unpolluted existence that we have enjoyed for 29 years a full 360 degrees around 43 Sutter Street and in our entire subdivision. NIMBY!

Do notify us of the adoption of the proposed Zoning Amendment or of the refusal of a request to amend the Zoning By-Law

In conclusion and given the above realizations, we expect to receive notification of an entire re-start of the Notice of Application No.: Z06-17 and in addition, public hearings under the panning act so that we, the Citizens of Stratford affected by this, may equally have the opportunity to voice their opinions on the proposed zoning change from a residential area and natural woodlands property to future residential.

Regards,

Sandra & Peter Metelski
Home Owner 43 Sutter Street

January 7, 2018

Dear Mr. Leunissen:

Further to our telephone conversation, I have set out below some of my concerns with the proposed development of 456 Lorne Ave. I will expand on these concerns during the meeting on January 22, 2018.

1. The direct neighbourhood surrounding the proposed development is entirely single family residences. In addition there is a church, a women's shelter and co-operative housing units across from the wooded part of the lot already. The planning and development of this area 20 years ago seems to have taken a mixed housing approach.
2. While there may be a need for affordable housing, if that is the type of building they are proposing, this lot does not provide any practical amenities. There is not a grocery store, easy access to community services, requires a car or a bus pass. This area is not conducive to walking to essentials.
3. If the development is for average income residences, with a 52 unit apartment, you would be inserting anywhere from 52 to 200 new people to the area. Assuming each has a car, and an entrance off of Freeland. The road is not designed arterial and would not satisfactorily support the added traffic.
4. The intention of the by-laws, in part, is to maintain the architecture of a particular area. While these may not be century homes, the appearance of the neighbourhood is well established. All of the homes affected by this proposal are single dwelling, primarily brick with double driveways. An apartment building placed in this location would create an architectural disharmony to this area. It would negatively impact the appearance of the neighbourhood. A building over 50 feet, multiple tenants and a parking lot is not consistent with the existing neighbourhood.
5. The most negatively affected houses would be on Sprung and Sutter and McGregor, approximately 50 homes. These residences will suffer not only the quite enjoyment of their homes but in the value of their properties. Has there been an independent study on what that loss would be to each of them? People's backyards, front yards and even side yard would certainly be visually impacted.

6. The location map attached to the Notice is misleading to counsel as it does not disclose what exists across the road. A church, women's shelter and all of Athone consisting of co-operative housing. There are at least 50 or more townhouses
7. Accessibility to Freeland and Lorne would be significantly impacted by the additional traffic.
8. While the forest may be a "manmade wood lot" it still preserves some greenland in the area. The trees are significant and cover approximately one-half of the proposed site. From the draft I have seen, there is a token amount of trees left but for the most part they will be removed. It is a very established forest.
9. It is my belief that when the Town designated the lot as FR, future residential, that they anticipated there being 4 to 6 single family dwellings put be built there. I really don't see counsel having meant for it to be a 50 ft apartment with 50 space parking lot.
10. The developer is already asking for smaller setbacks and exceptions on the property before it is built. The reason being moving the building closer to Lorne. Does 3 ft make a big concession by the developer?

I hope that is sufficient for the purposes of getting discussion started surrounding 456 Lorne.

Thank you for your time and assistance.

Sincerely,

Ann Cornish

Jeff Bannon

From: Rachel Tucker
Sent: Wednesday, January 03, 2018 1:05 PM
To: Jeff Bannon
Subject: Z06-17 456 Lorne Ave

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jeff,

FYI I got a call from Peter Switzer () who lives at 444 Lorne Ave (property to the east) about Z06-17. He asked if the apartment was going to have to have a noise wall/ fence along Lorne Avenue and a setback of 30m like the development to the east of him. I explained that they are asking for a 6m setback through the zone change. Further I told him about our urban design guideline policies that speak to duel frontages that are to be addressed through site plan. He didn't seem to have any issues with the request and didn't request to receive additional information. We can talk about it more when you are back if you would like but I just wanted to keep you in the loop.

Thanks,

Rachel



Rachel Tucker, BES
Planner
City of Stratford
82 Erie Street, 2nd floor
Stratford, ON N5A 2M4
Phone: (519) 271-0250 ext. 320
Fax: (519) 271-5966
Email: rtucker@stratford.ca
Web: www.stratford.ca

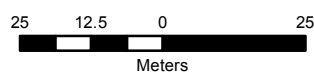
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Infrastructure and Development
Services Department
December 2017
Aerial Flown 2015

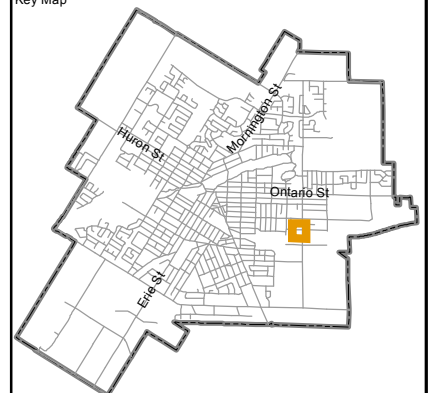


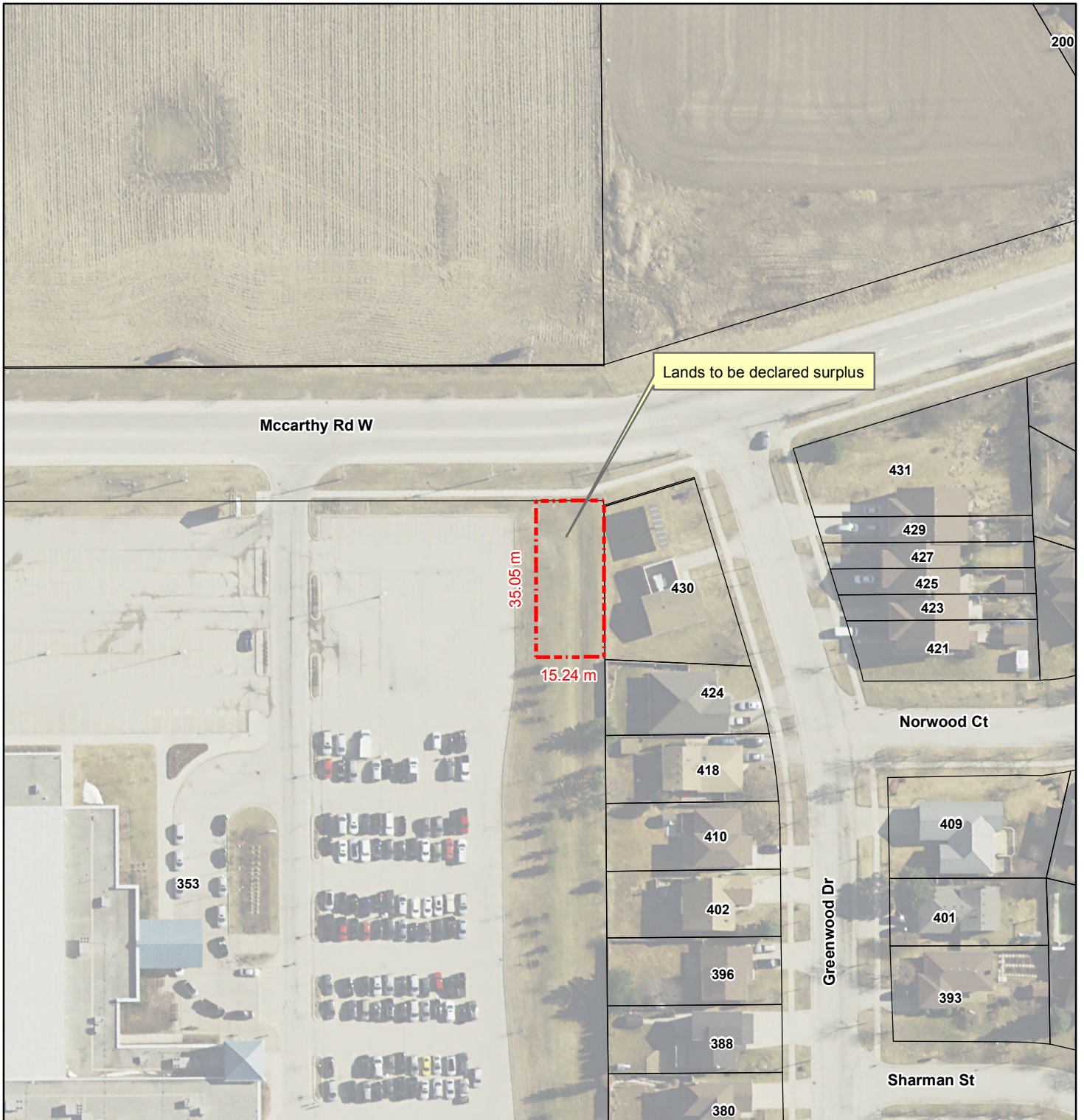
Legend

Subject Area

- Subject Area
- Property Parcels

Key Map

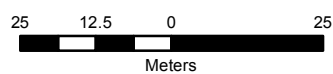




353 McCarthy Rd. W



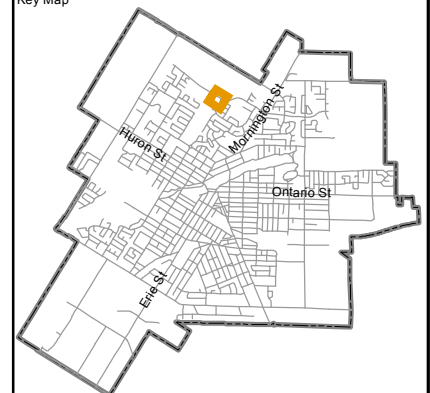
Infrastructure and Development
Services Department
December 2017
Aerial Flown 2015



Legend

- - - Subject Area
- Property Parcels

Key Map



Alzheimer Society

PERTH COUNTY

December 29, 2017

Mayor Dan Mathieson
City of Stratford
1 Wellington Street
PO Box 818
Stratford, ON N5A 6W1

JAN 05 2018

Dear Mayor Mathieson

Re: January Alzheimer Awareness Month

Each January, the Alzheimer Society of Perth County kicks off the new year with an awareness campaign aimed at challenging the stigma and negative attitudes associated with Alzheimer's disease and other dementias. This year's campaign is entitled "*I live with dementia. Let me help you understand*" with the goal to spark conversations and encourage Canadians to see dementia differently.

