



**Stratford City Council  
Special Council Open Session  
AGENDA**

**Meeting #:** 4632nd  
**Date:** Thursday, October 29, 2020  
**Time:** 3:30 P.M.  
**Location:** Electronically  
**Council Present:** Mayor Mathieson - Chair Presiding, Councillor Beatty, Councillor Burbach, Councillor Clifford, Councillor Gaffney, Councillor Henderson, Councillor Ingram, Councillor Ritsma, Councillor Sebben, Councillor Vassilakos  
**Staff Present:** Joan Thomson - Chief Administrative Officer, Tatiana Dafoe - City Clerk, Ed Dujlovic - Director of Infrastructure and Development Services, Kim McElroy - Director of Social Services, David St. Louis - Director of Community Services, John Paradis - Fire Chief, Janice Beirness - Director of Corporate Services, Jodi Akins - Council Clerk Secretary, Jeff Bannon - Planner, Nancy Bridges - Recording Secretary, Chris Bantock - Deputy Clerk

To watch the Council meeting live, please click the following link: <https://stratford-ca.zoom.us/j/84289273259?pwd=WG1lcVdSQ0p1TG1rYiswYlB4Vmt4QT09>

A video recording of the meeting will also be available through a link on the City's website at <https://www.stratford.ca/en/index.aspx> following the meeting.

Pages

**1. Call to Order:**

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

Councillor Bunting has provided regrets for this meeting.

**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 Thereof

**3. Adjournment to Public Meetings:**

Motion by \_\_\_\_\_

**THAT the Special Council meeting adjourn to Public Meetings under the Planning Act to hear from members of the public with respect to the following planning applications:**

- Z03-20 - 533 Romeo Street South
- Z04-20 - 3797 Downie Road 112
- Z05-20 - 1041 Erie Street

to reconvene following the Public Meetings.

- |      |  |         |
|------|--|---------|
| 3.1. | Zone Change Application Z03-20, 533 Romeo Street South, Public Meeting Planning Report (COU20-171) | 1 - 7   |
| 3.2. | Zone Change Application Z04-20, 3797 Downie Rd 112, Public Meeting Planning Report (COU20-172)     | 8 - 15  |
| 3.3. | Zone Change Application Z05-20, 1041 Erie, Public Meeting Planning Report (COU20-173)              | 16 - 22 |

**4. Reconvene Council - Reading of the Confirmatory By-law: 23**

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

By-law 4.1 - Confirmatory By-law

To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on October 29, 2020.

Motion by \_\_\_\_\_

**THAT By-law 4.1 be read a First and Second Time.**

Motion by \_\_\_\_\_

**THAT By-law 4.1 be read a Third Time and Finally Passed.**

**5. Adjournment:**

Motion by \_\_\_\_\_

**THAT the October 29, 2020 Special Council Meeting adjourn.**



## MANAGEMENT REPORT

<b>Date:</b>	October 29, 2020
<b>To:</b>	Mayor and Council
<b>From:</b>	Ed Dujlovic, Director of Infrastructure and Development Services
<b>Report#:</b>	COU20-171
<b>Attachments:</b>	None

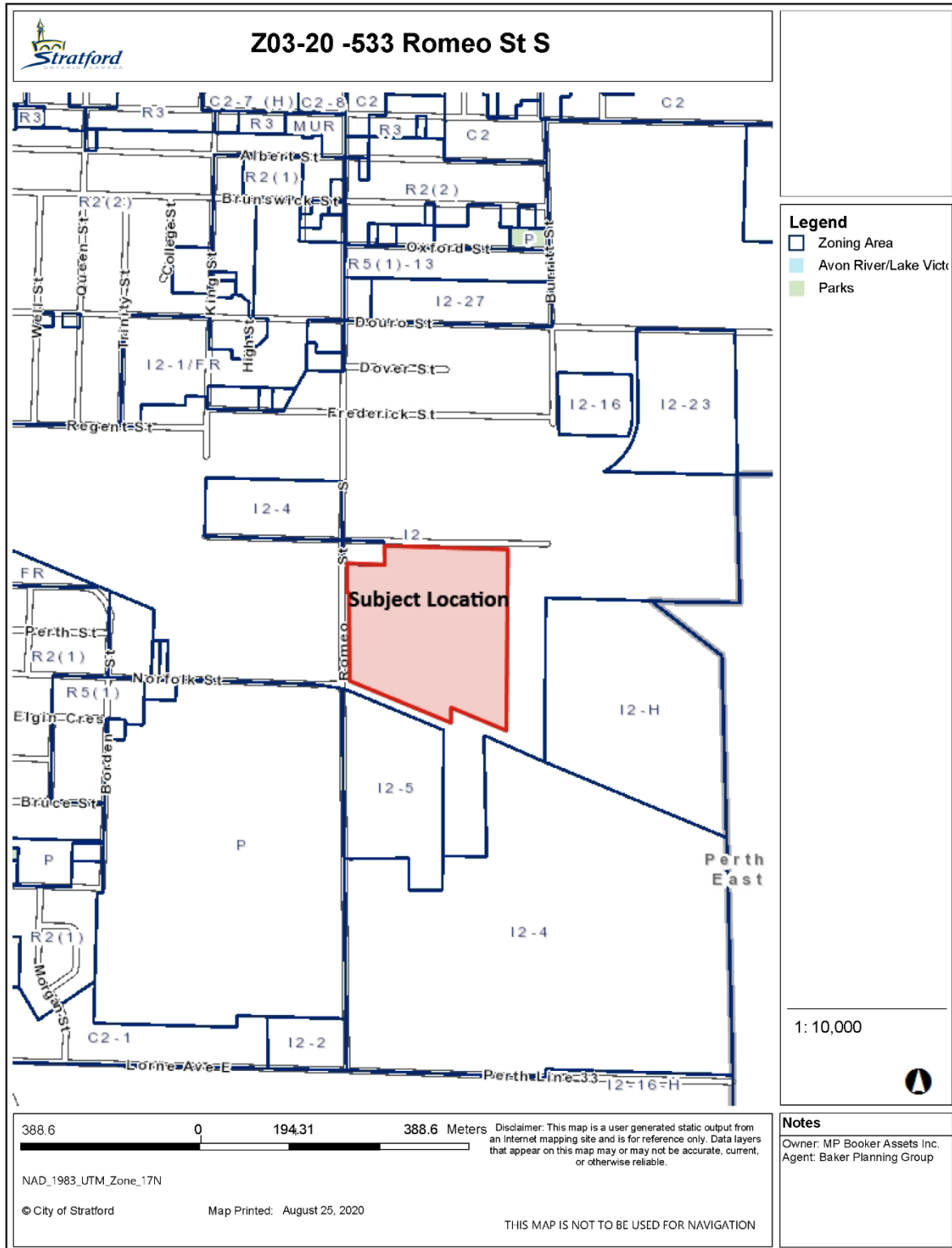
**Title:** Zone Change Application Z03-20, 533 Romeo Street South, Public Meeting Planning Report

