



Stratford City Council
Regular Council Open Session
AGENDA

Meeting #: 4672nd
Date: December 13, 2021
Time: 3:00 P.M.
Location: Electronic Meeting
Council Present: Mayor Mathieson - Chair Presiding, Councillor Bunting, Councillor Burbach, Councillor Gaffney, Councillor Henderson, Councillor Ingram, Councillor Ritsma, Councillor Sebben, Councillor Vassilakos
Staff Present: Joan Thomson - Chief Administrative Officer, Tatiana Dafoe - City Clerk, David St. Louis - Director of Community Services, Kim McElroy - Director of Social Services, John Paradis - Fire Chief, Taylor Crinklaw - Director of Infrastructure and Development Services, Karmen Krueger - Acting Director of Corporate Services, Anne Kircos - Acting Director of Human Resources, Chris Bantock - Deputy Clerk, Jodi Akins - Council Clerk Secretary

To watch the Council meeting live, please click the following link: <https://stratford-ca.zoom.us/j/89469933825?pwd=MU50WndyeXZaOG1hTVc5ZzBkYTViZz09>

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.
Councillors Beatty and 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

3. Adoption of the Minutes:

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Motion by _____

THAT the Minutes of the Regular Meeting dated November 22, 2021 and the Minutes of the Special Meetings dated November 25 and 29, 2021 of Council of The Corporation of the City of Stratford be adopted as printed.

4. Adoption of the Addendum/Addenda to the Agenda:

Motion by _____

THAT the Addendum/Addenda to the Regular Agenda of Council and Standing Committees dated December 13, 2021 be added to the Agenda as printed.

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

5.1. At the November 22, 2021 Session, under the Municipal Act, 2001, as amended, a matter concerning the following item was considered:

5.1 Proposed Disposition of Land in the Crane West Business Park - 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).

Motion by _____

THAT The Corporation of the City of Stratford hereby consents to the sale of Lot 4 in the Crane West Business Park, legally described as Parts of Lots 1 and 2, Concession 3 (Downie) designated as Parts 13, 17, 18 and 19 on Reference Plan 44R-5904 subject to a drainage easement over Parts 18 and 19 on Reference Plan 44R-5904 as in PC78278, in the City of Stratford, County of Perth being part of PIN 53264-0091(LT) to Hamidreza Pouramin.

5.2. At the November 22, 2021, Session, under the Municipal Act, 2001, as amended, a matter concerning the following item was considered:

5.2 Agreement Amending Option to Purchase Agreement / Agreement of Purchase and Sale for lands in the Wright Business Park - 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).

Motion by _____

THAT the Mayor and Clerk, or their respective delegates, be authorized to enter into and execute an Agreement Amending Option to Purchase Agreement / Agreement of Purchase and Sale on behalf of The Corporation of the City of Stratford with GreenSeal Cannabis Company Ltd. for Lots 27, 28 and 29 (Plan 44M-38) and Lots 28, 29 and 30, in the Wright Business Park.

5.3. At the November 22, 2021, Session, under the Municipal Act, 2001, as amended, matters concerning the following items were considered:

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

7.2 Appointments to the Active Transportation Advisory Committee - Personal matters about an identifiable individual(s) including municipal employees or local board employees (section 239.(2)(b));

7.3 Appointments to the Communities in Bloom - Personal matters about an identifiable individual(s) including municipal employees or local board employees (section 239.(2)(b));

7.4 Appointments to the Energy & Environment Advisory Committee - Personal matters about an identifiable individual(s) including municipal employees or local board employees (section 239.(2)(b));

7.5 Appointments to the Heritage Stratford - Personal matters about an identifiable individual(s) including municipal employees or local board employees (section 239.(2)(b));

7.6 Appointments to the Stratfords of the World (Ontario) Committee - Personal matters about an identifiable individual(s) including municipal employees or local board employees (section 239.(2)(b)).

