



## **Stratford City Council Regular Council Open Session MINUTES**

Meeting #: 4663rd  
Date: Monday, August 23, 2021  
Time: 3:00 P.M.  
Location: Electronic Meeting

Council Present in  
Council Chambers: Mayor Mathieson - Chair Presiding

Council Present  
Electronically: Councillor Beatty, Councillor Bunting, Councillor Burbach,  
Councillor Gaffney, Councillor Henderson, Councillor Ingram,  
Councillor Ritsma, Councillor Sebben, Councillor Vassilakos

Regrets: Councillor Clifford

Staff Present in  
Council Chambers: Joan Thomson - Chief Administrative Officer, Tatiana Dafoe -  
City Clerk, Chris Bantock - Deputy Clerk

Staff Present  
Electronically: David St. Louis - Director of Community Services, Kim McElroy -  
Director of Social Services, John Paradis - Fire Chief, Anne Kircos  
- Acting Director of Human Resources, Taylor Crinklaw - Director  
of Infrastructure and Development Services, Jodi Akins - Council  
Clerk Secretary, Mike Mousley – Manager of Transit, Spencer  
Steckley – Manager of Financial Services, Allison Jordan – Events  
Coordinator, Alyssa Bridge – Manager of Planning

Also Present: Members of the public and media.

### **1. Call to Order:**

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

Councillor Clifford provided regrets for this meeting.

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

No declarations of pecuniary interest were made by a member at the August 23, 2021, Regular Council meeting.

**3. Adoption of the Minutes:**

R2021-378

**Motion by** Councillor Vassilakos

**Seconded by** Councillor Bunting

**THAT the Minutes of Council of The Corporation of the City of Stratford of the Regular Meeting dated August 9, 2021 and the Special Meeting dated August 16, 2021 be adopted as printed.**

**Carried**

**4. Adoption of the Addenda to the Agenda:**

R2021-379

**Motion by** Councillor Ingram

**Seconded by** Councillor Burbach

**THAT the Addenda to the Regular Agenda of Council and Standing Committees dated August 23, 2021, to add Items 5.3, 11.5 and CA-2021-116 to the consent agenda, be added to the Agenda as printed.**

**Carried**

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

**5.1 At the August 9, 2021 Session, under the Municipal Act, 2001, as amended, a matter concerning the following item was considered:**

4.1 Disposition of Wright Business Park (WBP) Industrial Lands - 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).

R2021-380

**Motion by** Councillor Gaffney

**Seconded by** Councillor Burbach

**THAT The Corporation of the City of Stratford hereby consents to the sale of Lot 20, Plan 44M-38, save and except Part 1, Plan 44R-5393, being all of PIN 53264-0151(LT) in the Wright Business Park, City of Stratford, County of Perth, to 1676638 Ontario Limited.**

**Carried**

**5.2 At the August 23, 2021, Session, under the Municipal Act, 2001, as amended, matters concerning the following items were considered:**

4.1 Expropriation LPAT Hearing and Related Litigation Matters Update - 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));

5.1 Bronze Star Presentation Nominees - Personal matters about an identifiable individual(s) including municipal employees or local board employees (section 239.(2)(b));

6.1 Appointment to the Accessibility Advisory Committee - Personal matters about an identifiable individual(s) including municipal employees or local board employees (section 239.(2)(b)).

At the In-camera Session direction was given on items 5.1 and 6.1.

**5.3 ADDED - Appointment to Accessibility Advisory Committee**

R2021-381

**Motion by** Councillor Henderson

**Seconded by** Councillor Ritsma

**THAT Roger Koert be appointed as a citizen representative to the Accessibility Advisory Committee for the remainder of a four year**

**term to November 14, 2022, or until a successor is appointed by Council.**

**Carried**

**6. Hearings of Deputations and Presentations:**

None scheduled.

**7. Orders of the Day:**

**7.1 Resolution - Landfill Gas Collection System Expansion (COU21-091)**

R2021-382

**Motion by** Councillor Vassilakos

**Seconded by** Councillor Burbach

**THAT Council of The Corporation of the City of Stratford award Tender T-2021-42 to QM LP for the Landfill gas collection system expansion project, at a total price of \$1,011,433.62, including HST.**

**Carried**

The amount of food waste still going to the landfill was questioned. The Director of Infrastructure and Development Services advised that diversion information could be prepared and brought back to Council.