**Objective:** The purpose of this report is to describe the Zone Change application submitted by Baker Planning Group on behalf of MP Booker Assets Inc. to change the zoning of the property municipally known as 533 Romeo Street S from a General Industrial I2 zone to a General Industrial I2- special zone to provide parking at a rate of 1 parking space for every 50m<sup>2</sup> and to add an athletic training facility as an additional permitted use with a maximum gross floor area of 4,080 m<sup>2</sup>.

The application was accepted on August 24, 2020.

A Planning Justification report was submitted with the application.

## Location and Zoning Map



## Z03-20 Concept Plan – 533 Romeo St S

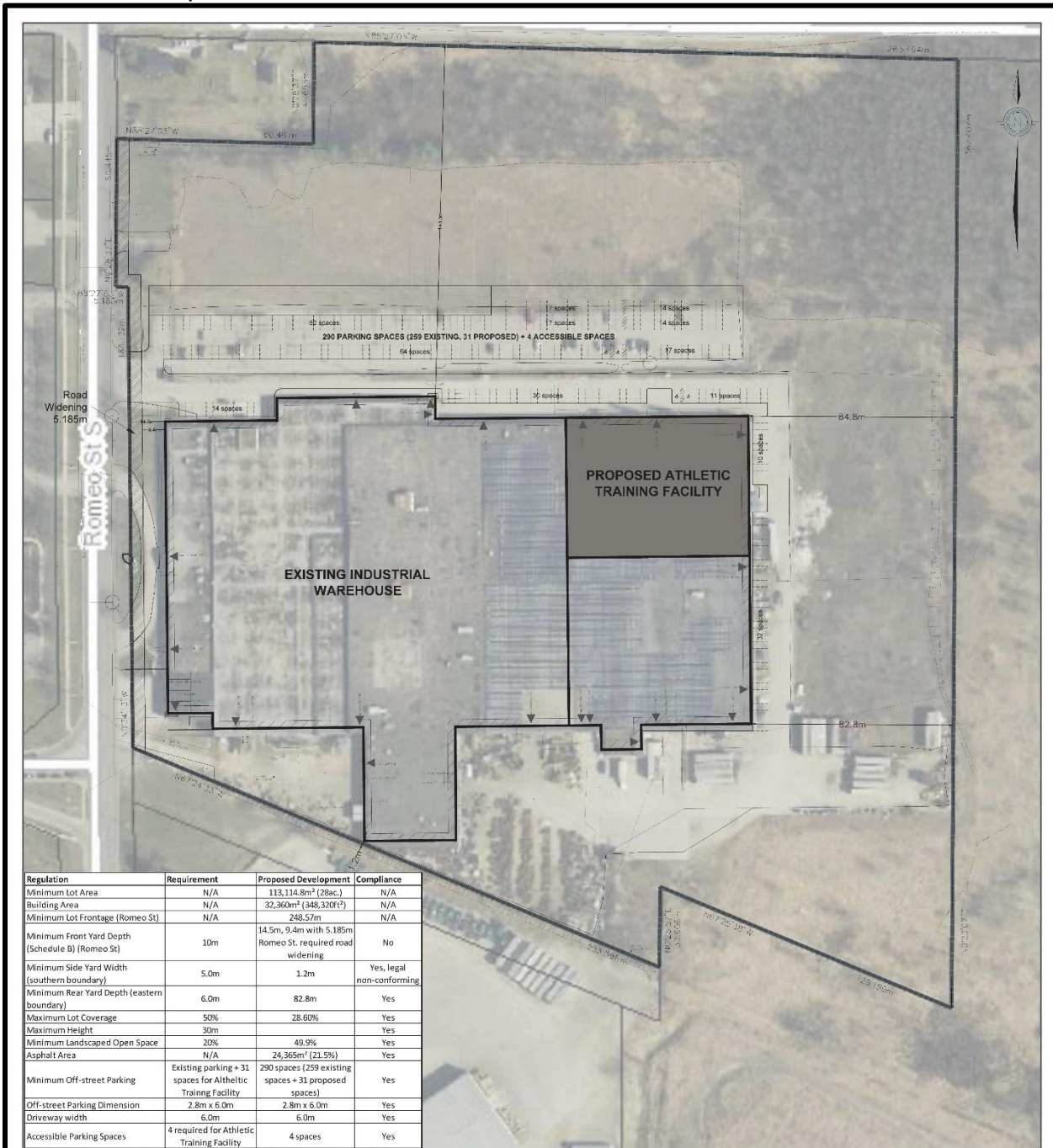


Figure:

2

## CONCEPTUAL SITE PLAN

Site Location: 533 Romeo Street South, Stratford, ON



### **Background:**

The subject lands of application Z03-20 are located on the south side of Romeo Street South between Park Street and Norfolk Street, legally described as PLAN 47 LOTS 890 TO 896 PT LOTS 889 AND 897 PLAN 370 LOT 1 PT LOT 6 RP 44R4616 PARTS 1 TO 3 7 TO 9 in the City of Stratford. The subject lands have an approximate area of 11.3ha (28ac) and a lot frontage of 248.6m (815.5ft).