Motion by _____

THAT Peter Zein be re-appointed as a citizen representative to the Accessibility Advisory Committee for a two-year term to November 30, 2023, or until a successor is appointed by Stratford City Council;

THAT Andy Mark and Pam Mugford be appointed as citizen representatives to the Accessibility Advisory Committee for two-year terms to November 30, 2023, or until successors are appointed by Stratford City Council;

THAT David Daghish be re-appointed as a citizen representative to the Active Transportation Advisory Committee for a two-year term to November 30, 2023, or until a successor is appointed by Stratford City Council;

THAT Donald Hathaway be appointed as a citizen representative to the Active Transportation Advisory Committee for a two-year term to November 30, 2023, or until a successor is appointed by Stratford City Council;

THAT Pat Ranney be appointed as the Cycle Stratford Representative to the Active Transportation Advisory Committee for a two-year term to November 30, 2023, or until a successor is appointed by Stratford City Council;

THAT Kimberly Richardson be re-appointed as a citizen representative to the Communities in Bloom Committee for a two-year term to November 30, 2023, or until a successor is appointed by Stratford City Council;

THAT Carys Wyn Hughes be re-appointed as a citizen representative to the Communities in Bloom Committee for a two-year term to November 30, 2023, or until a successor is appointed by Stratford City Council and granted an exemption to the Appointments Policy;

THAT Mary-Anne Krutila be appointed as a citizen representative to the Communities in Bloom Committee for a two-year term to November 30, 2023, or until a successor is appointed by Stratford City Council;

THAT Anita Jacobsen and Geoff Krauter be re-appointed as citizen representatives to the Energy and Environment Advisory Committee for two-year terms to November 30, 2023, or until successors are appointed by Stratford City Council;

THAT Patricia Osoko and Felicity Sutcliffe be appointed as citizen representatives to the Energy and Environment Advisory Committee for two-year terms to November 30, 2023, or until successors are appointed by Stratford City Council;

THAT Brian Johnson be re-appointed as a citizen representative to the Heritage Stratford Committee for a two-year term to November 30, 2023, or until a successor is appointed by Stratford City Council;

THAT Jeff Atchison be appointed as a citizen representative to the Heritage Stratford Committee for a two-year term to November 30, 2023, or until a successor is appointed by Stratford City Council;

THAT Laura Dent be appointed as a citizen representative to the

Heritage Stratford Committee for a two-year term to November 30, 2023, or until a successor is appointed by Stratford City Council and granted an exemption to the Appointments Policy;

THAT Jacob Vankooten be re-appointed as the SABA representative to the Heritage Stratford Committee for a two-year term to November 30, 2023 or until a successor is appointed by Stratford City Council;

THAT June Sharon Wells and Ken Clarke be re-appointed as citizen representatives to the Stratfords of the World (Ontario) Advisory Committee for two-year terms to November 30, 2023, or until successors are appointed by Stratford City Council;

AND THAT THAT Mary-Anne Krutila and Virginia Burrow be appointed as citizen representatives to the Stratfords of the World (Ontario) Advisory Committee for two-year terms to November 30, 2023, or until successors are appointed by Stratford City Council.

5.4. At the November 25, 2021, Session, under the Municipal Act, 2001, as amended, matters concerning the following items were considered:

4.1 Proposed Renewable Natural Gas Project November 2021 Update Follow-up – Advice that is subject to solicitor-client privilege including communications necessary for that purpose (section 239.(2)(f)), And A trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons or organization (section 239.(2)(i)), And A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board (section 239.(2)(k));

5.1 Britannia Phase 2 Operations - Information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them (section 239. (2)(h));

5.2 Britannia Phase 2 Project - Advice that is subject to solicitor-client privilege including communications necessary for that purpose (section 239.(2)(f)).

At the In-camera Session, direction was given on all items.

5.5. At the November 25, 2021, Session, under the Municipal Act, 2001, as amended, a matter concerning the following item was considered:

4.1 Proposed Renewable Natural Gas Project November 2021 Update Follow-up – Advice that is subject to solicitor-client privilege including communications necessary for that purpose (section 239.(2)(f)), And A trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons or organization (section 239.(2)(i)), And A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board (section 239.(2)(k))

Motion by _____

THAT, due to the impact of COVID-19 and the contractual end date of the OCE Project Funding, Council hereby withdraws its interest in the previously considered RNG Project.

Motion by _____

THAT City Council authorize staff to explore and engage in non-binding discussions to investigate possible opportunities relating to co-digestion initiatives and organics processing that may or may not be located in the City of Stratford.