**7.2 Resolution - T.J. Dolan Drive Multi-Use Trail - Tender Award for Contract T2021-44 (COU21-092)**

R2021-383

**Motion by** Councillor Ingram

**Seconded by** Councillor Burbach

**THAT Council award Tender T-2021-44 for the T.J. Dolan Drive Multi-Use Trail contract to Steve Smith Construction Corporation at a total tender price of \$208,344.88 including HST;**

**AND THAT the Mayor and Clerk be authorized to sign the necessary Contract Agreement.**

It was questioned and confirmed the project scope could not be expanded without submitting a new grant application.

Mayor Mathieson called the question on the motion.

**Carried**

**8. Business for Which Previous Notice Has Been Given:**

None scheduled.

**9. Reports of the Standing Committees:**

**9.1 Report of the Infrastructure, Transportation and Safety Committee:**

The City Clerk advised that the 2021 Kinsmen Family Day of Music and Fireworks event was cancelled. As a result, it was requested that Items 9.1.2 and 9.1.3 be filed.

R2021-384

**Motion by** Councillor Vassilakos

**Seconded by** Councillor Burbach

**THAT the Report of the Infrastructure, Transportation and Safety Committee dated August 23, 2021 be adopted.**

**Carried**

**9.1.1. Request for Exemption from Noise Control By-law 113-79 for wedding at private residence at 378 William Street (ITS21-026)**

THAT approval be given to the homeowners of 378 William Street for an exemption to the Noise Control By-law 113-79 for a private event held at their property on Saturday, September 4, 2021 from 3:30 p.m. to 12:00 a.m. on Sunday, September 5, 2021 from the following provisions:

- Unreasonable noise [Schedule 1 clause 8]
- The operation of loudspeakers and amplification of sound [Schedule 2 Clause 2]
- Yelling, shouting, hooting, whistling or singing [Schedule 2 Clause 16], and,
- subject to applicable Provincial Orders and Public Health Guidelines in place at that time.

**9.1.2. Request for Exemption from Noise Control By-law 113-79 and Fireworks By-law 73-2006 for the 2021 Kinsmen Family Day of Music and Fireworks (ITS21-028)**

THAT the request from Stratford Kinsmen for an exemption to the Noise Control By-law 113-79 for the Stratford Kinsmen Family Day of Music on Sunday, September 5, 2021, be filed.

**9.1.3. Request for Exemption from Noise Control By-law 113-79 and Fireworks By-law 73-2006 for the 2021 Kinsmen Family Day of Music and Fireworks (ITS21-028)**

THAT the request from Stratford Kinsmen to set off display fireworks on municipal property located at SERC Site on Sunday, September 5, 2021, be filed.

**9.1.4. Request for Exemption from Noise Control By-law 113-79 and Fireworks By-law 73-2006 for the 2021 Kinsmen Family Day of Music and Fireworks (ITS21-028)**

THAT staff review and report back on fireworks alternatives being used in other municipalities.

**9.1.5. COVID-19 Ontario Wastewater Surveillance Initiative (ITS21-027)**

THAT Council receives Report ITS21-027 for information and is aware of the collaboration between the City of Stratford, Huron Perth Public Health and the Ministry of the Environment, Conservation and Parks in the COVID-19 Wastewater Surveillance Initiative.

**9.2 Report of the Planning and Heritage Committee:**

R2021-385

**Motion by** Councillor Ingram

**Seconded by** Councillor Ritsma

**THAT the Report of the Planning and Heritage Committee dated August 23, 2021 be adopted as printed.**

**Carried**

**9.2.1. Minor Modification to Draft Plan of Subdivision 31T17-001, Northwest Stratford (PLA21-015)**

THAT the conditions of draft approval of plan of subdivision 31T17-001 be modified as follows:

Revise Condition 1 to read:

This draft approval applies to Plan of Subdivision 31T-17001 submitted by GSP Group, prepared for Northwest Stratford Developments Inc., and Marcor Farms Ltd., certified by Terry Dietz O.L.S., dated July 15, 2021, File No. 31T-17001, drawing no. 8004.40, which shows a total of 123 single detached residential lots, 3 duplex residential lots and 8 multi residential blocks, 2 park blocks, 2 walkway blocks, 13 0.3m reserve blocks, 1 stormwater management block, 1 McNamara Drain block and 1 sanitary pumping station block all served by the extension of Butler Cove Drive, Robertson Drive, Davidson Drive and Bradshaw Drive, and 1 new local street.