### Site Characteristics

Existing Use: 32,360m<sup>2</sup> industrial building  
 Frontage: 248.6m (815.5 ft)  
 Depth: 344m (1,128.5 ft)  
 Area: 11.3ha (28ac)  
 Shape: Irregular

### Surrounding Land Uses:

North: Commercial plaza and food processing establishment (Industrial)  
 East: Agriculture (Future Industrial)  
 West: Industrial use (Industrial)  
 South: Industrial / commercial plaza (Industrial)

### Subject Lands – 533 Romeo Street South









### Zoning By-law

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

### Agency Comments

Circulation of the application to various agencies produced the following comments to date (October 16, 2020):

#### Building Services

- No concerns with the proposed Zone Change Application
- It should be noted that all works relating to the Athletic Training Facility have occurred without Building Permit being obtained from the Chief Building Official and proper approvals for applicable law. An Order to Comply, Unsafe Building Order and Order Respecting Occupancy have been posted onsite due to the establishment of illegal uses without proper permits.

#### Engineering Services

- The Engineering Department has reviewed the submission for Zone Change application noted above and does not object to the zone change.
- A road widening of 5.185 m in width is required off the Romeo Street South frontage. A 1.50 m wide sidewalk is also required to be installed as per our standards across the frontage of the property on Romeo Street.
- Engineering comments regarding this site have been provided during the formal consultation and subsequent site plan processes.

#### Transit

- No concerns

#### Township of Perth East

- No concerns

#### Upper Thames River Conservation Authority

- The UTRCA can advise that we have no objection to the above noted application for Zoning By-law Amendment. We can advise that should any future development be proposed within close proximity to the Significant Woodland, an EIS may be required. The foregoing comments are provided for the information of the applicant the Planning Department, and Council.

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 10 surrounding property owners on September 28, 2020. Notice was also published in the Beacon Herald on October 3, 2020.

No comments have been received to date. Any comments received after the completion of this report will be provided to the Planning and Heritage Committee.

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

**Alignment with Strategic Priorities:**

**Strengthening our Plans, Strategies and Partnerships**

Communicating clearly with the public around our plans and activities.

**Staff Recommendation: THAT Council hear all interested persons with respect to Zone Change Application Z03-20.**



Prepared by: Jeff Bannon, MCIP, RPP – Planner



Recommended by: Ed Dujlovic, Director of Infrastructure & Development Services



Joan Thomson, Chief Administrative Officer

October 19, 2020



## MANAGEMENT REPORT

<b>Date:</b>	October 29, 2020
<b>To:</b>	Mayor and Council
<b>From:</b>	Ed Dujlovic, Director of Infrastructure and Development Services
<b>Report#:</b>	COU20-172
<b>Attachments:</b>	None

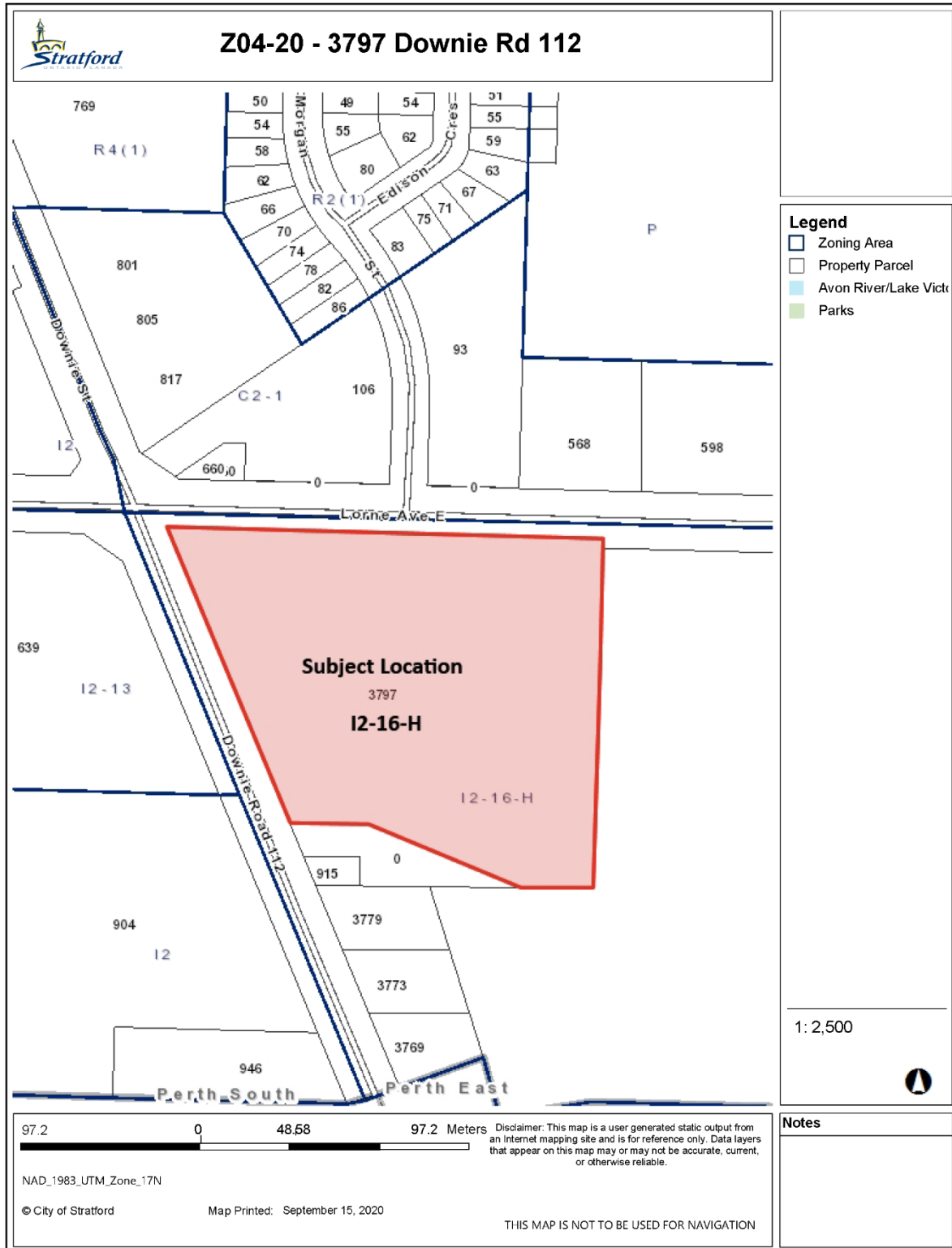
**Title:** Zone Change Application Z04-20, 3797 Downie Rd 112, Public Meeting Planning Report