As you know, we are continuing our work towards making Perth County dementia friendly. With the support of all local levels of government, we submitted a proposal to the Ministry of Seniors Affairs earlier in December for our Dementia Friendly Communities work; we are still waiting to hear the results of this application. However, we are continuing to move forward with a small group of dedicated volunteers that are sharing their stories of living with Mild Cognitive Impairment, Alzheimer's disease and other dementias and their carepartners. Our goal is to make Perth County a community where people with dementia can receive the support and assistance they require in their lives and in their work.

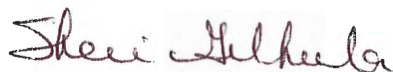
Today, I am writing to request that Council continue their support of the Alzheimer Society of Perth County and proclaim January 2018 Alzheimer Awareness Month in the City of Stratford. To commemorate this partnership, our Society requests permission to raise the Alzheimer Society flag at City Hall and for it to be flown throughout the month of January. If this request is approved, I will deliver the flag to your office in advance, as well as arrange a photo opportunity with the local media.

I would also like to request the opportunity to speak to Council at its January or February meeting in order to share more about the work of the Alzheimer Society and the provincial government's commitment to developing a comprehensive, forward looking dementia strategy for the Province of Ontario.

Thank you for your time and consideration of these requests. Should you have any questions, please do not hesitate to contact me at 519-271-1910 ext. 25 or by email at sgilhula@alzheimperthcounty.com.

I thank you for your continued support and look forward to hearing of your Council's decision.

Sincerely,



Sheri Gilhula
Public Education Coordinator





The Stratford Country Club Partnership

53 Romeo Street North, Stratford, Ontario, N5A 6S2
Telephone: (519) 271-4212 ext. 221 Fax: (519) 271-2358
Website: www.stratfordcountryclub.ca
E-mail: jjacob@stratfordcountryclub.ca

Wednesday, January 03, 2018

To: City of Stratford Clerks Office:

Please accept the following as a Municipal Significant Letter to obtain a Public Special Events Permit for the Canadian Senior Men's & Ladies Curling Championship taking place March 22nd - March 30th 2018. The Stratford Country Club are proud co-hosts with the City of Stratford for this event. Food and Beverage service will take place in Hall A, B, C of the Stratford Rotary Complex and the upper lobby area of the Stratford Rotary Complex. From March 24th through March 29th nightly entertainment will take place following each evening.

Please feel free to contact me if you have any questions or require more information. Thank you in advance.

Sincerely,

A handwritten signature in cursive script that reads "Jessie Jacob".

Jessie Jacob
Event Manager
519-271-4212 ext 221
jjacob@stratfordcountryclub.ca



MANAGEMENT REPORT

Date: January 22, 2018
To: Council
From: Carole Desmeules, Director of Social Services
 And CEO of Perth and Stratford Housing Corporation
Report#: COU18-003
Attachments: Copy of the Capital Projects for St. Marys and Listowel

Title: Home For Good Capital Funding Update

Objective:

1. To provide an update on the 100% provincially funded local capital funding proposal; Home For Good, to council. The local capital funding can be utilized to create 12 supportive housing units for which 4 units can be built in the town of St. Marys and the remaining 8 units in Listowel (Municipality of Perth North).
2. To recommend the 2 capital funding projects to the Ministry of Housing for review and approval for the issuance of a Conditional Letter of Commitment prior to the service manager signing a contribution agreement with each of the housing project builders before March 31, 2018.
3. To authorize the Director of Social Services to approve and submit to the Ministry of Housing all the financial and mortgage information for each of the projects and an Affordability Payment Schedule setting out the proposed monthly payments with respect to each project.

Background: As reported to Social Services Sub-committee of Council on October 11, 2017, the City of Stratford Social Services Department, as Consolidated Municipal Service Manager, was approved by the Provincial government for the Home For Good program. This program provides 100% capital and operating funding for the construction of 12 new supportive housing units in 2018.

In October 2017, the City of Stratford entered into a Transfer Payment Agreement with the Ontario Ministry of Housing which formalized the funding agreement between the two levels of government. The Transfer Payment Agreement proposed the capital

developments that would be submitted to the MOH for approval by January of 2018 and be approved By MHO prior to March 31, 2018.

The City of Stratford's Social Services department submitted a proposal for the Home For Good program in the spring of 2017 to the Ministry of Housing, for a mixture of supportive housing at scattered and fixed sites across Perth County.

Analysis: As outlined in the provincial government's Long-Term Affordable Housing Strategy (REF), Home For Good (HFG) is a program delivered through "Service Managers", designed to further the Provincial government's goal to end chronic homelessness by 2025. HFG is a homelessness-focused program. It is intended to provide housing assistance and support services to people who are experiencing homelessness or at imminent risk of homelessness from the following four provincial priority homelessness areas: chronic homelessness; youth homelessness; Indigenous homelessness; and homelessness following transitions from provincially-funded institutions and services systems (e.g., hospital and prisons).

Home For Good is part of an overall provincial investment in supportive housing that includes both an operating and capital funding component. Under HFG, operating funding can be used on its own, and in conjunction with capital funding. The province intends to provide operating funding on an ongoing basis, beyond 2018-19 (subject to annual provincial budget approvals and fulfillment of accountability requirements by the Service Manager).

The Province of Ontario approved \$1,407,263 in capital funding under HFG for 12 units in the Stratford and Perth County Service Manager area, as well as \$1.619 million in annual operating funding to be used to provide housing assistance and fund existing community support service agencies with the support staff to be in place prior to occupancy.

All capital funding is to be used to physically increase the supply of supportive housing units, which can be either transitional or long-term supportive housing projects. New units must also be linked to housing assistance and supportive services, funded through operating funding allocations under the HFG funding proposal.

No up-front funds will be provided before or during construction. Developers must provide their own capital funding and construction financing and would be responsible to cover all financial components until the buildings are approved for funding by the MOH and ready for occupancy. As well, for private proponents/builders, a minimum 10% equity must be provided. The new building must include energy efficient features that reduce and or eliminate greenhouse gas, and accessible features in building design.

Capital Projects:

The Province of Ontario approved \$1,407,263 in capital funding for 12 units in the Stratford and Perth County Service Manager area. As per the original proposal to the Ministry of

Housing, one of the original four unit developments was proposed to be built in the community of Mitchell (Municipality of Perth West). This proposed fourplex is unable to move forward as supportive housing; therefore, the proposed funding for the fourplex for Mitchell would be moved to build an additional fourplex in Listowel, for a total of two fourplexes (or eight units) in community of Listowel (Perth North) by EvoGlobe Inc. The remaining four units would be built in the town of St. Marys by 2398315 Ont. Ltd. (KLM Properties).

As requested under the Home For Good funding requirement, the proposed developments in Listowel and St. Marys would be energy efficient with energy star rated appliances and features such as roof insulation and windows that exceed Ontario Building Code requirements and provide units that are accessible to persons with disabilities. At least two of the units will be accessible to persons with mobility issues.

The private developers would develop and then own and operate the housing as residential landlords. In order to ensure the rents stay affordable for tenants, the HFG program includes the following requirements:

- Rent for each unit must be set at or below of the 80% of Average Market Rents (AMR) as defined by Canada Mortgage and Housing Corporation (CMHC) for the service area at the time of occupancy and maintain for a minimum of 20 years term for affordability;
- Subject to the Transfer Payment agreement, capital funding would be provided to the developer/landlords through a 20-year period of affordability payments which begin at the start of occupancy;
- The affordability payments are to be funded by the Province but flowed to the developers/landlords through the City of Stratford as Service Manager.

Project Funding

As requirements for financial approval, private builders must provide a minimum of 10% equity to the project. Subject to Transfer Payment Agreement, the MHO component of HFG will fund up to 75% of the total capital cost per unit or \$150,000 per unit, whichever is less. The total capital costs include land, financing, construction cost and soft costs but less any HST rebates.

The amount of capital funding proposed for 8 units in Listowel by EvoGlobe Inc. would be a maximum of \$740,250. The amount of capital funding proposed for the one fourplexes in St. Marys to be provided to 2398315 Ont. Ltd. would be a maximum of \$600,000. The agreements between City of Stratford as Service Manager and the developers should be signed in January 2018, with the signed agreement to be forwarded to the Province by that time.

KLM properties in St. Mary's has municipal planning approvals nearing completion, with a foundation permit anticipated before the end of January. The other developer, Evoglobe in

Listowel anticipates site plan approval and a building permit in February 2018, with construction to start by March 31, 2018.

Financial Impact: No impact on the municipal tax levy is expected on the 2017 to March 31st, 2020 budget years, as the Home For Good initiative is 100% provincially funded by the Ontario Ministry of Housing. This provincial funding would include both capital and operational components.

Staff Recommendation:

THAT Council consider and accept the update on the 100% provincially funded local capital funding proposal as information;

THAT Council recommend the two capital funding projects to the Ministry of Housing for review and approval for the issuance of a Conditional Letter of Commitment prior to the Service Manager signing a contribution agreement with each of the housing project builders before March 31, 2018;

AND THAT Council authorize the Director of Social Services to approve and submit to the Ministry of Housing all the financial and mortgage information for each of the projects and an Affordability Payment Schedule setting out the proposed monthly payments in respect to each project per the service agreement requirements for the Home For Good program.