Revise Condition 26 to read:

Prior to registration of any phase, the Owner shall provide the City with a 10m wide easement for a forcemain from the north limit of Block 134 to the southerly limit of Perth Line 36, at the cost of the Owner to the satisfaction of the Director of Infrastructure and Development Services.

Revise Condition 27 to read:

Prior to registration of any phase, the Owner shall provide the City with a temporary 20m wide easement over the future extension of Bradshaw Drive, north of McCarthy Road West for construction and access to Block 134 to the satisfaction of the Manager of Engineering. This easement shall be required until Bradshaw Drive, north of McCarthy Road West, is dedicated as public highway. The Owner is responsible for all costs associated with obtaining the easement and the release of the easement.

Revise Condition 28 to read:

Prior to the registration of any phase, the Owner shall provide the City with a temporary 10m wide easement, for construction and access to Block 134. The temporary easement is to be located approximately 10m east of the future extension of Bradshaw Drive, north of McCarthy Road West and shall be to the satisfaction of the Manager of Engineering at the cost of the Owner. The Manager of Engineering shall determine when the easement is no longer required. The Owner is responsible for all costs associated with obtaining the easement and the release of the easement.

Revise Condition 30 to read:

Prior to registration of any phase, the Owner shall provide the City with an easement over Block 134 for the construction of the pumping station to

the satisfaction of the Manager of Engineering. The easement shall be released concurrent with the transfer of the land to the City. The Owner is responsible for all costs associated with obtaining the easement and the release of the easement.

Revise Condition 31 to read:

Concurrent with registration of the plan, Block 134 is to be dedicated to the City. The size and configuration shall be to the satisfaction of the Manager of Engineering. All costs associated with the transfer of the lands shall be borne by the Owner. The Owner may submit a claim in accordance with the Development Charges By-law #45-2017.

Revise Condition 38 to read:

The Owner shall dedicate Block 131 and Block 132 to the City of Stratford for Park purposes pursuant to the provisions of Section 51.1 of the Planning Act. The dedication of Block 131 and Block 132 will satisfy the parkland dedication requirements for all lands within the boundary of this draft plan and approximately 5.8ha of land to the west also owned by the Owner.

Revise Condition 39 to read:

The subdivision agreement shall contain a provision outlining that parkland dedication may be conveyed to the City in phases until the third registration at which time all of the parkland dedication (Block 131 and Block 132) shall be conveyed to the City to the satisfaction of the Manager of Development Services. All costs associated with the conveyance of the lands shall be borne by the Owner.

Revise Condition 40 to read:

In conjunction with the submission of engineering drawings, the Owner shall submit park design and grading and servicing plans for Block 131 and Block 132 which shall accommodate a 4m wide pathway on Block 137 for review and approval by the Director of Infrastructure and Development Services and the Director of Community Services.

Revise Condition 41 to read:

The subdivision agreement shall contain a provision requiring the Owner to complete the grading and seeding of Block 131 and Block 132 all at once within one year of the first registration to the satisfaction of the



Director of Infrastructure and Development Services and the Director of Community Services. No access will be provided to Block 131 and Block 132 from McCarthy Road West.

Revise Condition 42 to read:

Concurrent with registration, the Owner shall convey Block 136 (3m wide) to the City of Stratford as a pedestrian walkway. The Owner shall construct the walkway and fencing in accordance with the City of Stratford walkway design requirements within one year of registration to the satisfaction of the Manager of Engineering.

Revise Condition 43 to read:

Concurrent with the third registration, the Owner shall convey Block 137 (4m wide) to the City of Stratford as a pedestrian walkway. The Owner shall construct the walkway and fencing in accordance with the City of Stratford walkway design requirements within one year of registration to the satisfaction of the Manager of Engineering.

