



PLANNING REPORT: Recommendation

Date: December 16, 2024
To: Mayor and Council
From: Juliane vonWesterholt, BES, MCIP, RPP Consulting Planner
Report Number: COU24-152

Staff Recommendation:

- 1. THAT the Zoning By-law amendment, as recommended by staff for application Z07-22 to rezone the subject lands municipally known as 3980 Road 111 to Residential Fourth Density Zone with site specific regulations (R4), BE APPROVED.**
- 2. THAT the Official Plan amendment, as recommended by staff for application OPA 001-22 to redesignate the subject lands municipally known as 3980 Road 111 to Medium Density Residential BE APPROVED.**
- 3. THAT Draft Plan of Subdivision 31T-2201, submitted by Paradize Properties Development Ltd. prepared by Municipal Development and Planning Services Inc. (MDPS), dated August 28, 2024 for lands known municipally as 3980 Road 111 originally surveyed by Trevor D.A. Mc Neill, O.L.S., on May 3, 2022, , BE APPROVED by the City of Stratford pursuant to Section 51(31) of the Planning Act subject to the conditions listed below.**

Approval of the Zoning By-law and Official Plan amendments, and the Draft Plan of Subdivision is recommended for the following reasons:

- I. Public interest was considered;**

- II. The recommended approvals are consistent with the Provincial Planning Statement;**
 - III. The recommended Official Plan and Zoning By-law amendments will facilitate development that is appropriate for the lands;**
 - IV. It will provide for a range of housing types to meet the needs of existing and future residents; and**
 - V. It is an efficient use of land and infrastructure.**
- 4. THAT the City of Stratford, pursuant to Section 51(31) of the Planning Act, grant draft approval to Plan of Subdivision file 31T-22001 subject to the following conditions:**
- 1. That this approval applies to the draft plan of subdivision prepared by Municipal Development and Planning Services Inc. (MDPS) for Paradize Properties Development Ltd., dated August 28,2024 for lands known municipally as 3980 Road 111, originally surveyed by Trevor D.A. Mc Neill, O.L.S., on May 3,2022, and showing the following:**
 - Sixty-eight (68) Lots for Street Townhouse dwellings (Lots 1 to 68 on Blocks 2 to 5);**
 - One (1) block for the stormwater management pond (Block 1;**
 - Three (3) blocks for 0.3 metre reserves (Blocks 7 to 9); and,**
 - One (1) block for Right of Way (Block 6);**
 - 2. As it relates to infrastructure and services:**
 - a. No development of the Plan of Subdivision may begin until all external infrastructure and services required for the development of the Plan of Subdivision are in place; including municipal water supply, treatment and conveyance infrastructure and sewage treatment and wastewater conveyance infrastructure. For the purpose of these conditions, services being "in place" means that the infrastructure exists and is operational to the satisfaction of the City and that capacity in such infrastructure has been formally allocated by the City for use in connection with the development of the Plan of Subdivision. External capacity of any services will be formally allocated through the execution of a Subdivision Agreement (or Development Agreement) for each phase of the development as City capacity allows. Should the City**

Engineer and/or Director of Infrastructure and Development and/or their designate deem there to be insufficient external capacity for any of the required municipal services, the City has no obligation to provide such capacity within the lapse period, or at any time. The City may include language in each Subdivision Agreement or Development Agreement regarding the allocation of external capacity.

- b. that, in connection with all financing proposals and commitments and all offers and agreements of purchase and sale made by or to the Owner involving all or any part of the land covered by the Plan of Subdivision that has not been registered, there shall be a written acknowledgement given by the other party or parties of item 2.a. above and of receiving a copy of the draft plan conditions which acknowledgement will be produced by the Owner to the City on request.**
- 3. That the development of the draft plan of subdivision may be undertaken in phases to the satisfaction of the City and that all phases of development will be subject to conditions 1 - 59 unless indicated otherwise.**
- 4. That the Owner and the City enter into a subdivision agreement (the "Subdivision Agreement") for each phase pursuant to section 51(26) of the *Planning Act*, R.S.O. 1990 c.P 13, to be registered on title of the lands to which it applies prior to the Plan of Subdivision being registered. Further that the Subdivision Agreement shall include provisions that it will also be registered against the lands to which it applies once the plan of subdivision has been registered.**
- 5. That prior to final approval of each phase, the appropriate zoning and official plan designations shall be in effect for the Plan of Subdivision.**
- 6. That prior to final approval, the Owner shall satisfy all requirements, financial and otherwise to implement the conditions of this draft approval.**
- 7. That the dead ends and open sides of all road allowances created by this draft plan shall be terminated in 0.3 metre reserves and conveyed to and held in trust by the City.**
- 8. That the road allowances included in the Plan of Subdivision shall be shown and dedicated as public highways.**