Carole Desmeules, Director of Social Services



Rob Horne, Chief Administrative Officer

Appendix --A: Listowel Site Key Information and Planning Milestones

1 a. Key Information – Listowel Sites

Sites	Listowel
Total # of self-contained apartments	8
Target groups to be supported	Youth, families
Building Type	2 fourplexes
Number of non-barrier free units	6
Number of barrier free units	2
Number of one-bedroom units	0
Square footage of one-bedroom units	n/a
Number of two-bedroom units	4
Square footage of two-bedroom unit	1104 sf
Number of three-bedroom units	4
Square footage of three-bedroom units	1482 sf
Energy efficient features	<ul style="list-style-type: none"> · Energy Star appliances · R60 insulation in ceiling · High efficiency furnaces · LED lighting

1 b. Milestones – Site 1

Site 1 - Listowel		
Milestone	Not Applicable	Initial Estimate Date
Site Acquired		Land owned by builder
Official Plan Amendment	X	
Plan of Subdivision	X	
Rezoning Approval	X	
Minor Variance Approval	X	
Site Plan Approval		February 2018
Severances	X	
Municipal Facilities By-Law	X	
Service Manager Project Recommendation		January 22, 2018
Council Approval		January 2018
Completed ESA (Environmental Site Assessment) Phase 1	X	
Completed ESA Phase 2	X	
Record of Site Condition	X	
Excavation Permit	X	
Foundation Permit	X	
Demolition Permit	X	
Building Permit		March 16, 2018
Construction Tender issued	X	
Construction Tender awarded	X	EvoGlobe Inc.
Construction Start		By March 31, 2018
Structural Framing or 50% Completion		July 31, 2018
Substantial Completion		August 15, 2018
Construction Lien Publication		August 15, 2018
Confirmation of Occupancy		September 1, 2018

1 c. Milestones – Site 2

Site 2 - Listowel		
Milestone	Not Applicable	Initial Estimate Date
Site Acquired		Property transfers January 2018
Official Plan Amendment	X	
Plan of Subdivision	X	
Rezoning Approval	X	Zoned R4
Minor Variance Approval	X	
Site Plan Approval		February 2018
Severances	X	
Municipal Facilities By-Law	X	
Service Manager Project Recommendation		January 22, 2018
Council Approval		January 2018
Completed ESA (Environmental Site Assessment) Phase 1	X	
Completed ESA Phase 2	X	
Record of Site Condition	X	
Excavation Permit	X	
Foundation Permit	X	
Demolition Permit	X	
Building Permit		March, 2018
Construction Tender issued	X	
Construction Tender awarded	X	EvoGlobe Inc.
Construction Start		By March 31, 2018
Structural Framing or 50% Completion		July 2018
Substantial Completion		September 2018
Construction Lien Publication		October 2018
Confirmation of Occupancy		October 1, 2018

1 d. Elevation Sample Drawing – Four-plex



Appendix –B: St. Marys Site Key Information and Planning Milestones

1 a. Key Information – St. Marys Site

Site	St. Marys
Total # of self-contained apartments	4
Target groups to be supported	Youth, families
Building Type	2 - semis – duplexed (walk out basements)
Number of non-barrier free units	4
Number of barrier free units	0
Number of one-bedroom units	2
Square footage of one-bedroom unit	786 sf
Number of two-bedroom units	0
Square footage of two-bedroom unit	n/a
Number of three-bedroom units	2
Square footage of three-bedroom unit	1,490 sf
Energy efficient features	<ul style="list-style-type: none"> · Energy Star appliances · Interior insulation safe and sound · R value to R23.5-24 · All windows Gentek energy star rated · High Efficiency-furnace, water heater, AC and HRV

1 b. Milestones – St. Marys Site

Milestone	Not Applicable	Initial Estimate Date
Site Acquired		June 2017
Official Plan Amendment	X	
Plan of Subdivision	X	
Rezoning Approval	X	Zoned R3
Minor Variance Approval	X	Not required
Site Plan Approval		January 2018
Severances	X	
Municipal Facilities By-Law	X	
Service Manager Project Recommendation		January 22, 2018
For Council Site Plan Approval		January 2018
Completed ESA (Environmental Site Assessment) Phase 1	X	
Completed ESA Phase 2	X	
Record of Site Condition	X	
Excavation Permit	X	
Foundation Permit		Expected by early January 2018
Demolition Permit	X	
Building Permit		Expected by January 31, 2018
Construction Tender issued	X	
Construction Tender awarded	X	Who contracting (St. Marys) and KLM Properties (St. Marys)
Construction Start		Foundation to start within 14 days of permit
Structural Framing or 50% Completion		March 2018
Substantial Completion		June 2018
Construction Lien Publication		June 2018
Confirmation of Occupancy		July 1, 2018

1 c. St Marys – Elevation Drawing - Semi-detached, duplex





MANAGEMENT REPORT

Date: January 22, 2018
To: Council
From: Corry Gunn, Manager of Anne Hathaway Day Care Centre
Report#: COU18-004
Attachments: None

Title: Update on the Anne Hathaway Day Care Modernization and Expansion Project

Objective: To be received for information.

Background: In August 2016, a feasibility study was conducted for the Anne Hathaway Day Care Centre. The purpose of the study was to explore the options and opportunities for facility improvement to meet current legislative requirements, along with potential expansion to address the extensive waiting list for child care.

In October 2016, Council approved the plan to move forward with the renovation and expansion of the daycare centre. The plan allowed for the creation of 32 licensed child care spaces and the hiring of 4 full-time staff. Design development and construction drawings were completed by Marlevitz Architects Inc. in December 2016.

In January 2017, Anne Hathaway Day Care Centre staff along with Marklevitz Architects and Ms. Carole Desmeules, Director of Social Services, conducted an information session for parents of the daycare centre. At that time, the plan for the modernization and expansion project was unveiled along with the timeline for completion. The plan included the use of alternate space within Anne Hathaway School during the summer months to ensure uninterrupted services to families.

The first phase of construction began in May 2017 with the expansion of the north east corner of the daycare centre. The construction area was separated from the other areas of the daycare centre, and foot traffic was rerouted for the months of May and June. In July 2017, the children were re-located into the adjacent school and construction continued throughout the daycare centre.

Changes included additional and upgraded washroom areas, new lighting, new flooring, new windows and window coverings, new building interior finishes and the reconfiguration

of existing underused space within the daycare centre. Child care services for the duration of the project were not interrupted despite the delayed completion of the project.

On August 31, 2017, the Ministry of Education issued a new license with the additional child care spaces, and the newly renovated centre re-opened on Tuesday, September 5, 2017. On November 23, 2017, Anne Hathaway Day Care Centre staff hosted a Ribbon Cutting Ceremony and Open House to celebrate the completion of the modernization and expansion project. The event was well attended and it provided members of the community the opportunity to tour the newly expanded and renovated facility. Mayor Dan Mathieson and other members of Council were on hand to mark the official opening of the newly-renovated day care centre.

Analysis: Project Benefits

The project has provided much-needed energy efficient upgrades to an aging facility. It has allowed for legislative requirements to be met by increasing the square footage per child for toddlers and increasing the number of available washrooms throughout the child care centre. Most importantly, the project achieved its goal of expanding services for families through the creation of additional child care spaces for underserved age groups.

Financial Impact: The project was fully funded through a Ministry of Education Child Care Transformation Funding Grant and a Child Care Health and Safety Grant. The overall project came within the projected budget allocation. It is anticipated that the additional child care spaces will have a positive impact on the overall operating budget by generating increased revenue for 2018 and beyond.

Staff Recommendation: THAT the report titled Update on the Anne Hathaway Day Care Modernization and Expansion Project be received for information.



Corry Gunn, Manager of Anne Hathaway Day Care Centre



Carole Desmeules, Director of Social Services
and CEO of Perth and Stratford Housing Corporation

A handwritten signature in black ink that reads "Rob Horne". The signature is written in a cursive style with a large, stylized "R" and "H".

Rob Horne, Chief Administrative Officer



MANAGEMENT REPORT

Date: January 18, 2018
To: Mayor and Council
From: Nancy Roulston, Manager of Engineering
Report#: COU18-005
Attachments: None

Title: Short Street Assumption

Objective: To assume Short Street from Matilda Street to Forman Avenue.

Background: Short Street between Matilda Street and Forman Avenue was constructed as part of the development of the Countryside Estates Phase 1 subdivision. All public services on Short Street have been constructed and installed according to City specifications, standards, and requirements, as specified in the subdivision agreement.

The provider of transportation services for both the Avon Maitland District School Board and the Huron Perth Catholic District School Board has requested that the road be assumed as soon as possible in order to allow them to use the road and better manage their traffic and scheduling.

Analysis: All of the standard requirements for the construction and development of Short Street have been met in accordance with the Subdivision Servicing Agreement dated October 13, 2015, Instrument Number PC131859.

Financial Impact: None

Staff Recommendation: **THAT the completed road allowance and public services be assumed on Short Street from Matilda Street to Forman Avenue as described in the Subdivision Servicing Agreement with Countryside Developments (2014) Inc. registered as Instrument PC131859.**

A handwritten signature in blue ink, appearing to read "Nancy Roulston", is written over a horizontal line.

Nancy Roulston, Manager of Engineering



Ed Dujlovic, Director of Infrastructure and Development Services



Rob Horne, Chief Administrative Officer



MANAGEMENT REPORT

Date: January 22, 2018
To: Mayor and Council
From: Michael Humble, Director of Corporate Services
Report#: COU18-006
Attachments: 2018 Final Property Tax Impact

Title: Property Tax Impact 2018

Objective: To provide Council with information regarding the impact of new tax rates on selected property types.

Background: The 2018 City budget in the amount of \$56,076,144 plus \$ 600,935 in real assessment growth has been recommended to Council for approval by the Finance and Labour Relations Budget Committee.

The education rate charged by the province has decreased from 2017 for all property classes.

Analysis: The approved city budget represented a 2.16% overall tax levy increase over 2017.

