



Stratford City Council  
Special Council Open Session  
AGENDA

**Meeting #:** 4647th  
**Date:** Tuesday, February 23, 2021  
**Time:** 3:00 P.M.  
**Location:** Electronic Meeting  
**Council Present:** Mayor Mathieson - Chair Presiding, Councillor Beatty, Councillor Bunting, 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, Chris Bantock - Deputy Clerk, Alyssa Bridge - Manager of Planning, Jeff Bannon - Planner

To watch the Council meeting live, please click the following link: <https://stratford-ca.zoom.us/j/87266322075?pwd=MHZteEUreE5RbU14Mjcvd2s4dHFVQT09>

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.

**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 Meeting - Statutory Public Meeting Report for 4117 Perth Line 36, proposed Official Plan Amendment OPA01-21, Draft Plan of Subdivision Application 31T21-001 and Zone Change Application Z01-21 (COU21-022)** 1 - 10

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

**THAT the Special Council Meeting adjourn to a Public Meeting under the Planning Act, to hear from members of the public with respect to Official Plan Amendment 001-21, Draft Plan of Subdivision Application 31T21-001 and Zone Change Application Z01-21 regarding 4117 Perth Line 36, to reconvene following the Public Meeting.**

4. **Reading of the By-laws:** 11

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

4.1 - Confirmatory By-law

To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on February 23, 2021.

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 February 23, 2021 Special Council Meeting adjourn.**




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## MANAGEMENT REPORT

**Date:** February 23, 2021  
**To:** Mayor and Council  
**From:** Alyssa Bridge, Manager of Planning  
**Report#:** COU21-022  
**Attachments:** None

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**Title:** Statutory Public Meeting Report for 4117 Perth Line 36, proposed Official Plan Amendment OPA01-21, Draft Plan of Subdivision Application 31T21-001 and Zone Change Application Z01-21

**Objective:** The purpose of this report is to describe the applications submitted by GSP Group Inc. on behalf of Marcor Farms Ltd. for Official Plan Amendment OPA01-21, Draft Plan of Subdivision 31T21-001 and Zone Change application Z01-21 for the lands municipally addressed as 4117 Perth Line 36.

The applications were initially submitted on November 24, 2020 and the applicant subsequently provided further requested information to staff. The applications were deemed complete on December 18, 2020.

### Official Plan Amendment

The proposed Official Plan amendment is to re-designate the subject lands from 'Residential Area' and 'Medium Density Residential' to 'Medium Density Residential Area – Special' to allow for additional residential uses including single detached, semi-detached, townhouse, apartment and back to back townhouse dwelling units with a minimum density of 16 units per hectare and a maximum density of 100 units per hectare. The amendment also proposes a maximum height of 6 storeys for apartment dwellings and 4 storeys for all other residential uses.

The amendment also proposes to alter the 'Regulatory Flood Hazard' and the 'Parks and Open Space' boundaries.

### Draft Plan of Subdivision

The proposed draft plan of subdivision contains 6 medium density residential blocks, 1 park block with a forcemain easement, 1 block for the McNamara Drain, 9 blocks for a road widening, multiuse trail and 0.3m reserves. The proposed draft plan of subdivision

would be serviced by 2 new local roads and the extension of Fraser Drive. The lands are proposed to accommodate up to a maximum of 526 new residential units.

### Zoning By-law Amendment

The Zoning By-law amendment requests to rezone the lands from Agricultural (A) to a Residential Fourth Density R4(2)- Special zone, Park (P) zone and Floodplain (FP) zone. The R4(2) zone will permit cluster housing in the form of single detached, semi-detached, townhouse dwellings, back to back townhouse dwellings, stacked townhouse dwellings and apartment dwellings. A holding provision is also proposed to be applied to the Residential R4(2) zones to allow a maximum of 526 dwelling units until additional servicing is provided and to ensure floodplain works are completed.