**Objective:** The purpose of this report is to describe the Zone Change application submitted by Baker Planning Group on behalf of 2690899 Ontario Inc. to change the zoning of a portion of the property municipally known as 3797 Downie Rd 112 from a General Industrial I2-16-H zone to a General Industrial I2- special zone to permit a restaurant with a maximum gross floor area of 210m<sup>2</sup> and an accessory drive-through, a gas bar, a neighbourhood store with a maximum gross floor area of 210m<sup>2</sup>, and a car wash as additional permitted uses. The applicant is also requesting that the existing holding symbol be removed from the zone and provisions to require a minimum of 1 parking space for a car wash, a minimum of 1 parking space for every four dining seats for the restaurant and to allow parking spaces to be 2.8m wide by 5.6m in length.


The application was accepted on September 15, 2020.

A Transportation Impact Study, Functional Servicing Report and Planning Justification report were submitted with the application.

## Location and Zoning Maps





<p>re:</p> <p><b>1</b></p>	<p><b>SITE</b></p> <p>Site Location: 3797 Downie Road 112, Stratford, ON</p>	 <p><b>BAKER</b> Planning Group</p>
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## Z03-20 Concept Plan – 533 Romeo St S

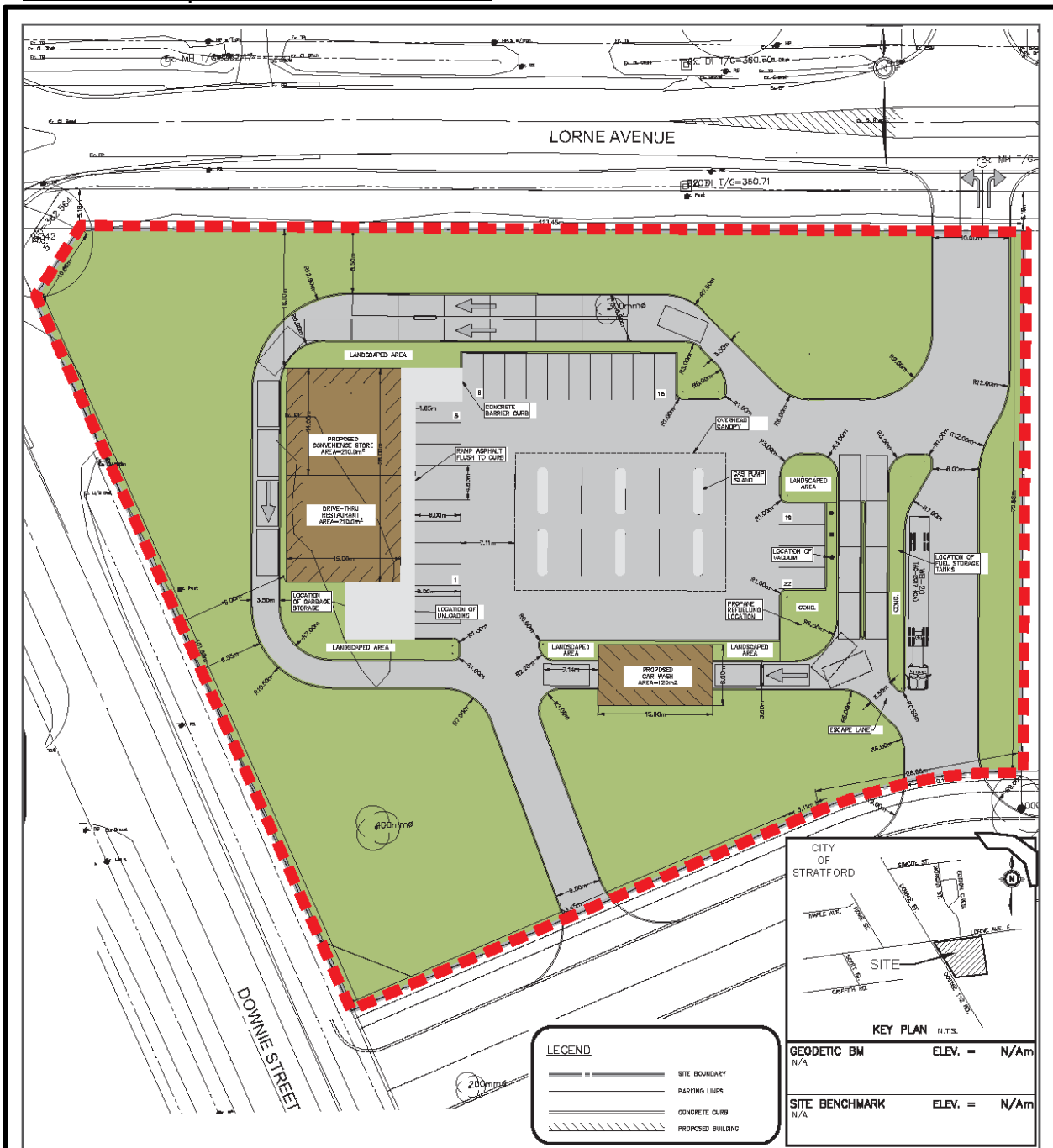


Figure:

3

## CONCEPTUAL SITE PLAN

Site Location: 3797 Downie Road 112, Stratford, ON



**Background:**

The subject lands of application Z04-20 are located on the south-east corner of the intersection of Lorne Avenue E and Downie Road 112, legally described as S EASTHOPE CON 3 PT LOT 46 RP 44R3842 PT PART 6 RP44R4841 PART 1 in the City of Stratford. The subject lands have an area of approximately 1ha (2.4ac).