The actual impact on any given type of property is determined by

- relative assessment shifts between property classes when the market value of certain property classes change at different rates. In recent years there has been a tax shift to both the Multi-Residential (change in the valuation methodology) and Farm tax classes (value of farm land has increased at a higher rate than other property).
- Tax ratio adjustments by Council
- The relative change in assessment value of each individual property when compared to all others within its class.

Attached is a representation of the tax impact for 2018 for 7 different types of property

- Residential Single Family Detached (301)
- Residential Townhouse / Rowhouse (309)

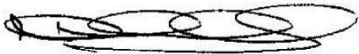
- Residential Semi Detached (311)
- Residential Condominium (370)
- Multi-Residential (340)
- Commercial (400)
- Industrial (500)

Illustrations are for an **average** property in each class, and results for every other property in the class may vary, either higher or lower than the average quoted. It should be noted that there is likely only one average property in each class. All other properties vary to some degree

To reinforce this point I have included a Distribution Table that focuses on the municipal tax impact on all properties in the Residential class. There are 2,117 residential properties that will actually experience a decrease in the municipal portion of their 2018 tax bill, while there are 9,076 that will see an increase.

Financial Impact: There is no financial impact as a result of this report.

Staff Recommendation: THAT Management Report COU18-006 outlining the 2018 property tax impact on seven different property types be received for information



Michael Humble, Director of Corporate Services



Rob Horne, Chief Administrative Officer

2018 Final Property Tax Impact

RESIDENTIAL CLASS 301 Single Family Detached		
2017 Avg Assessment	\$278,921	
2018 Avg Assessment	\$288,595	
2017 Avg Municipal Tax	\$3,413.02	
2018 Avg Municipal Tax	\$3,481.47	2.01%
2017 Avg Total Tax	\$3,912.29	
2018 Avg Total Tax	\$3,972.08	1.53%
Average Increase - \$	\$59.79	
Average Increase - %	1.53%	

RESIDENTIAL CLASS 309 Freehold Town / Row		
2017 Avg Assessment	\$232,187	
2018 Avg Assessment	\$238,796	
2017 Avg Municipal Tax	\$2,841.16	
2018 Avg Municipal Tax	\$2,880.72	1.39%
2017 Avg Total Tax	\$3,256.78	
2018 Avg Total Tax	\$3,286.67	0.92%
Average Increase - \$	\$29.89	
Average Increase - %	0.92%	

RESIDENTIAL CLASS 311 Semi-Detached		
2017 Avg Assessment	\$205,293	
2018 Avg Assessment	\$212,128	
2017 Avg Municipal Tax	\$2,512.07	
2018 Avg Municipal Tax	\$2,559.01	1.87%
2017 Avg Total Tax	\$2,879.55	
2018 Avg Total Tax	\$2,919.62	1.39%
Average Increase - \$	\$40.08	
Average Increase - %	1.39%	

RESIDENTIAL CLASS 370 Condominium		
2017 Avg Assessment	\$219,577	
2018 Avg Assessment	\$229,166	
2017 Avg Municipal Tax	\$2,686.86	
2018 Avg Municipal Tax	\$2,764.54	2.89%
2017 Avg Total Tax	\$3,079.90	
2018 Avg Total Tax	\$3,154.13	2.41%
Average Increase - \$	\$74.23	
Average Increase - %	2.41%	

Distribution Table - \$		Distribution Table - %	
-\$3001 And Over	0	20% Minus	0
-\$1001 - \$3000	1	15 - 20%	0
-\$501 - \$1000	3	10-15%	0
-\$201 - \$500	4	6 - 10%	0
-\$101 - \$200	54	3 - 6%	0
\$0 - \$100	2055	0 - 3%	2117
\$0 - \$100	7750	0 - 3%	7064
\$101 - \$200	1235	3 - 6%	1810
\$201 - \$500	83	6 - 10%	178
\$501 - \$1000	4	10-15%	9
\$1001 - \$3000	3	15 - 20%	10
\$3001 And Over	1	20% Plus	5

MULTI-RESIDENTIAL CLASS 340		
2017 Avg Assessment	\$1,954,465	
2018 Avg Assessment	\$2,076,551	
2017 Avg Municipal Tax	\$48,482.50	
2018 Avg Municipal Tax	\$50,100.93	3.34%
2017 Avg Total Tax	\$51,980.99	
2018 Avg Total Tax	\$53,631.06	3.17%
Average Increase - \$	\$1,650.07	
Average Increase - %	3.17%	

COMMERCIAL CLASS 400		
# of CT Properties	452	
2017 Avg Assessment	\$787,701	
2018 Avg Assessment	\$785,711	
2017 Avg Municipal Tax	\$19,045.51	
2018 Avg Municipal Tax	\$18,728.77	-1.66%
2017 Avg Total Tax	\$29,994.55	
2018 Avg Total Tax	\$29,257.29	-2.46%
Average Increase - \$	-\$737.26	
Average Increase - %	-2.46%	

INDUSTRIAL CLASS 500		
# of IT Properties	214	
2017 Avg Assessment	\$1,295,736	
2018 Avg Assessment	\$1,326,731	
2017 Avg Municipal Tax	\$43,737.00	
2018 Avg Municipal Tax	\$43,769.65	0.07%
2017 Avg Total Tax	\$61,747.73	
2018 Avg Total Tax	\$61,547.85	-0.32%
Average Increase - \$	-\$199.88	
Average Increase - %	-0.32%	

The Corporation of the City of Stratford

Policy Manual

E.3 Infrastructure and Development Services

Dept: Infrastructure and Development
Services and Corporate Services

Committee: Infrastructure, Transportation and
Safety

E.3.4 Authority for Staff to Submit Grant and Funding Applications for Shovel-ready Trail Projects

Adopted: August 11, 2014

Amended:

Reaffirmed:

Related Documents: Public Works Committee Minutes – July 28, 2014,
Delegation of Authority By-law 135-2017

☒ Council Policy ☐ Administrative Policy

That Infrastructure and Development Services staff submit grant applications for shovel-ready trail projects as funding opportunities come forward.

That the Director of Corporate Services is delegated authority to submit applications to any Federal or Provincial ministry, agency or fund for compensation, funding or other forms of subsidy or grant related to any City Program, operations or approved capital project. [Schedule A Item 1.1]

That the Director of Corporate Services is delegated authority to execute any submissions, declarations or representations required for processing any applications for funding or relating to the receipt of funds. Schedule A Item 1.2]

That the Director of Corporate Services is delegated authority to enter into agreements for funding of eligible project, provided that the Project is approved in the current budget, multi-year budget or is included in the draft budget for the following year. [Schedule A Item 1.6]

The Corporation of the City of Stratford

Policy Manual

P.4 Property – Municipal Equipment and Vehicles

Dept: Corporate Services

Committee: Finance and Labour Relations

P.4.3 Disposal of Municipal Equipment

Adopted: November 12, 1996 by R96-598

Amended:

Reaffirmed:

Related Documents: Purchasing Policy P.5.1

☒ Council Policy ☐ Administrative Policy

That:

- a) all equipment with a value in excess of \$1,000 must be offered for sale through a public competitive process as established by the Purchasing Division;
- b) any equipment with an anticipated value of \$50,000 or greater must first be declared surplus to the needs of The Corporation by City Council and then can be disposed of by the Purchasing Division;
- c) any tender which comes in over \$50,000 and which has not been declared surplus by City Council must be ratified by City Council.

The Corporation of the City of Stratford

Policy Manual

E.3 Engineering and Public Works Services

Dept: Infrastructure and Development
Services

Committee: Finance and Labour Relations

E.3.5 Waiving Excess Sanitary or Water Charges

Adopted: September 12, 2016

Amended:

Reaffirmed:

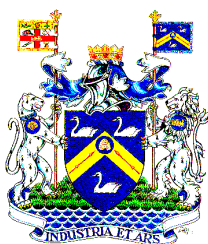
Related Documents: Fees and Charges By-law 77-2013, Water Use By-law 96-2005, Delegation of Authority By-law 135-2017

☒ Council Policy ☐ Administrative Policy

That the Policy for identifying situations when excess sanitary charges can be waived by staff is as follows:

- a) The policy only applies in situations where an unusually large amount of water has been used as a result of a failure or malfunction, downstream of the water meter.
- b) An unusual amount of water is defined as greater than 3 times the average amount of water used (based on 12 month average) and for at least one billing period.
- c) This policy does not apply to designed systems, such as irrigation.
- d) The policy only applies in situations where it can be conclusively determined that the excess water was not discharged to the sanitary system.
- e) City staff will determine if reasonable proof exists that water was not discharged to sanitary. City staff will make final determination if the waste was directed to the sanitary system.
- f) Applicable charges will only be waived when corrective actions of the root cause have been confirmed.
- g) Repeated events of the same issue will not result in waived charges.
- h) If excess charges are waived, sanitary calculations will be applied at the average water consumption of the past 12 months.
- i) All water will be charged as per the Water Use By-law, as amended.

That the Director of Corporate Services or the Director of Infrastructure and Development Services are delegated authority for making decisions, based on this Policy, with respect to waiving of excess sanitary charges. [Schedule 1 Item 4.33]



**BY-LAW NUMBER -2018
OF
THE CORPORATION OF THE CITY OF STRATFORD**

BEING a by-law to adopt the budget and tax levy and to govern and regulate the finances of The Corporation of the City of Stratford for the fiscal year ending December 31, 2018.