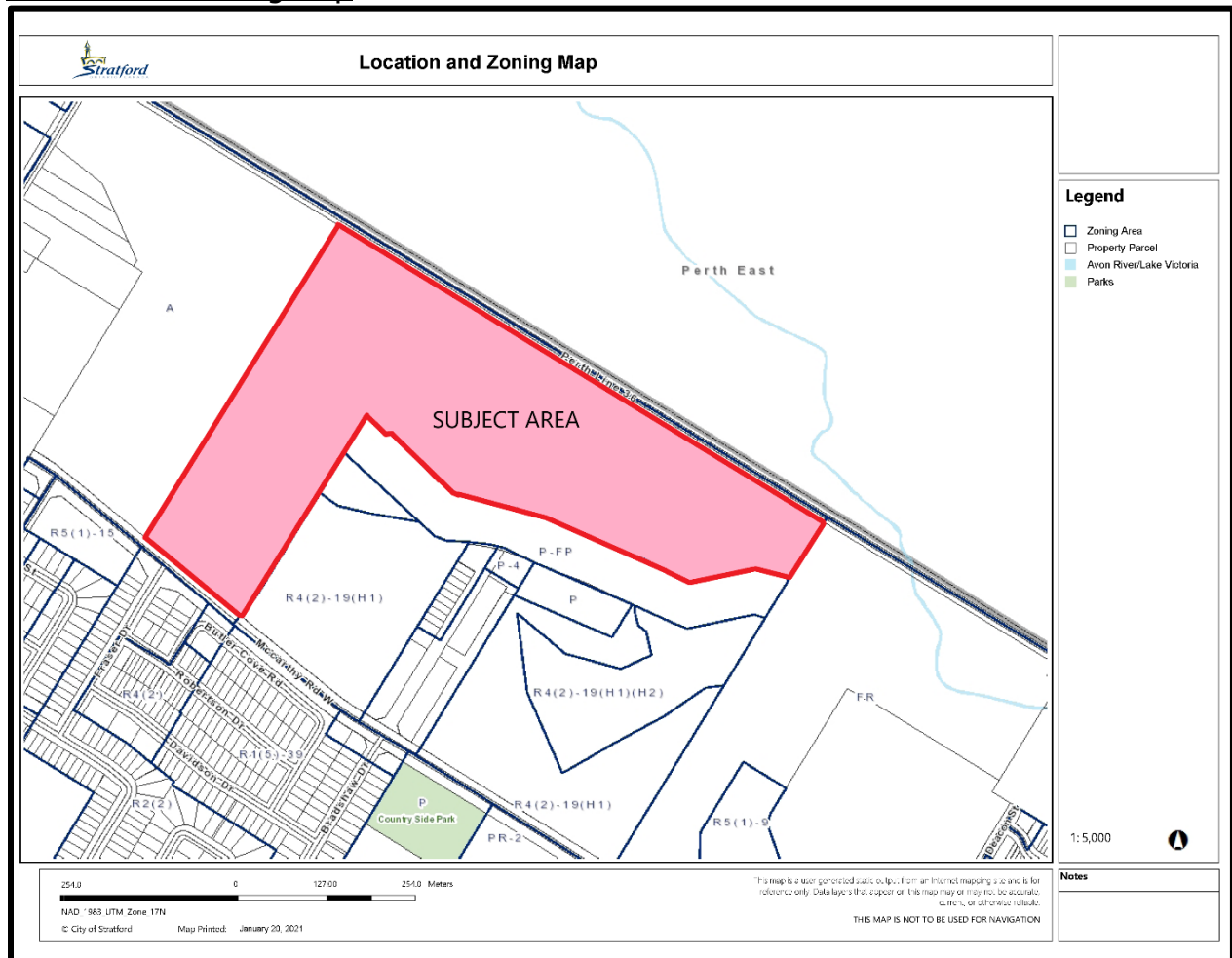
Requested special provisions to the regulations are outlined in further detail in the following table:

Regulations	R4(2) xx for Singles, Semi detached, townhouses, and stacked townhouses	R4(2) xx for Apartment Dwellings
<b>Block Area</b>	800 m <sup>2</sup>	1000 m <sup>2</sup>
<b>Block Frontage</b>	22.0 m per block	25.0 m
<b>Setback from Collector Road</b>	7.5 m	7.5 m
<b>Setback from Local Road</b>	6.0 m	6.0 m
<b>Side Yard Width</b>	1.5 m	5.0 m
<b>Rear Yard Depth</b>	6.0 m	6.0 m
<b>Max. Lot Coverage</b>	35%	30%
<b>Max. Height</b>	12.0 m	22 m
<b>Minimum Density</b>	16 units per hectare	16 units per hectare
<b>Maximum Density</b>	65 units per hectare	100 units per hectare
<b>Landscaped Open Space</b>	30%	30%
<b>Parking (per unit)</b>	1.5 spaces per unit	1.5 spaces per unit
<b>Minimum site triangle</b>	3mx3m at intersection of local roads and 10x10m at intersection of local and collector roads	3mx3m at intersection of local roads and 10x10m at intersection of local and collector roads

The following reports were submitted in support of the applications:

- Planning Justification Report
- Public Consultation Strategy
- Servicing Letter
- Preliminary Environmental Noise Assessment
- Transportation Impact Study
- General Vegetation Overview and Impact Assessment
- Archaeological Assessment
- Preliminary Stormwater Management Report

## Location and Zoning Map



**Background:** The subject lands are located to the north of McCarthy Road West between Fraser Drive and Greenwood Drive legally described as Part Lots 3 & 4, Concession 2, (Geographic Township of Ellice) in the City of Stratford. They have an approximate area of 21ha, lot frontage of 173.5m on McCarthy Road West and 812.3m on Perth Line 36.

### Site Characteristics:

Characteristic	Information
Existing Use:	agricultural farmland, two single detached dwellings with accessory buildings and a municipal drain
Frontage:	173.5m (569.2ft) – McCarthy Road W 812.3m (2665ft) – Perth Line 36
Depth	524.5m (1721 ft)
Area	21ha (52ac)
Shape	Irregular

### Surrounding Land Uses:

Direction	Use
North	Farmland (Agricultural)
East	Farmland (Future Residential)
West	Farmland (Residential)
South	Single detached, multi-residential dwellings and future residential (Residential)