- 9. That the streets shall be named, and the lots shall be addressed to the satisfaction of the City. This shall include permanent and temporary road names and municipal address signage during all stages of construction, and street signage shall be required through the subdivision agreement.**
- 10. That the Owner convey up to 5% of the value of land included in the plan to the City for park purposes as cash-in-lieu.**
- 11. That the Owner convey Blocks 7 to 9 inclusive, being the identified reserves, to the City.**
- 12. That the Owner convey Block 1 to the City for a Stormwater Management Facility and for the purposes of a railway berm and railway buffer naturalized area.**
- 13. That the Subdivision Agreement between the Owner and the City satisfy all of the requirements of the City related to financial, legal, planning and engineering matters including but not limited to the provision of roads, temporary roads, turning circles, pedestrian walkways, grading and drainage, planting of trees, landscaping, fencing, buffering, street lighting and other amenities, provision of community mailboxes, the provision and installation of full municipal water and sanitary services, the installation of underground electrical services and other matters of the City respecting the development and processing of the Plan of Subdivision, including the payment of City Development Charges in accordance with the City's Development Charges By-law.**
- 14. If necessary, prior to the final approval of each phase, the Owner shall enter into an agreement with Canada Post Corporation for the installation of community mailboxes. The subdivision agreement shall include requirements to notify all prospective lot purchasers of the mailbox(es) location.**
- 15. That prior to final approval, the Owner shall provide to the satisfaction of Festival Hydro Services Inc., an electrical layout as to how electrical services are provided to the Plan of Subdivision with such approval being communicated to the City. Any and all new, additional, expansion or relocation of any electrical infrastructure shall be at the sole cost and expense of the Owner.**
- 16. That prior to final approval for each phase the Owner shall enter into an agreement with the appropriate service providers for the installation of underground communication / telecommunication**

utility services for these lands to enable, at a minimum, the effective delivery of the broadband internet services and communication / telecommunication services for 911 Emergency Services.

- 17. That the Subdivision Agreement shall ensure that the persons who first purchase the subdivided land after the final approval of the plan of subdivision are informed, at the time the land is transferred, of all the development charges related to the development, pursuant to Section 59(4) of the *Development Charges Act, 1997*, S.O. 1997, c.27.**
- 18. That such easements as may be required for utility, servicing, or drainage purposes shall be granted to the appropriate authority, at the expense of the Owner.**
- 19. That arrangements shall be made to the satisfaction of the City for the relocation of any utilities required for the development of the Subject Lands, which relocation, if required, shall be undertaken at the expense of the Owner.**
- 20. That prior to final approval, the Owner's engineer shall provide a detailed sanitary servicing strategy which shall identify the implementation and phase of sanitary servicing for the entire development. The detailed sanitary servicing strategy is to be completed to the satisfaction of the City.**
- 21. That prior to final approval, the Owner's engineer shall submit a detailed water servicing strategy which shall outline the implementation and phasing of water servicing for the entire development, including modeling to demonstrate that adequate water and treatment capacity and pressure, in accordance with City standards, are available for all phases of development. The detailed water servicing strategy is to be completed to the satisfaction of the City.**
- 22. The Subdivision Agreement shall include a clause restricting development until the City receives confirmation that the water main system has been "looped" to the satisfaction of the City.**
- 23. That prior to final approval, a Licensed Archeologist shall provide a letter to the City indicating that there are no concerns for impacts to archaeological sites on the subject lands. This is to be accompanied by a Ministry of Tourism, Culture and Sport letter indicating that the licensee has met the Terms and Conditions for**

Archaeological Licensing and that the report has been entered into the Ontario Public Register of Archeological Reports.