WHEREAS Section 9 of the *Municipal Act, 2001, S.O. 2001, c.25*, as amended, hereafter referred to as "the Act" 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(2)3 of the Act provides that a single-tier municipality may pass by-laws respecting financial management of the municipality and its local boards;

AND WHEREAS Section 290 of the Act provides that for each year a local municipality shall in the year or in the immediately preceding year prepare and adopt a budget including estimates of all sums required during the year for the purposes of the municipality including, (a) amounts sufficient to pay all debts of the municipality falling due within the year; (b) amounts required to be raised for sinking funds or retirement funds; and (c) amounts required for any board, commission or other body;

AND WHEREAS Section 307.(1) of the Act provides that all taxes shall, unless expressly provided otherwise, be levied upon the whole of the assessment for real property or other assessments made under the *Assessment Act* according to the amounts assessed and not upon one or more kinds of property or assessment or in different proportions;

AND WHEREAS Section 312.(2) of the Act provides for the passing of a by-law levying a separate tax rate, as specified in the by-law, on the assessment in each property class in the local municipality rateable for local municipality purposes;

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

1. The First of such instalments of the final levy is payable on or before August 17, 2018 and the second instalment of the final levy is payable on or before October 12, 2018;
2. That a penalty of one and one-quarter (1¼) per cent shall be added to any instalment on the first day of default and on the first day of each calendar month thereafter in which such default continues until the end of the year in which the taxes are levied, and such penalty shall be levied and collected in the same manner as if it had been originally imposed with and formed part of such instalment;
3. That it shall be lawful for the Treasurer of The Corporation of the City of Stratford to pay and he or she is hereby authorized to pay out the monies of The Corporation of the City of Stratford in his or her hands from time to time available for such purposes the several grants, rates and payments specified in Schedule "C" attached hereto and forming part of this By-law;
4. The Treasurer shall advise the Council of the insufficiency of any appropriation contained herein as soon as the same comes to his or her notice, and shall make adjustments in the sums set aside for various City purposes as the resolutions of the Council may from time to time provide;

5. The final tax levy for those on a 12 month pre-authorized automatic withdrawal payment plan shall be paid in 6 equal instalments due and payable on or after the first day of each month July to December. The pre-authorized payment plans shall be penalty free for as long as the taxpayer is in good standing with the terms of the plan agreement.
6. That Schedule "A" attached hereto forms part of this by-law.
7. That Schedule "B" attached hereto forms part of this by-law.
8. That Schedule "C" attached hereto forms part of this by-law.
9. That Schedule "D" attached hereto forms part of this by-law.
10. This By-law shall be deemed to have come into force and to take effect on January 1, 2018.

Read a FIRST, SECOND and THIRD Time and

FINALLY PASSED this 22nd day of January, 2018.

Mayor – Daniel B. Mathieson

Clerk – Joan Thomson

Schedule "A" to By-law -2018**passed this 22nd day of January, 2018**

1. That the assessment made and concluded in the last preceding year to wit,

<u>Class</u>	<u>Qualifying Codes</u>	<u>Current Value Assessment</u>
Residential-English Public	RT	2,626,202,640
Residential-English Separate	RT	427,851,552
Residential-French Public	RT	2,060,350
Residential-French Separate	RT	3,351,760
Residential-No Support	RT	1,988,941
Residential-Education Only	RD	1,520,000
Multi-Residential-English Public	MT	159,724,156
Multi-Residential-English-Separate	MT	9,541,012
Multi-Residential-No Support	MT	0
Multi-Residential-French Public	MT	227,803
Multi-Residential-French Separate	MT	102,879
New Multi-Residential-English Public	NT	8,561,359
New Multi-Residential-English Separate	NT	249,441
Commercial Occupied-No Support	CT	277,154,358
Commercial-Excess Land-No Support	CU	2,026,650
Commercial Vacant Land-No Support	CX	2,747,700
Shopping Occupied-No Support	ST	40,128,150
Shopping Occup-New Construction-No Support	ZT	4,924,650
Commercial New Construction-No Support	XT	133,393,600
Commercial New Construction-Excess Land	XU	772,450
Office Occupied-No Support	DT	2,444,665
Industrial Occupied-No Support	IT	52,976,175
Industrial-Excess Land-No Support	IU	1,817,134
Industrial Vacant Land-No Support	IX	4,904,085
Industrial New Construction-No Support	JT	5,205,800
Industrial New Construction-Excess Land	JU	160,400
Large Ind-New Construction-No Support	KT	28,070,600
Large Ind-New Const-Excess Land-No Support	KU	58,900
Large Industrial Occupied-No Support	LT	27,699,907
Large Industrial-Excess Land-No Support	LU	435,650
Pipelines-No Support	PT	8,757,500
Farmlands-English Public	FT	16,155,320
Farmlands-English Separate	FT	469,500
<u>Payments in Lieu</u>		
Residential-English Public	RH	269,750
Commercial Occupied-No Support	CF	7,627,300
Commercial Occupied-No Support	CG	3,868,000
Commercial Vacant Land-No Support	CY	128,000
Commercial Occupied-Shared	CH	2,072,000
Commercial Vacant Land-Shared	CJ	79,400
Industrial Occupied-Shared	IH	711,300
Industrial Vacant Land-Shared	IJ	267,900
Landfill	HF	2,101,500
Total Taxable		3,868,810,237

is hereby adopted by the Council of The Corporation of the City of Stratford for the year 2018 and shall be levied.

Schedule "B" to By-law -2018

passed this 22nd day of January, 2018

1. That the tax rates of The Corporation of the City of Stratford for the year 2018 for the purposes mentioned in this By-law, but not including local improvement rates or other special rates collected as taxes, shall be as follows:

<u>Class</u>	<u>General</u>
Residential-English Public	0.01206350
Residential-English Separate	0.01206350
Residential-No Support	0.01206350
Residential-French Public	0.01206350
Residential-French Separate	0.01206350
Residential-Education Only	0.00000000
Multi-Residential-English Public	0.02412699
Multi-Residential-English Separate	0.02412699
Multi-Residential-No Support	0.02412699
Multi-Residential-French Public	0.02412699
Multi-Residential-French Separate	0.02412699
New Multi-Residential-English Public	0.01206350
New Multi-Residential-English Separate	0.01206350
Commercial Occupied-No Support	0.02383671
Commercial Excess Land-No Support	0.01668570
Commercial Vacant Land-No Support	0.01668570
Shopping Occupied-No Support	0.02383671
Shopping Occupied-New Constr-No Support	0.02383671
Commercial New Construction-No Support	0.02383671
Commercial New Construction-Excess Land	0.01668570
Office Occupied-No Support	0.02383671
Industrial Occupied-No Support	0.03299060
Industrial Excess Land-No Support	0.02144389
Industrial Vacant Land-No Support	0.02144389
Industrial-New Construction-No Support	0.03299060
Industrial-New Construction-Excess Land	0.02144389
Large Ind-New Construction-No Support	0.03299060
Large Ind-New Constr-Excess L-No Support	0.02144389
Large Industrial Occupied-No Support	0.03299060
Large Industrial-Excess Land-No Support	0.02144389
Pipelines-No Support	0.01820382
Farmlands-English Public	0.00301588
Farmlands-English Separate	0.00301588
<u>Payments in Lieu</u>	
Residential-English Public	0.01206350
Commercial Occupied-CF-No Support	0.02383671
Commercial Occupied-CG-No Support	0.02383671
Commercial Occupied-Shared	0.02383671
Commercial Vacant Land-Shared	0.01668570
Commercial Vacant Land-No Support	0.01668570
Industrial Occupied-No Support	0.03299060
Industrial Vacant Land-Shared	0.02144389
Landfill	0.02370481

Schedule “C” to By-law -2018
passed this 22nd day of January, 2018

Department	2018 Budget
101 Mayor’s Office	
Revenue	0
Expense	87,744
Net	87,744
102 Council Services	
Revenue	0
Expense	222,584
Net	222,584
111 City Administrator’s Office	
Revenue	(50,000)
Expense	700,112
Net	650,112
112 Human Resources	
Revenue	0
Expense	598,524
Net	598,524
121 City Clerk’s Office	
Revenue	(346,600)
Expense	840,700
Net	494,100
131 Financial Services	
Revenue	(304,500)
Expense	1,608,350
Net	1,303,850
134 Information Technology	
Revenue	(160,106)
Expense	1,013,867
Net	853,761
135 Parking	
Revenue	(1,070,000)
Expense	815,900
Net	(254,100)
136 Crossing Guards	
Revenue	0
Expense	220,404
Net	220,404
139 General Financial Services	
Revenue	(4,859,806)
Expense	11,202,918
Net	6,343,112

141 City Building Maintenance Revenue Expense Net	 (668,949) 1,230,808 561,859
211 Fire Revenue Expense Net	 (134,970) 7,250,290 7,115,320
231 Police Revenue Expense Net	 (704,919) 11,462,153 10,757,234
251 Building & Planning Revenue Expense Net	 (786,182) 1,195,576 409,394
310 Engineering Revenue Expense Net	 (691,800) 1,616,695 924,895
320 Roads Revenue Expense Net	 (679,250) 6,133,920 5,454,670
330 Sanitary Revenue Expense Net	 (6,690,000) 6,690,000 0
340 Storm Revenue Expense Net	 (36,000) 295,757 259,757
350 Water Revenue Expense Net	 (4,543,600) 4,543,600 0
360 Waste Revenue Expense Net	 (3,098,300) 3,098,300 0
411 Stratford Public Library Revenue Expense Net	 (405,183) 2,633,185 2,228,002

512 Stratford Municipal Airport Revenue Expense Net	(246,906)
	420,768
	173,862
611 Social Services/Ontario Works Revenue Expense Net	(8,972,891)
	9,588,370
	615,479
613 Anne Hathaway Day Care Centre Revenue Expense Net	(1,607,715)
	1,579,291
	(28,424)
615 Housing Revenue Expense Net	(11,359,133)
	13,329,825
	1,970,692
616 Child Care Revenue Expense Net	(2,263,067)
	2,593,204
	330,137
617 Early Learning & Child Development Revenue Expense Net	(5,465,786)
	5,465,786
	0
711 Parks Revenue Expense Net	(253,000)
	2,304,712
	2,051,712
721 Recreation Revenue Expense Net	(2,271,460)
	4,678,882
	2,407,422
731 Cemetery Revenue Expense Net	(400,000)
	603,993
	203,993
750 City Transit Revenue Expense Net	(1,170,000)
	2,746,770
	1,576,770
751 Parallel Transit Revenue Expense Net	(50,000)
	458,729
	408,729
810 Requisitions from Others Revenue Expense Net	0
	8,515,434
	8,515,434

