



**BY-LAW NUMBER XX-2023  
OF  
THE CORPORATION OF THE CITY OF STRATFORD**

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BEING a By-law to authorize the entering into and execution of a Subdivision Agreement with Valley View Heights (St. Jacobs) Limited for the Thames West Phase 1 development.

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

**AND WHEREAS** Section 9 of the Municipal Act, 2001, provides that a municipality has the capacity, rights, powers and privileges of natural persons for the purpose of exercising its authority under this or any other Act;

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

**AND WHEREAS** a decision was made by Council of The Corporation of the City of Stratford on February 28, 2021, to grant draft approval for the proposed subdivision, and other lands;

**AND WHEREAS** the Parties hereto wish to enter into a Subdivision Agreement with Valley View Heights (St. Jacobs) Limited for the Thames West Phase 1 development;

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

1. That the Subdivision Agreement between Valley View Heights (St. Jacobs) Limited and The Corporation of the City of Stratford be entered into and the Mayor and Clerk, or their respective delegates, be and are hereby authorized to execute the said Subdivision Agreement on behalf of and for this Corporation and to affix the corporate seal thereto.
2. The lands referred to in this Subdivision Agreement are described as:
  - a. Part of Lot 6, Concession 2, in the City of Stratford, County of Perth, shown as PIN XXXXX-XXXX (LT).
3. The City Solicitor is authorized to cause the Subdivision Agreement referred to in Paragraph 1 herein, to be registered on title against the lands referred to in Paragraph 2 herein.

Read a FIRST, SECOND and THIRD time and  
FINALLY PASSED this 8th day of May, 2023.

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Mayor – Martin Ritsma

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Clerk – Tatiana Dafoe