- 24. That prior to final approval, the Owner shall submit for the review and approval of Canadian National Railway Company, Hydro One Networks Inc. (HONI), and the City, a final stormwater management plan and sediment and erosion control plans incorporating necessary measures to enhance the quality of stormwater discharges and to control erosion and sedimentation during and after construction. The final stormwater management plan and sediment and erosion control plan, and final detailed servicing and grading plans shall identify drainage and sediment and erosion control strategies. The final stormwater management plan shall also provide detail with respect to the monitoring and maintenance of the stormwater management facilities.**
- 25. That detailed Servicing and Grading Plans showing the measures identified in the Stormwater Management and Sediment Erosion Control Plans be submitted to the satisfaction of the City.**
- 26. Prior to HONI providing its final approval, the developer must make arrangements satisfactory to HONI for lot grading and drainage. Digital PDF copies of the lot grading and drainage plans (true scale), showing existing and proposed final grades, must be submitted to HONI for review and approval. The drawings must identify the transmission corridor, location of towers within the corridor and any proposed uses within the transmission corridor. Drainage must be controlled and directed away from the transmission corridor.**
- 27. Any development in conjunction with the subdivision must not block vehicular access to any HONI facilities located on the transmission corridor. During construction, there must be no storage of materials or mounding of earth, snow or other debris on the transmission corridor.**
- 28. At the developer's expense, temporary fencing must be placed along the transmission corridor prior to construction, and permanent fencing must be erected along the common property line after construction is completed.**
- 29. The costs of any relocations or revisions to HONI facilities which are necessary to accommodate this subdivision will be borne by the developer. The developer will be responsible for restoration of any**

damage to the transmission corridor or HONI facilities thereon resulting from construction of the subdivision.

30. That prior to final approval of each phase, the Subdivision Agreement between the City and the Owner shall provide for the following:

- a. municipal ownership and assumption of any facilities required for the retention and enhancement of stormwater quality will not occur until assumption of the final phase of development; and,**
- b. the inclusion of any environmental protection measures recommended in the final stormwater management plan that are not capable of being addressed under the *Ontario Water Resources Act*.**

31. Prior to final approval, the developer agrees to the following:

- The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.**
- The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.**
- The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.**
- The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.**

- **The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.**
 - **The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the City of Stratford.**
 - **The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.**
 - **The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.**
- 32. As part of the works for the subdivision the developer includes traffic calming measures and/or other devices, if required, to the satisfaction of the City to aid in controlling vehicle speed on the streets proposed within the plan of subdivision.**
- 33. That prior to final approval the developer provides the relevant plans and studies and implement the recommendations to the satisfaction of the City and, if and where required, the Ministry of Environment, Conservation and Parks:**
- a. Hydrogeological study (including Chlorine Impact Assessment / Chlorine Residual Maintenance Plan);**
 - b. Hydraulic Assessment;**
 - c. Stormwater management plan;**
 - d. Geotechnical and Soil Stability Assessment, outlining the suitability for construction for all foundation depths exceeding 1.5 metres in depth below existing grade;**
 - e. Sediment and Erosion Control Plan;**

- f. Noise and Vibration Study;**
 - g. Odour Study;**
 - h. Water Servicing and Sanitary Servicing report(s);**
 - i. On-Street Parking Plan including pairing of driveways;**
 - j. Landscape Design Plan for the naturalized block being Stormwater Management Block 1;**
 - k. Arborist Report that includes a tree preservation plan;**
 - l. Traffic impact study and functional design report;**
- 34. That prior to final approval for any lots created and graded by engineered fill, the Owner shall provide documentation to the City from a professional engineer licensed to practice in Ontario certifying that the fill areas have been compacted and completed under full time inspection to better or equal industry best practices and the affected lots are suitable and safe for residential development, to the satisfaction of the City.**
 - 35. That the developer shall provide each prospective lot purchaser and new homeowner with information about the fill area and extent of the fill area by registering this information and a fill map on title to the satisfaction of the City.**
 - 36. The prior to the final approval of any phase requiring a temporary turning circle, the Owner shall dedicate to the City all applicable blocks and reserves for the turning circle, and such turning circle shall be constructed to a permanent standard unless otherwise detailed in the subdivision agreement.**
 - 37. That prior to the final approval of any phase including residential blocks for street townhouse dwellings, the Owner shall establish a minimum of a one and a half (1.5 m) meter maintenance easement in all locations where the units to be built do not provide direct access to the rear yard from the garage being the "internal unit" (not the "end unit").**
 - 38. That a portion of the "Mullin Drain" be abandoned or realigned under the provisions of the *Drainage Act*, R.S.O. 1990, c.D.17 (the "*Drainage Act*") to the satisfaction of the City. In accordance with section 65(1) of the *Drainage Act* the Developer shall be**