820 Other Municipal Services Revenue Expense Net	
	(2,000)
	205,166
872 Grants Revenue Expense Net	
	(10,000)
	577,225
	203,166
	567,225
<i>Total Operating</i> Revenue Expense	(59,302,123)
	116,529,542
<i>Total Capital</i> Revenue Expense	(21,707,554)
	23,507,964
<i>Net Operating & Capital</i>	59,027,829
Assessment Growth	(600,935)
Tax Levy	(56,076,144)
General Revenues	(2,350,750)
GRAND TOTALS Revenue Expense Net	(140,037,506)
	140,037,506
	0

Schedule "D" to By-law -2018

passed this 22nd day of January, 2018

That the following capital projects be approved for 2018:

Project	\$ Gross Cost
<u>POLICE</u>	
Replacement of 3 Cruisers (1 Canine)	125,000
Police Total 2018 Capital	125,000
<u>LIBRARY</u>	
Computer Equipment Replacement	33,500
Strategic Planning Consultant/Activities	16,500
Library Total 2018 Capital	50,000
<u>CORPORATE SERVICES</u>	
Parking:	
Wayfinding Signs	50,000
Pay-by-Plate Installation	50,000
Information Technology:	
Infrastructure - Technology Enhancement & Upgrade	55,000
Business Software Enhancements & Upgrades	235,000
Corporate Services Total 2018 Capital	390,000
<u>SOCIAL SERVICES</u>	
Security System - Several Locations	65,000
Driveway and Parking Lots - Several Locations	200,000
Roofing/Eaves and Down Spouts - Several Locations	260,000
Fire Alarm- One location	160,000
Housing Division Software upgrade	200,000
Social Services Department Renovations	250,000
Furniture and Equipment for Renovations	20,000
Housing Units Energy Efficiencies	736,054
Social Services Total 2018 Capital	1,891,054
<u>COMMUNITY SERVICES</u>	
Parks:	
Playground Replacement (Devon Park)	55,000
North Shore Washroom	82,410
4x4 Pick Up Truck for Parks & Forestry Supervisor	35,000
One Ton Truck with Box (P04) Replacement	85,000
Recreation:	
Dufferin Roof restoration	25,000
Upper Queens Pavillion Roof	35,000
Allman Ice Door Replacement	15,000
Rotary Roof work	30,000
Gallery HVAC Engineering	40,000
Backup Compressor (arena)	90,000
Cemetery:	
Office Building Brick Repointing	30,000
Riding Mower with Leaf Picker- Replacement	35,000

Transit:	
Accessible Bus stops	100,000
Real time arrival web/app	40,000
Farebox/Data System upgrade	140,000
Parallel Transit:	
Vehicle	90,000
Community Services Total 2018 Capital	927,410
<u>FIRE</u>	
Fire:	
Replace Fire Prevention Vehicle	80,000
Replace Portable Radios	30,000
Replace 2 Mustang Ice Water Rescue Suits	3,500
Airport:	
Pavement Crack Sealing	20,000
Fire Total 2018 Capital	133,500
<u>INFRASTRUCTURE & DEVELOPMENT SERVICES</u>	
<u>Engineering, Public Works & Water</u>	
Roads:	
Private Sidewalks	10,000
Sidewalk Upgrade	120,000
Core Area Brick Repairs	40,000
Accessibility Improvements	40,000
Asphalt Resurfacing	580,000
Trails/BP Master Plan Implementation	135,000
Boulevard Grading Improvements for Drainage	30,000
Bridge Improvements	750,000
Erie St Sidewalk Local Improvement West Gore to Lorne	300,000
At Grade RR Crossings Improvements	15,000
Traffic:	
Traffic Counts	15,000
Traffic Signals - Ontario St/Erie St/ Downie St	23,000
Traffic Signals -Huron St/Mornington St/ Douglas St	38,000
Traffic Signals - CH Meier Blvd /Mall Entrance	24,000
Traffic Signals - Cabinet Updates	20,000
New Street Lights	25,000
Storm:	
Road House Drain	530,000
Storm - City Wide Collection System	118,000
Storm - Pond and Drain Improvements	70,000
McNamara Drain 2018 Assessment	40,000
Romeo Arch Rehabilitation - Engineering	100,000
Sewer/Water/Road Reconstruction:	
St Vincent WM from Patricia to Redford	700,000
Ballantyne St (North to Queen)	760,000
Lorne Avenue Turning Lane	280,000
Queen Street Diversion Stage 1	7,000,000
Sanitary Collection System:	
Basement Isolation	50,000
House Service Applications	10,000
Residential Service Upgrades	50,000
Pumping Station Flow Meters and Upgrades	150,000
City Wide Collection Improvements	75,000

Miscellaneous Repairs	75,000
Sewer Relining Various Streets	300,000
Quinlan Pumping Station	5,500,000
WPCP:	
WPCP Improvements	320,000
Water:	
Meter Replacements	50,000
Service Replacements	50,000
Chlorine Equipment	20,000
Misc. Equipment	20,000
Miscellaneous Repairs	75,000
Lead Service Replacement Program	50,000
Mechanical Upgrades to Wells	75,000
Miscellaneous:	
Public Works Vehicles	470,000
Water Vehicles	160,000
Public Works Facility - Functionality Review	53,000
Storm Master Plan Update	60,000
PW Yard Improvements	55,000
Landfill Methane Collection System	350,000
<u>Building & Planning</u>	
City Hall:	
Ground Floor Washroom Upgrade	30,000
Justice Building:	
Window Replacement	20,000
Wall Repair	60,000
Replace Fire Panel	10,000
270 Water St.:	
Window, Door & Trim Painting/Repair	50,000
City Hall Annex:	
HVAC Controls	16,000
Stratford Public Library	
HVAC Controls	24,000
Infrastructure & Development Services Total 2018 Capital	19,991,000
GRAND TOTAL 2018 CAPITAL BUDGET	23,507,964



**BY-LAW NUMBER -2018
OF
THE CORPORATION OF THE CITY OF STRATFORD**

BEING a by-law to set Tax Ratios for area municipal purposes for the year 2018 in the City of Stratford.

WHEREAS Section 9 of the *Municipal Act, 2001, S.O. 2001, c.25*, as amended, hereafter referred to as "the Act" 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.(2) 3 of the Act provides that a municipality may pass by-laws respecting financial management of the municipality and its local boards;

AND WHEREAS Section 308.(2) and (3) of the Act provides that every municipality shall establish a set of tax ratios, and such tax ratios are the ratios that the tax rate for each property class must be to the tax rate for the residential property class where the residential property class tax ratio is 1;

AND WHEREAS Section 308(4) of the Act requires tax ratios be established annually by April 30 subject to Ontario Regulation;

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

1. For the taxation year 2018 the starting property class tax ratios are:

Property Class	Tax Ratio
a. Residential/farm	1.000000
b. Multi-residential	2.000000
c. New Multi-residential	1.000000
d. Commercial	1.975937
e. Industrial	2.758490
f. Pipelines	1.509000
g. Farmlands	0.250000
h. Landfill	1.965003

2. For the purpose of this by-law:

- a. the commercial property class includes all occupied commercial office property, shopping centre property and parking lot property.
- b. the industrial property class includes all occupied industrial property.

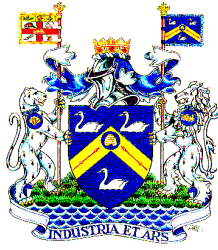
3. This By-law shall be deemed to have come into force and to take effect on January 1, 2018.

Read a FIRST, SECOND and THIRD Time and

FINALLY PASSED this 22nd day of January, 2018.

Mayor – Daniel B. Mathieson

Clerk – Joan Thomson



**BY-LAW NUMBER -2018
OF
THE CORPORATION OF THE CITY OF STRATFORD**

BEING a By-law to amend Fees and Charges By-law 77-2013 as amended, to revise certain fees and charges in the Corporate Services Department for civil ceremonies and Corporate-wide fees for encroachment applications.

WHEREAS section 391.(1) of the *Municipal Act, 2001, S.O. 2001, chapter 25* as amended, provides that without limiting sections 9, 10 and 11, those sections authorize a municipality to impose fees or charges on persons for services or activities provided or done by or on behalf of it; for costs payable by it for services or activities provided or done by or on behalf of any other municipality or any local board; and for the use of its property including property under its control;

AND WHEREAS Council of The Corporation of the City of Stratford adopted Fees and Charges By-law 77-2013 to provide for fees and charges;

AND WHEREAS Council deems it necessary to amend By-law 77-2013 as amended, to revise certain fees and charges;

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

1. That Schedule 'A' to By-law 77-2013 as amended, is hereby deleted and replaced with Schedule 'A' attached hereto and forming part of this By-law to amend Corporate-wide fees with respect to encroachment application fees.
2. That Schedule 'D' to By-law 77-2013 as amended, is hereby deleted and replaced with Schedule 'D' attached hereto and forming part of this By-law to amend Corporate Services Department fees with respect to civil ceremony fees.
3. That the user fees and charges referred to in Paragraph 1 and 2 herein, come into effect as provided for in this By-law.
4. That this By-law shall come into force and effect upon final passage.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 22nd day of January, 2018.

Mayor – Daniel B. Mathieson

Clerk – Joan Thomson

THIS IS SCHEDULE "A" TO BY-LAW -2018

adopted this 22nd day of January, 2018.