### Subject Lands from McCarthy Road West





### Subject Lands from Perth Line 36

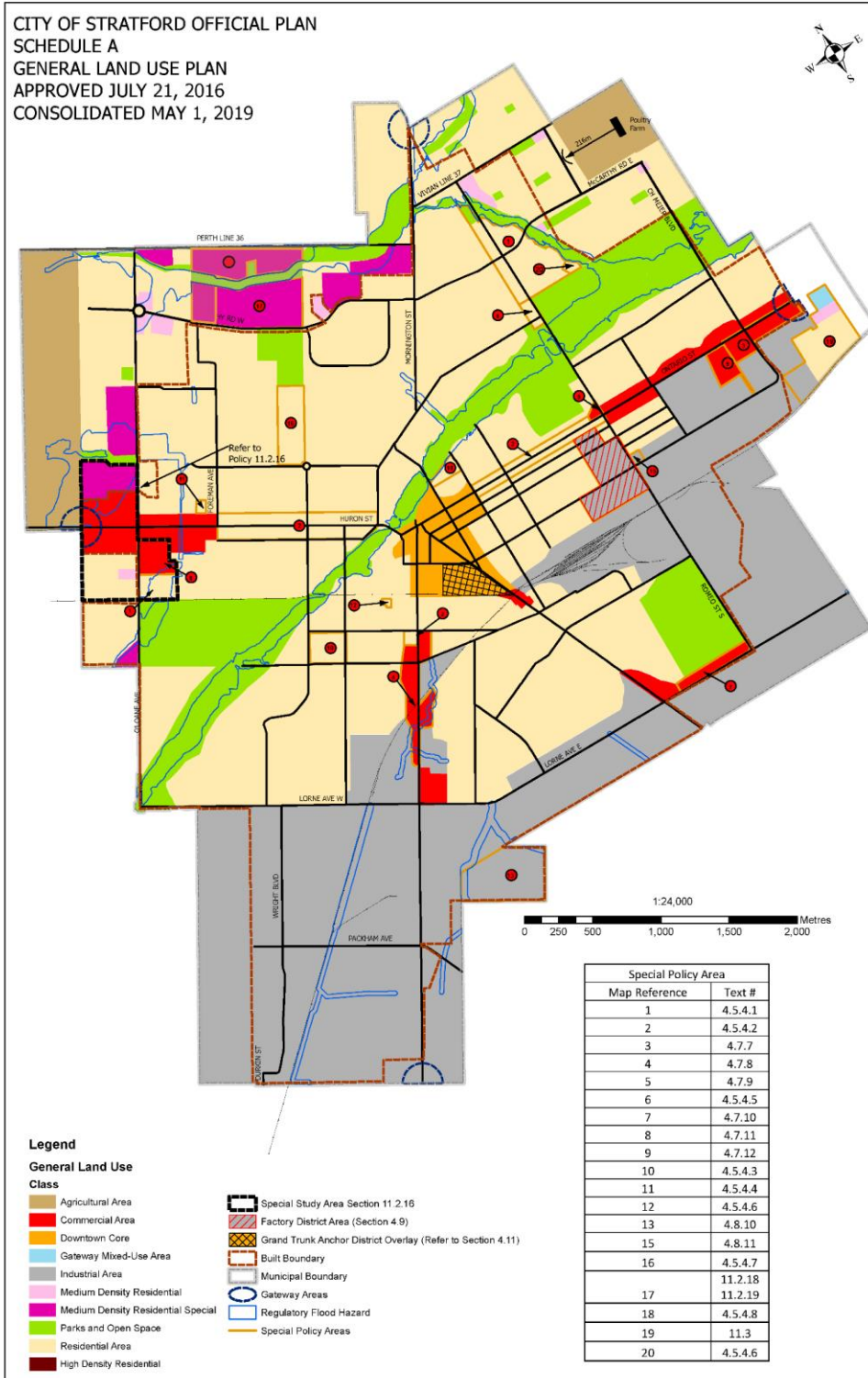


### Official Plan Designation

The property is designated Medium Density Residential, Residential Area and Parks and Open Space. A portion of the subject lands are also identified as being within the Regulatory Flood Hazard. The Residential Area policies allow for a range of dwellings types from single detached and semi-detached dwellings to townhouses and low-rise apartment buildings. Some secondary uses are also allowed in the Residential Area designation including convenience commercial uses, home occupations and public uses. The density range for lands designated 'Residential Area' is between 12 and 65 units per net hectare. The permitted uses on lands designated 'Medium Density Residential Area' are townhouses, quadraplexes and apartment type residential uses with a minimum and maximum residential density of between 30 and 100 units per hectare.

A portion of the lands are comprised as Flooding and Erosion Hazards within the Upper Thames River Conservation Area regulation limit. The proposed amendment is intended to update and relocate the Regulatory Flood Limit to align with the proposed drainage that will be designed in accordance with the Court and McNamara Drain Master Drainage Plan.