Revise Condition 44 to read:

Concurrent with the registration of any phase that includes Block 135, the Owner shall provide an easement over Block 135 and extending west to the limit of the additional lands owned by the applicant in favour of the City. All costs associated with the registration of the easement shall be borne by the Owner.

Revise Condition 45 to read:

In conjunction with the submission of engineering drawings, the Owner shall submit a trail design and grading plans for Block 135 for review and approval by the Director of Infrastructure and Development Services and Upper Thames River Conservation Authority.

Revise Condition 46 to read:

The Subdivision Agreement shall contain a provision requiring the façade of any multi-unit developments on Blocks 124, 125, 126, 127 and 128 to address abutting streets to the satisfaction of the Manager of Development Services.

Revise Condition 47 to read:

Prior to submission of engineering drawings, the Owner shall have a qualified acoustical consultant prepare a noise study concerning the impact of traffic noise on Lots 1-13, 891, 92 and 112 and Blocks 124, 125, 126, 127 and 128 abutting McCarthy Road West which considers alternative noise abatement measures that are to be applied in accordance with the requirements of the M.O.E. to the satisfaction of the Manager of Development Services. The final accepted recommendations shall be constructed or installed by the Owner and may be incorporated into the subdivision agreement.

Revise Condition 48 to read:

As part of the engineering drawings submission, the Owner shall submit an on-street parking plan for Lots 122-113, Blocks 125, 126 and 130 to the satisfaction of the Manager of Development Services. The accepted parking plan required for each registered phase of development and will form part of the subdivision agreement for the registered plan.

Revise Condition 53 to read:

Concurrent with registration, the Owner shall provide all required land dedications related to the stormwater works, including Block 133, to the satisfaction of the Director of Infrastructure and Development Services.

Revise Condition 54 to read:

Minor revisions to the size of Block 133 may be required to accommodate the final design of the stormwater management pond in accordance with municipal standards to the satisfaction of the Manager of Engineering. Any cost associated will be the responsibility of the Owner.

Revise Condition 55 to read:

All costs associated with the construction of the access driveway to serve Block 133 will be at the cost of the Owner to the satisfaction of the Director of Infrastructure and Development Services.

Revise Condition 76 to read:

The regrading and channelization of Block 135 and land extending west to the limit of the additional lands owned by the applicant is to be completed all at once to the satisfaction of the Director of Infrastructure and Development Services and Upper Thames River Conservation Authority. No works shall be completed in contravention of the Drainage Act.

Revise Condition 77 to read:

All works on Block 135 and land extending west to the limit of the additional lands owned by the applicant and the McNamara Drain shall be completed generally in keeping with the Master Drainage Plan prepared by McCormick Rankin Corporation and approved report, 2007 to the satisfaction to Upper Thames River Conservation Authority and Director of Infrastructure and Development Services.

Revise Condition 78 to read:

The channelization and regrading of Block 135 and land extending west to the limit of the additional lands owned by the applicant shall be to the satisfaction of the Director of Infrastructure and Development Services and the Upper Thames River Conservation Authority. Channelization and regrading within Block 135 and the lands extending to the west is to occur prior to any excavation or regrading within the existing flood plain limits on Blocks 123, 127, 128 and 129 to ensure flood storage is maintained. Lastly, the Owner agrees to provide certification the channelization and regrading noted above has been completed in accordance with the approved plans.

### **9.3 Report of the Finance and Labour Relations Committee:**

R2021-386

**Motion by** Councillor Gaffney

**Seconded by** Councillor Bunting

**THAT the Report of the Finance and Labour Relations Committee dated August 23, 2021 be adopted as printed.**

**Carried**

#### **9.3.1 Q1 Operating Budget Variance Report as at March 31, 2021 (FIN21-019)**

THAT the Q1 Operating Budget Variance Report as at March 31, 2021 be received for information.

## **10. Notice of Intent:**

### **10.1 Notice of Public Meeting under the Planning Act**

Stratford City Council will hold a public meeting on Thursday, September 30, 2021 at 6:00 p.m. to hear all interested persons with respect to the following planning application:

- Zone Change Application Z10-21 for 3202 Vivian Line 37

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

The following By-laws required First and Second Readings and Third and Final Readings and could have been taken collectively upon unanimous vote of Council present.