CORPORATE-WIDE FEES AND CHARGES
(all departments)

All Fees are subject to HST where applicable

Any cheque not cleared by the City's bank [NSF]	\$35.00
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Overhead Expense - applicable to all City Departments	actual costs of the project plus an overhead of 7% (minimum overhead of \$35)
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<u>Area Openings and Encroachment Fees</u>	
Application Fee for Area Opening or Encroachment	Effective February 1, 2018 \$514.16
	plus annual CPI increase thereafter starting in 2019
The size of the encroachment is used in the calculation of the annual fee. This fee is calculated by taking the current property tax times the size of the encroachment (area) divided by the total area of the owned property. This calculation will be determined by the City on an annual basis. Once calculated, this annual fee is added to the tax bill of the property owner. The minimum annual fee, regardless of the area, is \$50.00 plus the annual CPI increase. An annual fee will not be charged for encroachments in institutional zones.	Minimum Fee - \$50.00 plus annual CPI increase
Application Fee for Release of an encroachment agreement	\$200.00 plus annual CPI increase

<u>Fees for General Information Requests</u>	
Search time:	\$7.50 for each 15 minutes
Research time:	\$7.50 for each 15 minutes
Record preparation:	\$7.50 for each 15 minutes
Photocopies/printouts:	\$0.20 per page
Computer programming:	\$15.00 for each 15 minutes
Floppy disks:	\$10.00 each
Other costs:	Amount specified in an invoice

<u>Fees for Personal Information Requests (Own Information)</u>	
Photocopies/printouts:	\$0.20 per page
Computer programming:	\$15.00 for each 15 minutes
Floppy disks:	\$10.00 each
Other costs:	Amount specified in an invoice

Outdoor Cafes on Municipal Property				
Rental of municipal sidewalk/road allowance for Outdoor Cafe	Jan 1, 2014	Jan 1, 2015	Jan 1, 2016	Jan 1, 2017
	\$1.50 per square foot	\$1.75 per square foot	\$2.00 per square foot	\$2.25 per square foot per year, and thereafter subject to annual CPI increase

THIS IS SCHEDULE "D" TO BY-LAW -2018

of The Corporation of the City of Stratford

adopted this 22nd day of January, 2018.

To amend By-law 77-2013 as amended

CORPORATE SERVICES DEPARTMENT FEES AND CHARGES

Commissioning of Document	\$25.00 per document
Marriage Licence	\$125.00 per licence
Civil Marriage Ceremony	\$300.00 plus HST = \$339
Retail Business Holidays Act Exemption Application	Single Application - \$500.00 for 2017 and thereafter subject to annual CPI Increase Shopping Mall - \$600.00 for 2017 and thereafter subject to annual CPI Increase Group of 3 or more stores on same property - \$600.00 for 2017 and thereafter subject to annual CPI Increase
Bicycle Licences	\$4.00 (17 years and under) \$6.00 (18 years and older)
Tax Certificate	\$55.00
Registration of Birth	\$25.00 per birth
Birth Confirmation Letter	\$20.00
Registration of Death	\$20.00 if issued at Clerk's Office \$40.00 if issued at Stratford Fire Department
Municipal Information Form:	\$35 per Form \$70 per Form for expedited service (*submitted to the AGCO by the City within 5 business days of receipt of complete application).
Parade Route and Street Event Application	No charge if the application is received more than three months prior to the event. \$150 for expedited service where the event is less than three months prior to receipt of the completed application; Veterans and Military parades, Canada Day and Santa Claus parades are exempt from paying the fee for Parade and Street Event applications.
Rental rate for meter hoods in the core area – there shall be a limit of two hoods (4 spaces) in any section of a block of a parking area at any one time	\$6.75 per day per single meter plus HST \$13.50 per day per double meter plus HST \$50.00 deposit \$10.00 administration fee
Municipal Lottery Licencing Fees: a) Raffles, where the total value of all prizes to be awarded does not exceed \$50,000.00; b) Bazaar Lotteries c) Break-open Ticket Lotteries where tickets are not sold in conjunction with another gaming event; d) Bingo Lotteries e) Catch the Ace Lottery Events	a) 3% of the total value of all prizes to be awarded; b) 3% of prizes for a bingo and 3% of prizes for a raffle and \$10.00 per wheel of fortune per day; c) 3% of total prizes per box (unit); d) \$100.00 per event; e) The payment of the lottery licence fee remains at 3% however, the payment and timing of the fees may be spread out over the licence period.

Table A.2 – For parking meters where the rate is \$1.00 per hour effective April 1, 2016

Currency Deposited	Time provided *Up to the maximum time that can be recorded thereon
\$1.00 – any coin combination	60 minutes
\$0.25 cent coin	15 minutes for each coin
\$0.10 cent coin	6 minutes for each coin
\$0.05 cent coin	3 minutes for each coin
\$2.00 coins	120 minutes

Table B.1 – Parking permits for municipal parking lots effective October 31, 2015

PARKING LOT	TIME PERIOD Up to a maximum of six months
York Street Parking Lot – 10 permits available, downtown residents only	\$100.66 + HST = \$113.75 per month
Erie Street Parking Lot –“ Lower” sections B and C – 24 permits available	\$100.66 + HST = \$113.75 per month
Rear of Stratford Jail / Rear of Perth County Court House – 1 Huron Street – 4 permits available	\$100.66 + HST = \$113.75 per month

Auditorium Rental Rates

Booking Fee (at time of Booking) \$75.00 plus 10% of estimated Rental Fee (non-refundable)

RENTAL PERIOD	CITY HALL AUDITORIUM	SHAKESPEARE ROOM (3 rd Floor) (Booked only in conjunction with Auditorium)
Monday to Friday between 8:30 a.m. and 11:30 p.m., *Holidays excluded	\$17.50 per hour (minimum 1 hour)	\$17.50 flat fee
After 11:30 p.m. Monday to Friday	\$118.00 per hour (minimum 1 hour)	\$32.00 per hour (minimum 1 hour)
Saturday and Sunday between 9:00 am and 11:30 pm	\$40.00 per hour (minimum 1 hour)	\$17.50 flat fee
*Holidays between 8:30 am and 11:30 pm	\$49.00 per hour (minimum 1 hour)	\$17.50 flat fee
After 11:30 pm	\$118.00 per hour (minimum 1 hour)	\$32.00 per hour (minimum 1 hour)
Wireless Internet Connection Fee	\$53.00 per day	\$53.00 per day

All rates are also subject to an annual Consumer Price Index increase as provided for in this By-law.

Registered charitable organizations receive a 20% discount of the booking fee and rental rates.



STRATFORD CITY COUNCIL CONSENT AGENDA

January 22, 2018

REFERENCE NO. CONSENT AGENDA ITEM

- | | |
|-------------|---|
| CA-2018-006 | Notification that the Fire Department intends to call for bids in accordance with the City's Purchasing Policy for a replacement utility vehicle. |
| CA-2018-007 | Notification that the Infrastructure and Development Services Department, Engineering Division, will be calling tenders in accordance with the City's Purchasing Policy for the construction of the Lorne Avenue turning lane at Wright Boulevard. |
| CA-2018-008 | <p>In accordance with By-law 135-2017 as amended, the Infrastructure and Development Services Department provides notification that the following streets were/will be temporarily closed to through traffic:</p> <ul style="list-style-type: none"> • Woods Street from Birmingham Street to McCulloch Street on January 4 for one day due to water main repair. • The westbound lane of West Gore Street, Stratford, from John Street S. to St. Vincent Street S., Stratford on or about January 22 for up to five days only to facilitate the Sanitary Sewer Relining. The eastbound lane will be open to through traffic. • West Gore Street west of John Street will be reduced to one alternating lane. • The southbound lane of John Street S., Stratford, from West Gore Street to Cambria Street Stratford on or about January 22 for up to five days only to facilitate the Sanitary Sewer Relining. The northbound lane will be closed at West Gore. |
| CA-2018-009 | <p>Resolution from the Town of Amherstburg supporting correspondence from the Essex County Federation of Agriculture regarding their concern over proposed tax changes.</p> <p>Attachment – Resolution from Amherstburg dated January 16, 2018 and letter from Essex County Federation of Agriculture dated December 5, 2017.</p> |

CA-2018-010 Resolution from the Town of Amherstburg supporting correspondence from the Windsor-Essex County Board of Health regarding proposed changes to the Cannabis Act.

Attachment – Resolution from Amherstburg dated January 16, 2018 and letter from the Windsor-Essex County Health Unit dated November 27, 2017.

CA-2018-011 Notification that the Infrastructure and Development Services Department intends to call tenders/quotations in accordance with the City's Purchasing Policy for replacement of the following equipment:

- Street Sweeper (J80)
- Traffic Pick-up Truck with service body (N10)
- Water Pick-up Truck (W15)
- Development Services By-law Vehicle (B301)



The Corporation of The Town of Amherstburg

January 16, 2018

VIA EMAIL

Essex County Federation of Agriculture
360 Fairview Ave. West
Essex, ON
N8M-3G4

Dear President, Mr. Lyle Hall:

RE: Tax Changes Proposed by the Federal Liberal Government

At its meeting of December 11th, 2017, Amherstburg Town Council passed the following motion:

Resolution # 20171211-1000 - That the correspondence from the Essex County Federation of Agriculture regarding their concern over the proposed tax changes BE SUPPORTED.

Best Regards,

Tammy Fowkes
Deputy Clerk

cc: The Honourable Bill Morneau, Minister of Finance
Ontario Municipalities
Association of Municipalities of Ontario (AMO)

encl. Essex County Federation of Agriculture Letter

December 5, 2017

RE: Tax Changes proposed by the Federal Liberal government.

Dear Mayors and members of council,

We are writing to you today because we believe that the concerns of small business must be taken seriously by governments at every level, including the Municipal level. We are also concerned about the tax changes proposed by the federal Liberal government this past summer.

We are extremely concerned about the manner of the announcement, the short consultation period and the possible negative effects on Farmers, and Farm Families in our communities.

We are very aware of the unfairness of the current tax system, and we do encourage a system of tax fairness to address rising inequalities in Canada, however the decision by government to launch a consultation process in the middle of summer limited the capacity of Canadians, especially our local farmers, to fully participate.