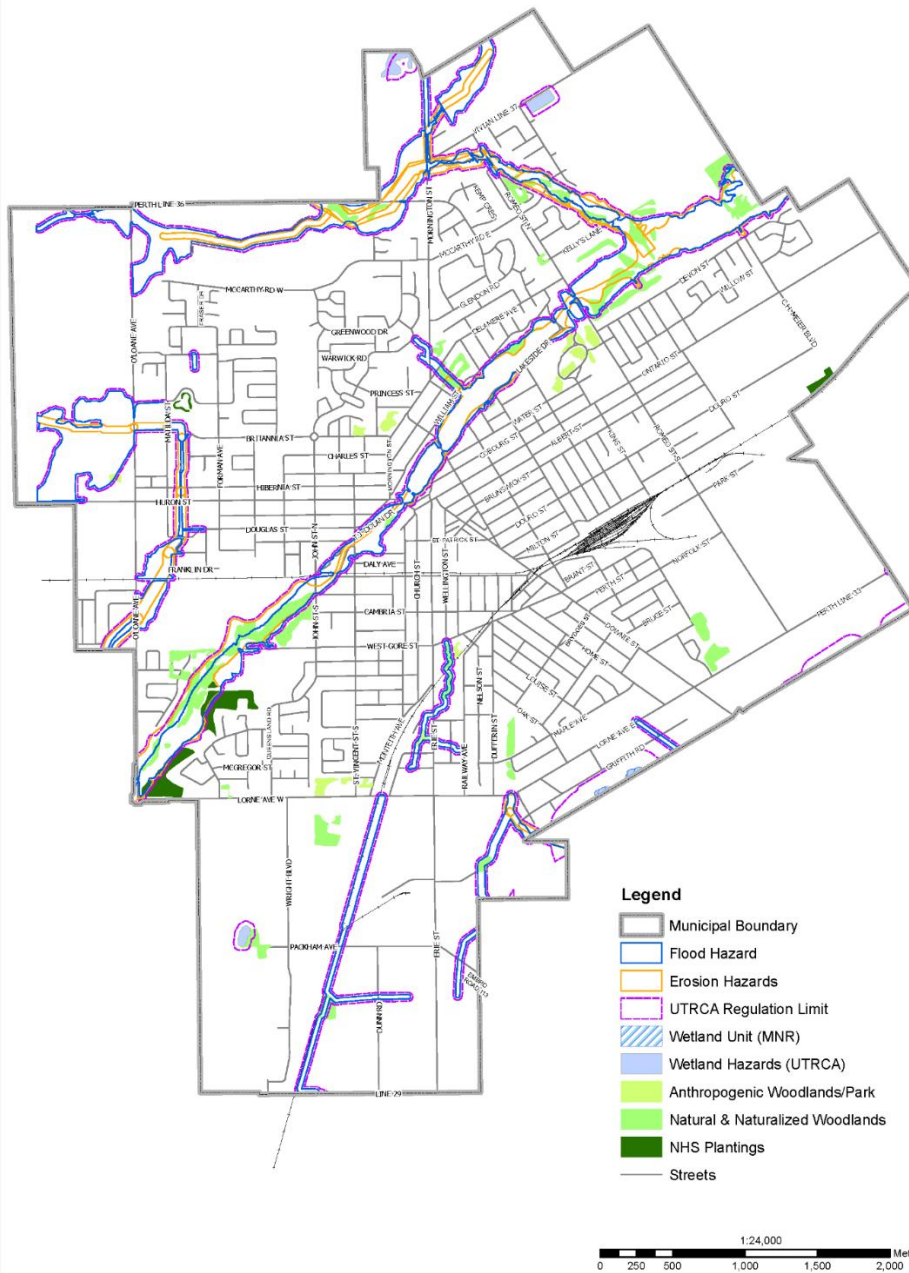
# Proposed Amendment to Official Plan Schedule 'A', General Land Use Plan