Site Characteristics – area subject to amendment

Existing Use: vacant lot

Frontage: 101.9m (334.3 ft)

Area: 9,632m<sup>2</sup> (2.38ac)

Shape: Irregular

Surrounding Land Uses:

North: Religious Institution (Commercial)

East: Storm water management ponds (Industrial)

West: Non-profit organization (Industrial)

South: Residential (Perth East zoning - Agricultural)

Subject Lands – taken September 22, 2020

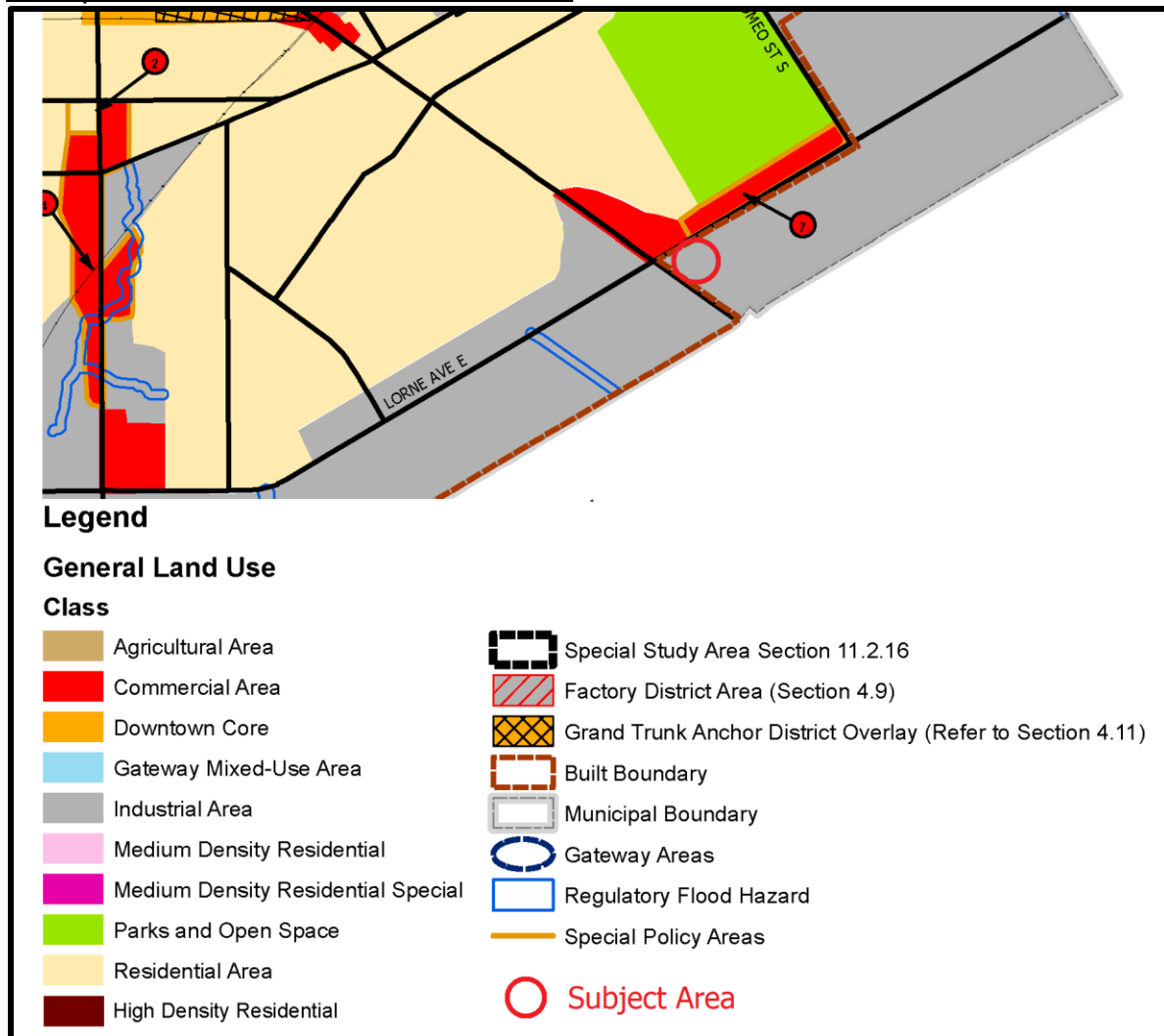


### Official Plan Designation

The lands are designated 'Industrial Area' which permits a range of uses including manufacturing, assembling, repair, wholesaling and storage of goods.

Secondary uses that do not detract from the area for industrial purposes nor which would conflict with existing or potential future industrial uses, have the characteristics or functional requirements similar to industry, and do not pre-empt the ultimate development of the lands for industrial purposes may also be permitted. Permitted secondary uses include motor vehicle sales and service establishments, institutional uses, research and development uses and education and training other than elementary schools. Accessory uses may also be permitted which provide services for employees and 'Industrial Areas' to industry provided that neighbouring areas designated for commercial purposes are not capable of providing the desired level of service to the 'Industrial Area'.

### Excerpt of Schedule A of the Official Plan



### Zoning By-law

The subject lands are currently zoned General Industrial I2-16-H Zone. The holding provision prevents development on the lands until sufficient water, sanitary and storm services are provided and the holding provision has been lifted. Once the holding provision is removed the zone would permits a range of industrial uses such as a business office of a consulting engineer or surveyor, a car wash, a commercial school, a data centre, a dry cleaning establishment, an equipment service establishment, a factory store, a food processing establishment, an industrial use, a motor vehicle repair shop, a motor vehicle sales or rental establishment, a motor vehicle service station, a private club, a public use, a scientific or medical laboratory, a recreational park, a veterinarian clinic and a warehouse.