Family farms represent a particular kind of small business, and differ from other small businesses. MP Guy Caron, tabled Bill C-274 during the 42nd parliament and the aim of this Bill was to facilitate the transfer of small businesses, or farm and fishing businesses, between family members by modifying the Income Tax Act. Sadly, this initiative was rejected by the Liberals during second reading.

Today's government announcement of a reduced small business tax is good news. However, we remain concerned and uncertain of what is coming next.

We are asking you to write to the Minister of Finance and to continue to pressure the government to honour its campaign promises and focus on real tax fairness.

Sincerely,

Lyle Hall

President, Essex County Federation of Agriculture



The Corporation of The Town of Amherstburg

January 16, 2018

VIA EMAIL

Windsor-Essex County Board of Health
360 Fairview Ave. West, Suite 215
Essex, ON
N8M-3G4

Dear Chair, Mr. Gary McNamara:

RE: Proposed Changes to the Cannabis Act (Bill C-45)

At its meeting of December 11th, 2017, Amherstburg Town Council passed the following motion:

Resolution # 20171211-1001 - That the correspondence from the Windsor-Essex County Board of Health regarding proposed changes to the Cannabis Act (Bill C-45) BE SUPPORTED and that a letter BE SENT to all municipalities and AMO.

Best Regards,

Tammy Fowkes
Deputy Clerk

cc: Ontario Municipalities
Association of Municipalities of Ontario (AMO)

encl. Windsor-Essex County Board of Health Resolution

November 27, 2017

The Honourable Dr. Eric Hoskins
Minister of Health and Long-Term Care
Hepburn Block, 10th Floor
80 Grosvenor Street
Toronto, ON M7A 2C4
ccu.moh@ontario.ca

Dear Minister Hoskins

Proposed Changes to the Cannabis Act (Bill C-45)

The Board of Health of the Windsor-Essex County Health Unit would like to commend the Ministry of Health and Long-Term Care, Ministry of the Attorney General's office, and the Ministry of Finance for the proposed changes to the *Cannabis Act (Bill C-45)*. The increase in minimum age of consumers, restriction of cannabis to youth under the age of 19, the government-run LCBO model for retail outlets and plans to regulate the location of cannabis retail outlets through zoning and licensing, will help to mitigate the unintended consequences of legalization to vulnerable populations.

Consuming cannabis, especially on a regular basis, is associated with many adverse health outcomes. Chronic diseases related to the carcinogens, toxins, and irritants similar to those found in tobacco smoke are also associated with cannabis use (SHAF, 2016). The effects of cannabis are particularly detrimental to adolescents and youth under the age of 25, as the developing brain is likely to be affected. In addition, individuals with mental illness are seven times more likely to use cannabis weekly, and are ten times more likely to have a cannabis use disorder (CAMH, 2013). Cannabis use can also make mental illness worse.

Another public health concern related to cannabis legalization is drug-impaired driving. The effects associated with cannabis use, such as slowed reaction time, the impacts on decision-making and divided attention, makes driving extremely dangerous after cannabis use. Cannabinoids are, in fact, among the most common psychoactive substances found in deceased and injured drivers in Canada (Wettlaufer et al., 2017).

On October 19, 2017, the Board of Health of the Windsor-Essex County Health Unit passed a Resolution with regard to the licensing, planning, and zoning regulations of cannabis retail outlets and the coordinated efforts of Windsor-Essex municipalities in preventing the harms associated with cannabis use, as outlined below:

Whereas the federal government has announced its intention to legalize recreational cannabis through the passing of the *Cannabis Act* prior to July 1st, 2018, and

Whereas cannabis smoke contains many of the same carcinogens, toxins, and irritants found in tobacco smoke with the added psychoactive properties of cannabinoids like THC, and

Whereas increased access to cannabis will result in increased risk for chronic disease, mental illness and injury, and

Whereas municipalities have control over the density and location of retail outlets through zoning, planning, and licensing regulations,

Now Therefore it be Resolved that the Windsor-Essex County Board of Health for the Windsor-Essex County Health Unit encourages all Windsor-Essex municipalities to develop strict licensing, planning, and zoning regulations related to the location and density of cannabis retail outlets, particularly in areas where vulnerable populations may be unfairly targeted.

Further that staff of the Windsor-Essex County Health Unit work with enforcement agencies and municipalities to provide a public health perspective into decision making related to the enforcement of cannabis smoking in prohibited areas, and

Further that staff of the Windsor-Essex County Health Unit utilize the Lower-risk Cannabis Use Guidelines set out by key national stakeholders, like the Centre for Addictions and Mental Health and the Canadian Public Health Association, in the development of a comprehensive public education and awareness campaign.

The Board of Health at the Windsor-Essex County Health Unit supports the efforts aimed at keeping recreational cannabis out of the hands of children and youth, as well as other vulnerable populations to which harm may result.

Determining the locations of cannabis retail outlets in Windsor-Essex based on licensing, planning, and zoning regulations through a coordinated effort of the municipalities in Windsor-Essex, will help to ensure these populations are better protected from the negative effects of cannabis use. Additionally, in order to ensure local enforcement and health promotion goals can be met, the local Board of Health requires supplementary funding which can be allocated to the training and hiring of enforcement officers, health promotion staff, and administrative supports.

[Resolution - Cannabis - October 2017 - AODA.pdf](#)

Sincerely,



Gary McNamara
Chair, Windsor-Essex County Board of Health

c: Windsor-Essex County Board of Health
Ms. Monika Turner, Director of Policy, AMO
Dr. Peter Donnelly, President and CEO, Public Health Ontario
Hon. Dipika Damerla, Associate Minister of Health and Long-Term Care
Association of Local Public Health Agencies

Local MPP's / City of Windsor – City Clerk / County of Essex – Municipal Clerks
Dr. David Mowat, Interim Chief Medical Officer of Health
Ms. Sue Makin, President, the Ontario Public Health Association
Mr. Gordon Fleming, Manager of Public Health Issues, alPHA
Ontario Boards of Health

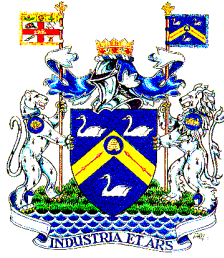
References:

Centre for Addiction and Mental Health. CAMH study shows mental illness associated with heavy cannabis use. [Report online]. April 2013. [Last accessed 2017 Nov 6]. Available from:

http://www.camh.ca/en/hospital/about_camh/newsroom/news_releases_media_advisories_and_backgrounders/current_year/Pages/CAMH-study-shows-mental-illness-associated-with-heavy-cannabis-use.aspx

Smoking and Health Action Foundation. Secondhand Marijuana Smoke: Health effects of exposure. [Report online]. September 2016 [Last accessed 2017 Jul 18]. Available from: http://smokefreehousingon.ca/wp-content/uploads/2015/11/health_effects_of_exposure_secondhand_mj_smoke_2016-finals.pdf

Wettlaufer A, Florica R O, Asbridge M, Beirness D, Brubacher J, Callaghan R, Fischer B, Gmel G, Imtiaz S. Estimating the harms and costs of cannabis-attributable collisions in the Canadian provinces. *Drug and Alcohol Dependence* [serial online]. 1 April 2017; 173:185-190 [Last accessed 2017/06/19]. Available from: <http://www.sciencedirect.com/science/article/pii/S0376871617300686>



BY-LAW NUMBER -2018
OF
THE CORPORATION OF THE CITY OF STRATFORD

Being a By-law to amend Zoning By-law 201-2000 as amended, with respect to removal of a holding provision application H07-17 by the City of Stratford on 19-21 Market Place, located on the south side of Market Place between Downie Street and Wellington Street, and is legally described as Pt Blk B Lot 14, Pt Lots 13 and 15 Plan 87.

WHEREAS authority is given to the Council of The Corporation of the City of Stratford by Section 36 of the *Planning Act, R.S.O. 1990, c. P.13*, as amended, to pass holding provisions by-laws;

AND WHEREAS the said Council has provided Notice of Intent to Remove the Holding Provision to members of the public and applicable agencies 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 5 to Zoning By-law 201-2000 as amended, is hereby amended:

by removing the Holding Provision from those lands zoned C3-10(H) outlined in heavy solid lines on Schedule "A", attached hereto and forming part of this By-law, municipally described as 19-21 Market Place.

2. That Zoning By-law 201-2000 as amended, be further amended by replacing section 14.4.9. being the Exceptions of the Central Commercial Zone with the following:

14.4.9 a) Defined Area (19-21 Market Place)
 C3-10 as shown on Schedule "A", Map 5

b) Permitted Uses

- brewery
- all other uses permitted in the C3 zone

c) Maximum floor area:

- brewery 180 m²

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 22nd day of January, 2018.

Mayor – Daniel B. Mathieson

Clerk – Joan Thomson

Schedule "A" to By-law -2018

Adopted this 22nd day of January, 2018

amending Zoning By-law 201-2000 as amended

19-21 Market Place



BY-LAW NUMBER -2018
OF
THE CORPORATION OF THE CITY OF STRATFORD

BEING a By-law to confirm the proceedings of Council of
The Corporation of the City of Stratford at its meeting held
on January 22, 2018.

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

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

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

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

1. That the action of the Council at its meeting held on January 22, 2018 in respect of each report, motion, resolution, recommendation or other action passed and taken by the Council at its meeting, is hereby adopted, ratified and confirmed, as if each report, motion, resolution or other action was adopted, ratified and confirmed by its separate by-law.

2. The Mayor of the Council and the proper officers of the City are hereby authorized and directed to do all things necessary to give effect to the said action, to obtain approvals where required, and, except where otherwise provided, to execute all documents necessary in that behalf in accordance with the by-laws of the Council relating thereto.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 22nd day of January, 2018.

Mayor – Daniel B. Mathieson

Clerk – Joan Thomson