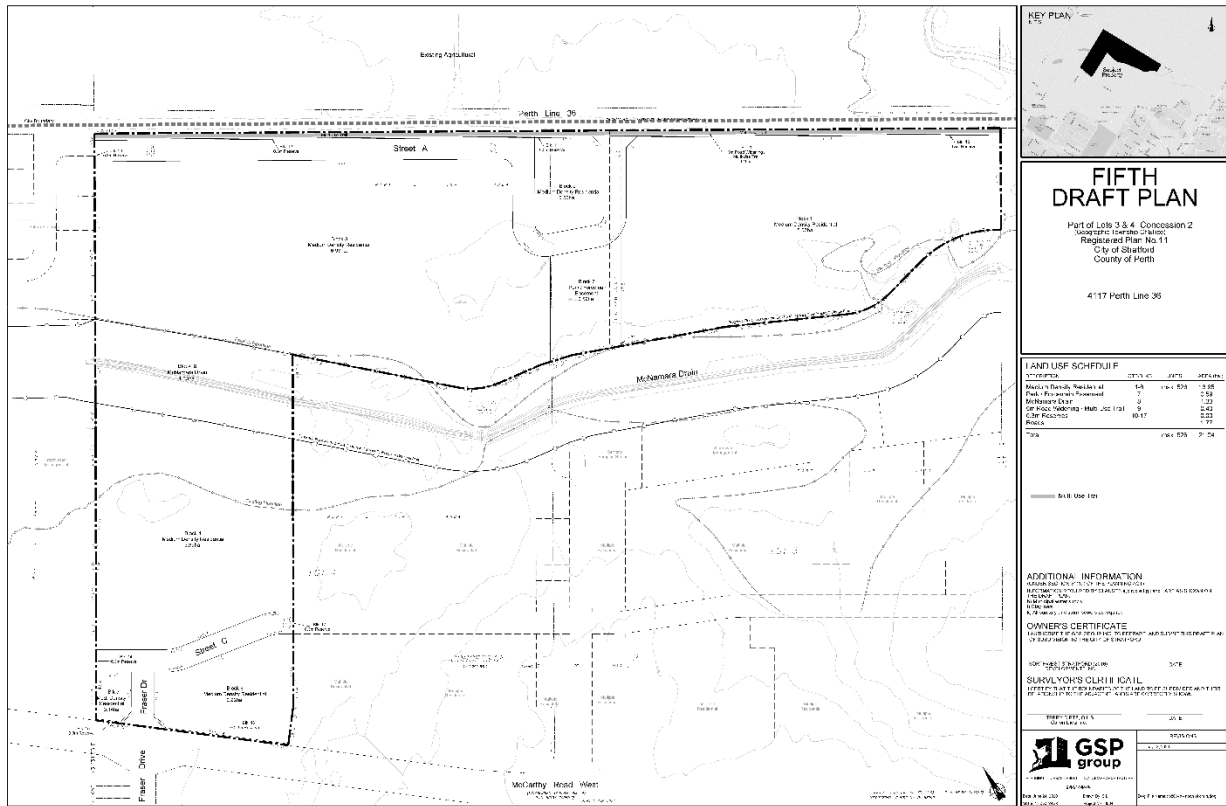


# Proposed Amendment to Official Plan Schedule 'B', Natural Heritage and Natural Hazards

**CITY OF STRATFORD OFFICIAL PLAN**  
**SCHEDULE B**  
**NATURAL HERITAGE AND NATURAL HAZARDS**  
 APPROVED JULY 21, 2016  
 CONSOLIDATED MAY 1, 2019