responsible for all reasonable costs associated with updating the Drainage Reports on the Mullin Drain.

39. That prior to final approval of the development the Owner shall engage a consultant to undertake an analysis of noise vibration measures to *recommend* abatement measures necessary, if required, to achieve the maximum levels set by the Ministry of Environment, Conservation and Parks and Canadian National Railway. Upon City review and approval of the noise, vibration reports, all recommendations provided shall be included into the Subdivision Agreement.
40. The following Noise warning clauses be included in the Subdivision Agreement and inserted in all of the Agreements of Purchase and Sale or Lease for each dwelling unit within the Subdivision:
 - a) "Purchasers are advised that despite the inclusion of noise control features in this development area and within the dwelling units, noise due to road traffic may be of concern, occasionally interfering with the activities of the occupants as the noise levels may exceed the noise criteria of the Municipality and the Ministry of the Environment, Conservation and Parks."
 - b) "This dwelling unit has been supplied with forced air heating sized to accommodate a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels and within the Municipality and the Ministry of the Environment, Conservation and Parks noise criteria."
 - c) "Warning: Canadian National Railways Company or its assigns or successors in interest has or have a right of way within 300 metres from the land subject thereof. There may be alteration to expansions of the railway's facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successor as aforesaid may expand its operations which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuation measures in the design of the development and individual dwellings. CN Rail will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights of way."

- d) Purchasers / tenants are advised that due to the proximity of adjacent industrial commercial facilities, noise from these facilities may at times be audible.”
41. That prior to final approval the Owner shall complete a Record of Site Condition meeting the applicable statutory requirements as set out in the *Environmental Protection Act* and Ontario Regulation 153/04.
42. The final stormwater management report and erosion control plan referenced in condition 24 shall incorporate the following which shall be conditions in the subdivision agreements:
- a) semi-annual monitoring reports which shall be required when fifty (50) percent of the building permits have been issued for the entire development;
 - b) confirmation that the design meets the Consolidated Linear Infrastructure Environmental Compliance Approval (CLI-ECA) for the City;
 - c) the construction of the stormwater management facility in one phase which shall include the Street C storm sewer outlet to Street F in the Cachet Plan to the west ;
 - d) confirmation that there is no damage to the downstream lands, properties or structures beyond the limits of this subdivision resulting from any increase in or acceleration of stormwater runoff from the subdivision;
 - e) identification of major overland flow route(s);
 - f) lot level and conveyance controls such as direct discharge roof leaders to grassed surfaces, grading lots to minimize areas contributing runoff directly to roadway drainage systems, minimizing lot grades, etc., should be implemented to the extent technically, physically and economically practicable;
 - g) the recommendations of the preliminary stormwater management report;
 - h) heavy duty silt fencing along the limits of the development where appropriate;
 - i) that the approved sediment and erosion control measures shall be in place prior to any work being undertaken on the subject

lands including that the stormwater management facility be constructed prior to any earthworks on the subject lands as a temporary sedimentation basin;

- j) details with respect to the monitoring and maintenance of the storm water measures utilized; and**
 - k) that the above matters be shown on the final detailed servicing and grading plans where appropriate.**
- 43. Where foundations' depth for any dwelling exceeds 1.5 metres, the Owner shall retain a Professional Engineer to review the designs and provide a letter of suitability for the foundations at the time of Building Permit Application.**
- 44. That the owner provides bike lanes along "Street C" to the satisfaction of the City Engineering Department.**
- 45. The SUBDIVIDER agrees that the design and construction of "Street C" from its current terminus to the west of the hydro lands, over the hydro corridor and to County Road 111 shall be completed to the satisfaction of the CITY'S Director of Engineering. It is acknowledged that these works, including design expense, are intended by the City to be included in the City's Development Charge By-law, as amended, and should this occur, the City shall be responsible for 100% of the cost of these works.**