A member requested that By-law 11.2 be taken separately.

R2021-387

**Motion by** Councillor Gaffney

**Seconded by** Councillor Henderson

**THAT By-laws 112-2021, 114-2021, and 115-2021 be taken collectively.**

**Carried** unanimously

R2021-388

**Motion by** Councillor Bunting

**Seconded by** Councillor Burbach

**THAT By-laws 112-2021, 114-2021, and 115-2021 be read a First and Second Time.**

**Carried** two-thirds support

R2021-389

**Motion by** Councillor Ingram

**Seconded by** Councillor Vassilakos

**THAT By-laws 112-2021, 114-2021, and 115-2021 be read a Third Time and Finally Passed.**

**Carried**

R2021-390

**Motion by** Councillor Vassilakos

**Seconded by** Councillor Ingram

**THAT By-law 113-2021 be read a First and Second Time.**

**Carried** two-thirds support

R2021-391

**Motion by** Councillor Ritsma

**Seconded by** Councillor Burbach

**THAT By-law 113-2021 be read a Third Time and Finally Passed.**

**Carried**

**11.1 Transfer to 1676638 Ontario Limited of Lot 20, Plan 44M-38, save and except Part 1, Plan 44R-5393 - By-law 112-2021**

To authorize the transfer (conveyance) to 1676638 Ontario Limited of Lot 20, Plan 44M-38, save and except Part 1, Plan 44R-5393, in the Wright Business Park.

**11.2 Acceptance of Tender for the T.J. Dolan Drive Multi-Use Trail Contract - By-law 113-2021**

To authorize the acceptance of a tender by Steve Smith Construction Corporation for the T.J. Dolan Drive Multi-Use Trail Contract [T-2021-44].

**11.3 Acceptance of Tender for the 2021 Stratford Landfill Gas Collection System Expansion Contract - By-law 114-2021**

To authorize the acceptance of a tender by QM LP for the 2021 Stratford Landfill Gas Collection System Expansion Contract [T-2021-42].

**11.5 ADDED - Amend Appointments By-law 178-2018 - By-law 115-2021**

To amend By-law 178-2018, as amended, to make an appointment to the Accessibility Advisory Committee.

**12. Consent Agenda: CA-2021-109 to CA-2021-115**

Council did not advise of any items to be considered on the Consent Agenda.

**13. New Business**

**13.1 Douro Street Sidewalk**

An update was requested on the timing for the addition of a new sidewalk on Douro Street. The Director of Infrastructure and Development Services advised there is no timeline at the moment but will provide the information to Council once available.

**14. Adjournment to Standing Committees:**

The next Regular Council meeting is September 13, 2021 at 3:00 p.m.

R2021-392

**Motion by** Councillor Beatty

**Seconded by** Councillor Burbach

**THAT the Council meeting adjourn to convene into Standing Committees as follows:**

- **Community Services Committee [3:05 p.m. or thereafter following the Regular Council meeting]**

**and to Committee of the Whole if necessary, and to reconvene into Council.**

**Carried**

**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 August 23, 2021 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

No declarations of pecuniary interest were made by a member at the August 23, 2021, reconvene Council meeting.

**15.2 Reading of the By-laws (reconvene):**

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

**11.4 Confirmatory By-law - By-law 116-2021**

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

R2021-393

**Motion by** Councillor Vassilakos

**Seconded by** Councillor Burbach

**THAT By-law 116-2021 be read a First and Second Time.**

**Carried** two-thirds support

R2021-394

**Motion by** Councillor Sebben

**Seconded by** Councillor Gaffney

**THAT By-law 116-2021 be read a Third Time and Finally Passed.**

**Carried**

### **15.3 Adjournment of Council Meeting**

R2021-395

**Motion by** Councillor Ingram

**Seconded by** Councillor Beatty

**THAT the August 23, 2021 Regular Council meeting adjourn.**

**Carried**

Meeting Start Time: 3:00 P.M.

Meeting End Time: 3:14 P.M.

Reconvene Meeting Start Time: 3:16 P.M.

Reconvene Meeting End Time: 3:19 P.M.

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Mayor - Daniel B. Mathieson

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Clerk - Tatiana Dafoe