### Agency Comments

Circulation of the application to various agencies produced the following comments to date (October 19, 2020):

#### Building Services

- No concerns with the proposed Zone Change Application
- Building permits will be required to be obtained for proposed construction
- Additional comments will be provided at site plan application

#### Engineering Services

- The application lands are to include the private lane and/or cul-de-sac required for access off Downie Street.
- A 5.18 m road widening is required off Lorne Avenue frontage and a 10m x 10m daylight triangle from the south/east corner of the Lorne Avenue and Downie Street intersection.
- The applicant must provide the Engineering Division with a servicing report and watermain hydraulic assessment of the proposed development using the City's water model.
- The applicant must complete a Transportation Impact Study. In addition to the standard requirements noted in the City's TIS Guidelines, the study should address site entrance locations and configurations, pedestrian mobility across and through the site, and truck loading and unloading movements. The TIS study must include the development of all of the applicant's lands at 3797 Downie Street.
- The Engineering Division does not object to the zone change if the traffic study and proposed site plan layout adequately demonstrate the proposed changes will serve the public in a safe and efficient manner to the satisfaction of the Engineering Division.

### Transit

- No concerns

### Fire Department

- No concerns

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 20 surrounding property owners on September 28, 2020. Notice was also published in the Beacon Herald on October 3, 2020.

No comments have been received to date. Any comments received after the completion of this report will be provided to the Planning and Heritage Committee.

[Click here to enter text.](#)

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

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

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

Communicating clearly with the public around our plans and activities.

**Staff Recommendation: THAT Council hear all interested persons with respect to Zone Change Application Z04-20.**



Prepared by: Jeff Bannon, MCIP, RPP – Planner



Recommended by: Ed Dujlovic, Director of Infrastructure & Development Services



Joan Thomson, Chief Administrative Officer

October 19, 2020



## MANAGEMENT REPORT

<b>Date:</b>	October 29, 2020
<b>To:</b>	Mayor and Council
<b>From:</b>	Ed Dujlovic, Director of Infrastructure and Development Services
<b>Report#:</b>	COU20-173
<b>Attachments:</b>	None

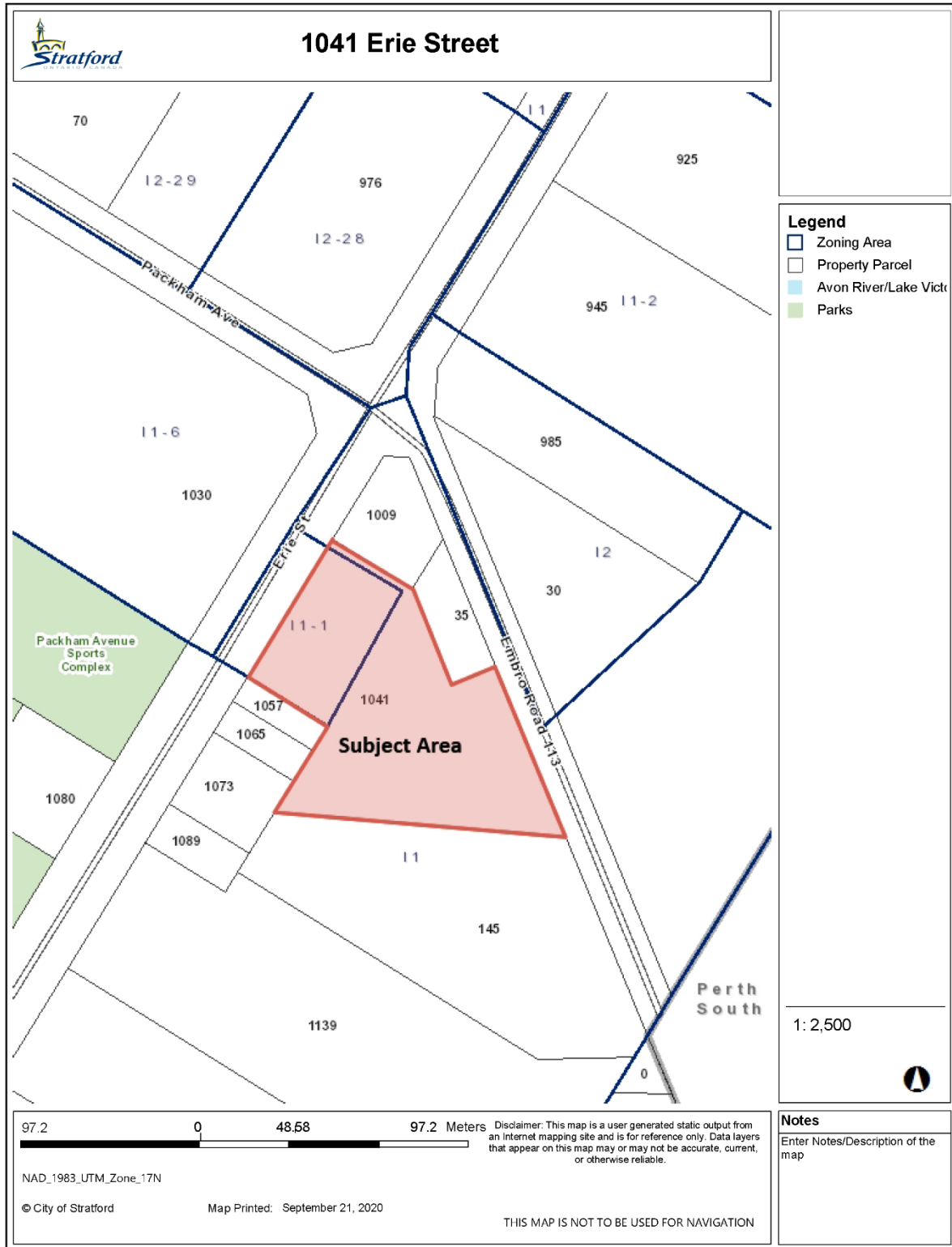
**Title:** Zone Change Application Z05-20, 1041 Erie, Public Meeting Planning Report