If sufficient money is not allocated from the appropriate City Development Charge Account(s) to permit the City to fund these works or if the upgrade is not a Development Charge eligible expense and the Subdivider wishes to proceed, the Subdivider agrees to provide and up-front the cost of these works either independently or *in cooperation with other benefitting landowners.*

Should the design and construction of "Street C" become a Development Charge eligible expense, the City agrees to recognize any monies paid by the Subdivider for any works or service normally paid out of the City's Development Charge Account with such monies representing a credit towards any City Development Charge payable for each lot or block only within the registered plan. Said credit shall be granted for that portion of the applicable Development Charge with respect to the engineering services required to be paid prior to the issuance of building permits for those lots or blocks identified by the Subdivider and included in the

Supplementary Agreement with the City to be registered against the title of each identified lot or block.

If the registration of the plan is staged, a Supplementary Agreement identifying each lot or block for which credits are payable shall be registered for each stage prior to the registration of each stage of the plan of subdivision, until there is no outstanding balance remaining.

When no outstanding credit balance remains, then the Development Charges will be paid in the normal manner in accordance with the City's By-law.

If, following the registration of the entire plan of subdivision and issuance of all building permits, there is any outstanding balance, it shall remain with the lands to be used as a credit for future development, or alternatively, the City shall enter into an agreement with the Subdivider, under Section 40 of the Development Charges Act, to enable the transfer of Development Charge credits to other benefiting lands within the community, subject to satisfactory arrangements being made between all parties.

- 46. An easement is required over the Hydro One corridor to extend the water and sanitary services to the adjacent subdivision and not CN lands. The Owner shall provide written confirmation from Hydro One when available.**
- 47. The owner shall provide written confirmation from CN Railway for accepting the stormwater pond discharge.**
- 48. That the owner constructs the 2.1metres acoustic barrier along the property line with County Road 111 in accordance with the noise and vibration study prepared by Vintec Acoustics dated August 2, 2024.**
- 49. The following warning clauses be included in the Subdivision Agreement and inserted in all the Agreements of Purchase and Sale or Lease for Lots 15,16,38,39 and 61 the Subdivision:**

"that the above referenced lots contain an Acoustical Noise wall along Road 111, which cannot be removed and must be maintained by the owner of the lot at their cost."

- 50. That the owner provides for any necessary easements for access and maintenance for the acoustic barrier to the satisfaction of the City solicitor.**
- 51. That prior to final approval the City is to be advised by the Festival Hydro Services Inc. that condition 15 has been satisfied.**
- 52. That prior to final approval the City is to be advised by the Hydro One Network Inc. that condition 24 has been satisfied.**
- 53. That prior to final approval the City is to be advised by Canadian National Railway Company how conditions 24, 38 and 39 have been satisfied.**
- 54. That prior to final approval the City is to be advised by the Ministry of Environment, Conservation and Parks how conditions 39 and 40 have been satisfied.**
- 55. That prior to final approval the City is to be advised by Canada Post how condition 31 has been satisfied.**
- 56. That prior to final approval the City is to be advised by Bell Canada how condition 16 has been satisfied.**

NOTES TO DRAFT PLAN APPROVAL

- 1. Draft plan approval for this Plan of Subdivision is for a period of five (5) years from the date of decision. Any request made by the Owner to the Approval Authority extending the lapsing date shall be made sixty (60) calendar days prior to the lapsing date and include a written confirmation from the City endorsing the extension.**
- 2. It is the applicant's responsibility to fulfil all the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the City, quoting the file number.**
- 3. It is suggested that the applicant be aware of:**
 - a. subsection 144(1) of the *Land Titles Act*, (the "*Land Titles Act*") R.S.O. 1990, c.L.5, which requires all new plans to be registered in a land titles system;**
 - b. subsection 144(2) of the *Land Titles Act* allows certain exceptions.**
- 4. Inauguration, or extension of a piped water supply, a communal sewage system, or a storm water management system, may be subject to**

approval of the Ministry of Environment, Conservation and Parks and/or the City under sections 52 and 53 of the *Ontario Water Resources Act*, R.S.O. 1990, c.O. 40, (the "*Ontario Water Resources Act*").