## Proposed Draft Plan of Subdivision

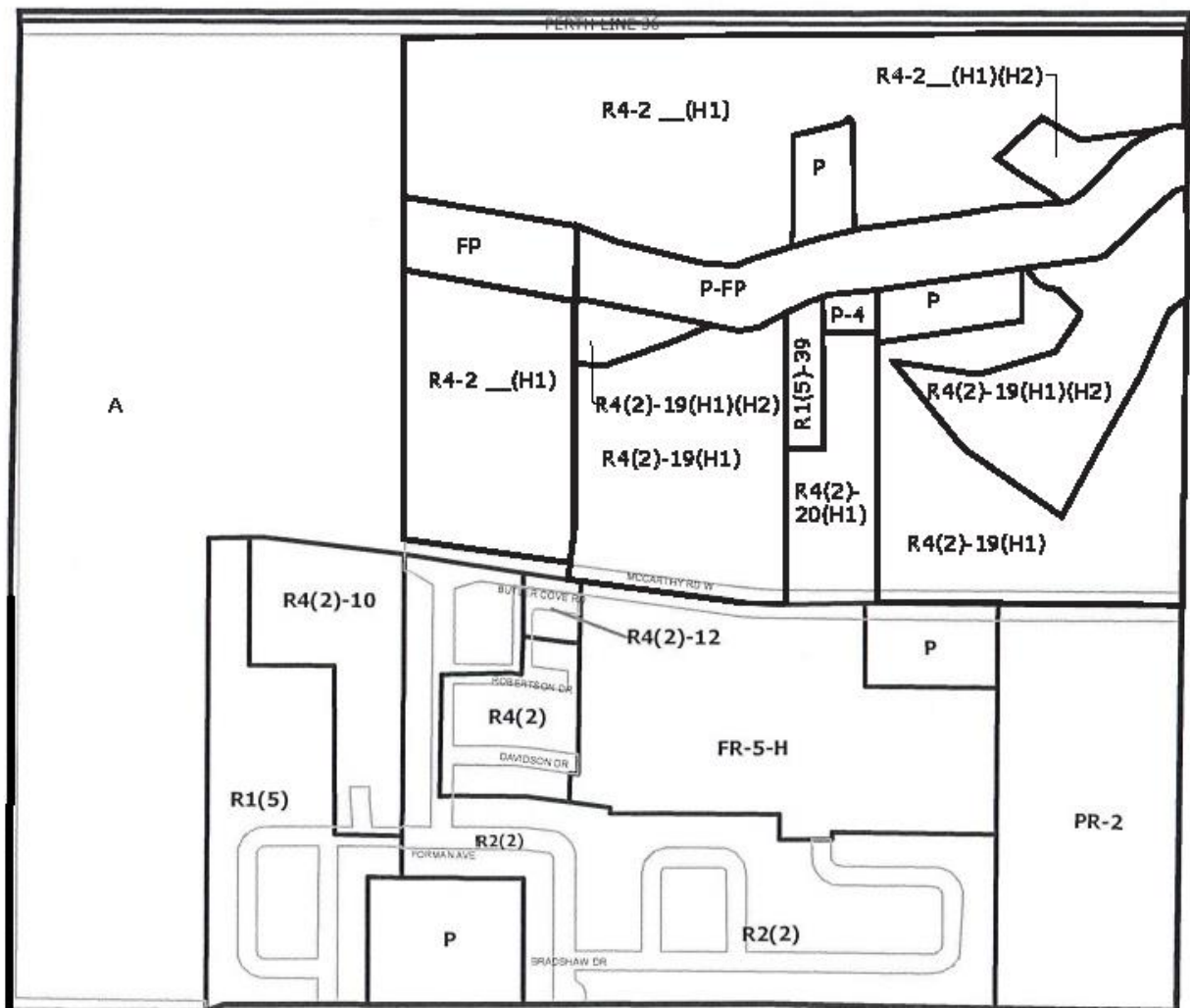


### Zoning By-Law

The lands are zoned Agriculture (A) Zone in the Township of Perth East Zoning By-Law which permits farm uses on a lot with a minimum area of 30ha, home occupation, a bed and breakfast, airfield, kennel, limited existing uses, conservation, forestry, recreational trails, aggregate operations and accessory uses.

The rezoning of the lands will allow for a range of residential uses with park and floodplain zones that are intended to meet the requirements of the proposed subdivision.

## Proposed Amendment to Zoning By-law 201-2000



### Agency Comments

Circulation of the application to various agencies produced the following comments to date (February 10, 2021):

- Hydro One: No concerns

### Public Comments

Notice of the application was sent to 71 surrounding property owners on January 27, 2021. Notice was also published in the Beacon Herald on January 30, 2021. No public comments have been received to date (February 10, 2021).

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

**Analysis:** To be reported in a future planning report.

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

**Alignment with Strategic Priorities:**

**Strengthening our Plans, Strategies and Partnerships**

Partnering with the community to make plans for our collective priorities in arts, culture, heritage and more. Communicating clearly with the public around our plans and activities.

**Staff Recommendation: THAT Council hear all interested persons with respect to Official Plan Amendment OPA01-21, Plan of Subdivision 31T21-001 & Zone Change Application Z01-21.**




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Prepared by: Jeff Bannon, MCIP, RPP – Planner




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Recommended by: Alyssa Bridge, MCIP, RPP, Manager of Planning




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Joan Thomson, Chief Administrative Officer



**BY-LAW NUMBER \_\_\_\_-2021  
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 February 23, 2021.

**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 February 23, 2021 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 23rd day of February, 2021.

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Mayor – Daniel B. Mathieson

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Clerk – Tatiana Dafoe