**Objective:** The purpose of this report is to describe the Zone Change application submitted by Michel Eldebs on behalf of 2405222 Ontario Inc. to change the zoning of a portion of the property municipally known as 1041 Erie Street from a Prime Industrial I1-1 zone to a Prime Industrial I1-1 special zone to permit a restaurant with a drive thru, to recognize the existing minimum gross floor area for the main building of 385m<sup>2</sup>, and to recognize the existing reduced setbacks from Erie Street of 13.8m to a building and 2.3m to a canopy.

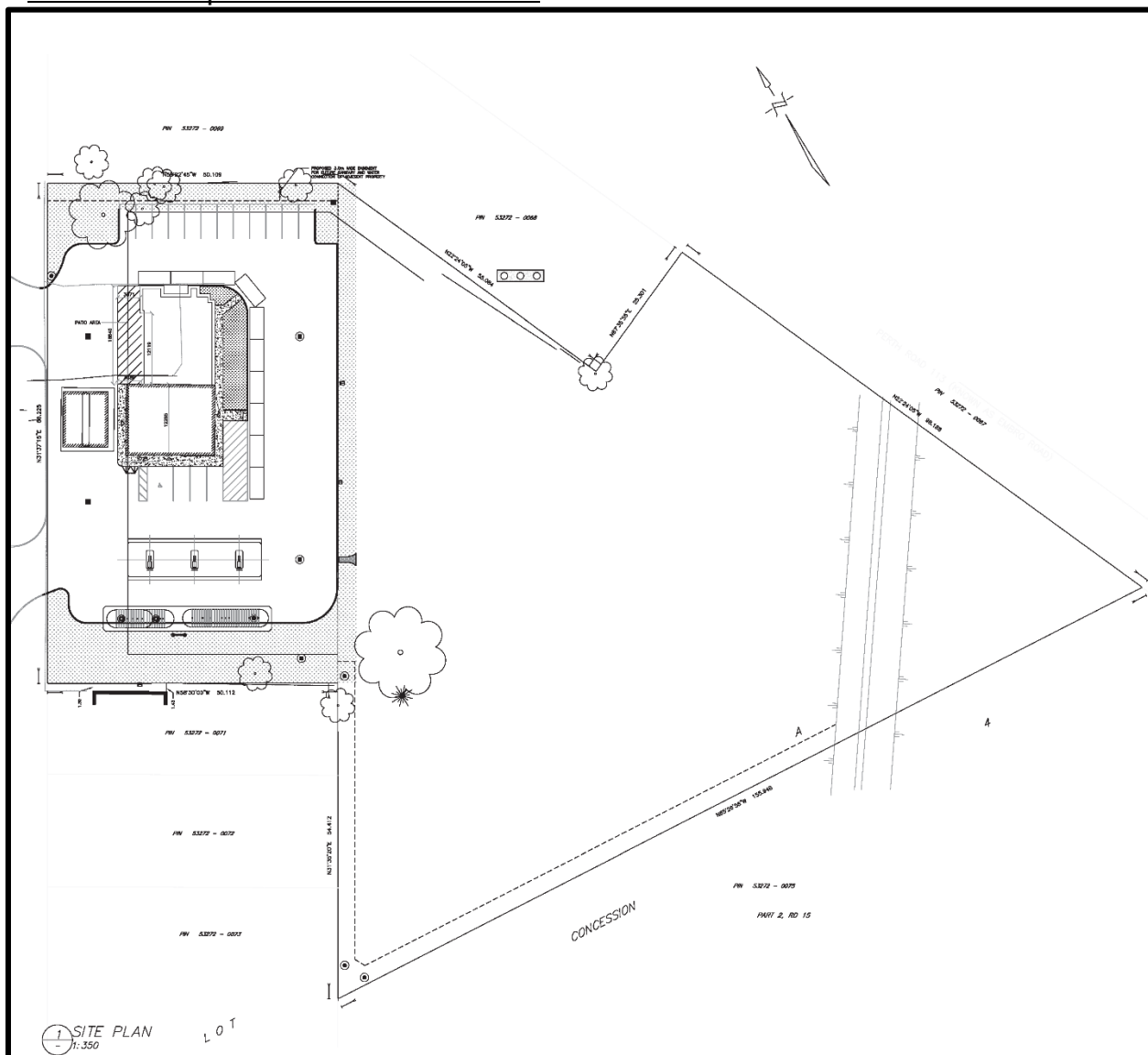
The application was accepted on September 18, 2020.

A Planning Justification report and a Functional Servicing Report were submitted with the application.

# Location and Zoning Map



## Z05-20 Concept Plan – 1041 Erie Street



### Background:

The subject lands of application Z05-20 are located on the west side of Embro Road south of Packham Avenue, legally described as CON 4 PT LOT A DOWNIE in the City of Stratford.

The subject lands have an approximate area of 1.46ha (3.61ac) and a lot frontage of 86.2m (282.9ft).