5. The Ministry of Environment, Conservation and Parks must be advised immediately should waste materials or other contaminants be discovered during the development of this plan of subdivision.
6. It is the applicant's responsibility to obtain any and all necessary permits from the Upper Thames Region Conservation Authority, if required, in accordance with Ontario Regulation 171/06 made pursuant to section 28 of the *Conservation Authorities Act*, R.S.O. 1990, c.C.27.
7. If the agency's condition concerns a condition in the subdivision agreement, a copy of the agreement should be sent to them. This will expedite the clearance of the final plan.
8. If a zoning by-law amendment is required as set out in condition 5 reference to the subdivision application file number should be included in the explanatory note.
9. This letter and the conditions contained therein should in no way be construed as permission for or an endorsement of proposed location(s) for any road crossing(s) contemplated for the proposed development. This permission may be specifically granted by OILC under separate agreement(s). Proposals for any secondary land use including road crossings on the transmission corridor are processed through the Provincial Secondary Land Use Program (PSLUP). HONI, as OILC's service provider, will review detailed engineering plans for such proposals separately, to obtain final approval.
10. Should approval for a road crossing be granted by HONI one the developer shall make arrangements satisfactory to OILC and HONI for the dedication and transfer of the proposed road allowance directly to the City of Stratford.
11. Access to, and road construction on the transmission corridor is not to occur until the legal transfer(s) of lands or interests are completed.
12. In addition, HONI requires the following be conveyed to the developer as a precaution:

The transmission lines abutting the subject lands operate at either 500,000, 230,000 or 115,000 volts. Section 188 of Regulation 213/91 pursuant to the *Occupational Health and Safety Act*, require that no object be brought closer than 6 metres (20 feet) to an energized 500 kV

conductor. The distance for 230 kV conductors is 4.5 metres (15 feet), and for 115 kV conductors it is 3 metres (10 feet). It is the developer's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the *Act*. They should also be aware that the conductors can raise and lower without warning, depending on the electrical demand placed on the line.

13. Canada Post further requests the owner/developer be notified of the following:
1. The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox locations.
 2. Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy.
 3. There will be no more than one mail delivery point to each unique address assigned by the Municipality.
 4. Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project.
 5. The complete guide to Canada Post's Delivery Standards can be found at:
https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

14. All measurements in subdivision final plans must be presented in metric units.

15. The final plan approved by the City must include the following paragraph on all copies (3 Mylars and 4 paper for signature purposes):

"Approval Authority Certificate

This Final Plan of Subdivision is approved by the City of Stratford under section 51(58) of the *Planning Act*, R.S.O. 1990, c.P. 13, on this XX day of MONTH, 20XX.

Martin Ritsma, Mayor

Tatiana Dafoe, Clerk

City of Stratford"

- 16. The final plan must be submitted digitally and compatible with the latest version of AutoCAD (DWG) and must be consistent with the following standards:**
 - **Reference to a control network complied to the satisfaction of the City in accordance with Ontario Basic Mapping (U.T.M. Grid 1:2000), for future use within the City's geographical system.**
 - **All classes of features must be separate into different layers.**
 - **Each layer should be given a descriptive name so that the class of feature it contains is recognizable.**
- 17. The final plan approved by the City must be registered within thirty (30) calendar days or the City may withdraw its approval under subsection 51(59) of the *Planning Act*.**
- 18. That the developer be clearly advised that the transmission lines abutting the subject lands operate at either 500,000, 230,000 or 115,000 volts. Note that section 188 of Ontario Regulation 213/91 pursuant to the *Occupational Health and Safety Act*, requires that no object(s) be brought closer than 6 metres (20 feet) to an energized 500 kV conductor. The distance for 230 kV conductors is 4.5 metres (15 feet), and for 115 kV conductors it is 3 metres (10 feet). It is the developer's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the *Occupational Health and Safety Act*. The developer should also advise all personnel on site aware that the conductors can raise and lower without warning, depending on the electrical demand placed on the line at any particular time.**