### Site Characteristics

Existing Use: Motor vehicle service station  
Frontage: 86.2m (282.9ft)

Depth: 409m (1,341.9ft)  
 Area: 1.46ha (3.61ac)  
 Shape: Irregular

Surrounding Land Uses:

North: Residential dwelling (Industrial)  
 East: Agricultural land, Residential Dwelling and Industrial use (Industrial)  
 West: Warehouse (Industrial)  
 South: Residential dwelling (Industrial)

Subject Lands – 1041 Erie Street



Official Plan Designation

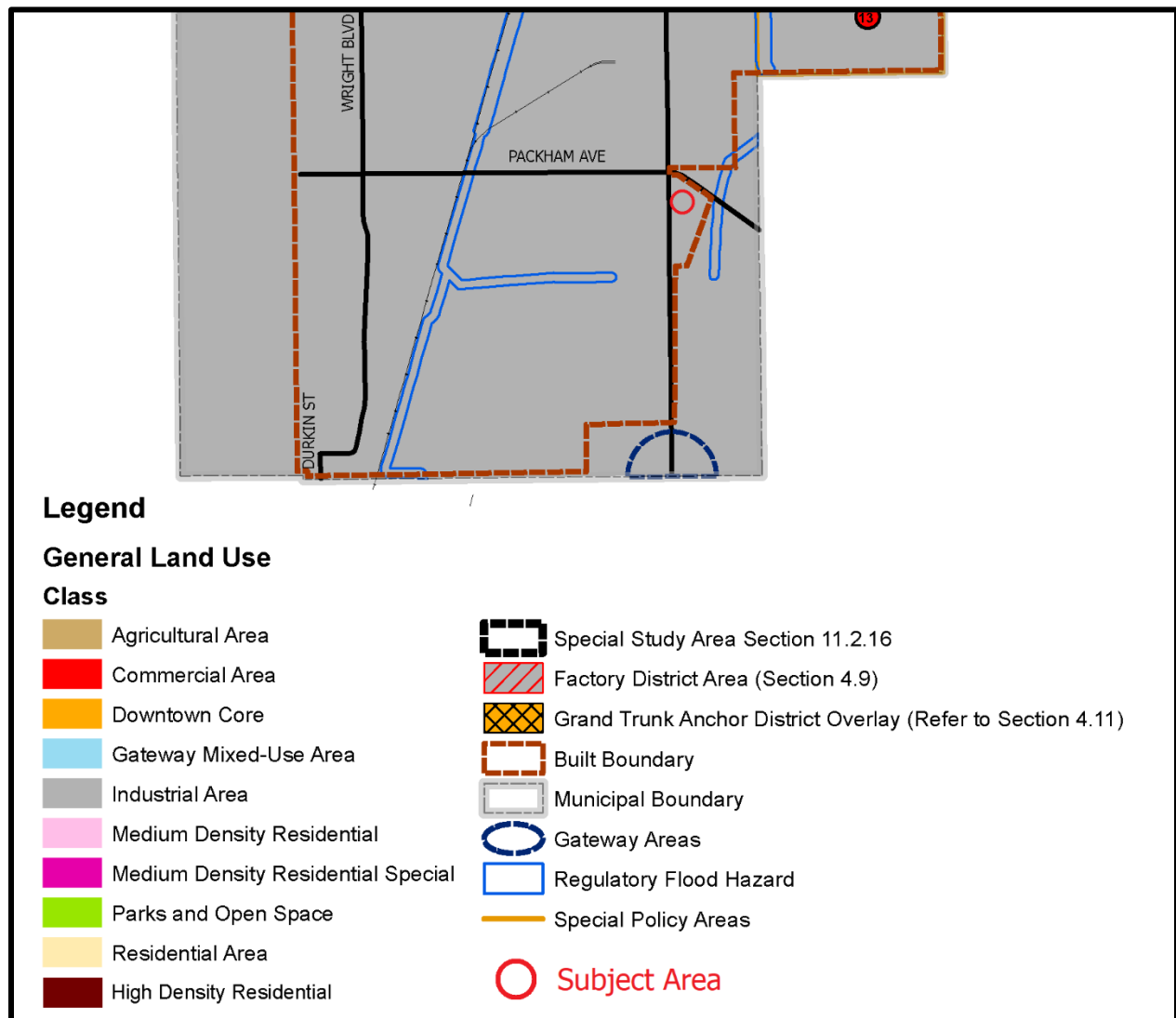
The lands are designated 'Industrial Area' which permits a range of uses including manufacturing, assembling, repair, wholesaling and storage of goods.

Secondary uses that do not detract from the area for industrial purposes nor which would conflict with existing or potential future industrial uses, have the characteristics or functional requirements similar to industry, and do not pre-empt the ultimate



development of the lands for industrial purposes may also be permitted. Permitted secondary uses include motor vehicle sales and service establishments, institutional uses, research and development uses and education and training other than elementary schools.

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



### Zoning By-law

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

### Agency Comments

Circulation of the application to various agencies produced the following comments to date (October 16, 2020):

#### Building Services

- No concerns with the proposed Zone Change Application
- Building permits will be required to be obtained for proposed construction
- Additional comments will be provided at site plan application

#### Engineering Services

- The Engineering Department has reviewed the submission for Zone Change application noted above and does not object to the zone change.
- Engineering comments regarding this site have been provided during the formal consultation process. To date the comments provided from Engineering on March 23, 2020 have yet to be addressed.

#### Transit

- No concerns

#### Fire Department

- No concerns

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 12 surrounding property owners on September 28, 2020. Notice was also published in the Beacon Herald on October 3, 2020.

No comments have been received to date. Any comments received after the completion of this report will be provided to the Planning and Heritage Committee.

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

**Alignment with Strategic Priorities:**

**Strengthening our Plans, Strategies and Partnerships**

Communicating clearly with the public around our plans and activities.

**Staff Recommendation: THAT Council hear all interested persons with respect to Zone Change Application Z05-20.**




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Prepared by: Jeff Bannon, MCIP, RPP – Planner




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Recommended by: Ed Dujlovic, Director of Infrastructure & Development Services




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Joan Thomson, Chief Administrative Officer

October 19, 2020



**BY-LAW NUMBER \_\_\_\_-2020**  
**OF**  
**THE CORPORATION OF THE CITY OF STRATFORD**

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BEING a By-law to confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on October 29, 2020.

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

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

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

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

1. That the action of the Council at its meeting held on October 29, 2020 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 29th day of October, 2020.

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Mayor – Daniel B. Mathieson

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Clerk – Tatiana Dafoe