5.6. At the December 13, 2021, Session, under the Municipal Act, 2001, as amended, matters concerning the following items were considered:

4.1 Expropriation and Related Litigation 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)).

6. Hearings of Deputations and Presentations:

6.1. Presentation of the Annual Accessibility Award

Motion by _____

THAT the presentation by Roger Koert, on behalf of the Accessibility Advisory Committee, of the 2021 Annual Accessibility Award, be heard.

7. Orders of the Day:

7.1. Resolution - Shared Climate Change Coordinator Contract (COU21-120)

Motion by _____

Staff Recommendation: THAT the Shared Climate Change Coordinator Contract report (COU21-120) be received for information.

- 7.2. Resolution - Modification to Draft Plan of Subdivision 31T19-001, 236 Britannia Street (COU21-122) 53 - 55**

Motion by _____

Staff Recommendation: THAT the conditions of draft approval of Plan of Subdivision 31T19-001 be modified as follows:

Revise Condition 22 to read:

22 a) The Subdivision Agreement shall contain a provision requiring the Owner to construct a board on board fence that is a minimum height of 2.1336m (7 feet) in height along the rear of Blocks 65, 66, 67, 68, 69, 70 and 71 through the site plan approval process and Lots 53, 54, 55 and 56 when these lots are developed, to the satisfaction of the Manager of Planning.

22 b) The Subdivision Agreement shall contain a provision requiring the Owner to construct a board on board fence or similar design that is a minimum height of 1.8m along the rear of Block 72 within this subdivision, through the site plan approval process when these blocks are developed, to the satisfaction of the Manager of Planning.

- 7.3. Resolution - 2022 Fees and Charges (COU21-125) 56 - 97**

Motion by _____

Staff Recommendation: THAT the City Clerk be directed to prepare and list a by-law for consideration to set the 2022 fees and charges for services performed by the City on the December 20, 2021, Council agenda.

- 7.4. Resolution - 2022 Pruning, Removal & Disposal of Designated Trees & Stumps (COU21-126) 98 - 101**

Motion by _____

Staff Recommendation: THAT City Council award the tender for removal of designated trees and stumps in 2022 [T-2021-58] to Tree Tech, Tree and Property Maintenance Specialists Inc. in the amount of \$65,651.87 including HST;

AND THAT City Council award the tender for regular and emergency pruning services in 2022 [T-2021-58] to Lange Bros. (Tavistock) Limited in the amount of \$244,871 including HST.

- 7.5. Resolution - Lease Agreement Renewal with John and Lorraine Thomson 102 - 104**

(COU21-127)

Motion by _____

Staff Recommendation: THAT an Extension Agreement with John and Lorraine Thomson for the continued lease of 5.7 acres of farmland described as Con 3 Pt Lot 45 NEH now in the City of Stratford as in 44R-1587 Part 2 and 44R-3838 Part 16, municipally known as 3188 Vivian Line 37, for a period of one (1) year, with an option for one (1) additional one (1) year extension, be approved;

AND THAT the Mayor and City Clerk or their respective delegates be authorized to sign the Extension Agreement.

- 7.6. Resolution - Cooper Block – Update on Process to Restart Community Hub Project (COU21-128) 105 - 111

Motion by _____

Staff Recommendation: THAT the Report entitled Cooper Block – Update on Process to Restart Community Hub Project (COU21-128) dated December 1, 2021 be received;

THAT staff be authorized to proceed with next steps related to the action plan;

AND THAT staff be directed to report to Council with an update in Summer 2022.

- 7.7. Resolution - Cooper Site Rehabilitation Project - Tender Award for Contract T-2021-54 (COU21-129) 112 - 115

Motion by _____

Staff Recommendation: THAT Council award Tender T-2021-54 for the Cooper Site Rehabilitation Project to Gateman-Milloy Inc. at a total tender price of \$2,498,430 including HST;

THAT the Mayor and Clerk be authorized to sign the necessary Contract Agreement;

AND THAT Council authorize consultant fees in the amount of \$140,000 excluding HST for contract administration, inspection and material testing.

8. Business for Which Previous Notice Has Been Given:

None scheduled.

9. Reports of the Standing Committees:

9.1. Report of the Social Services Committee

Motion by _____

THAT the Report of the Social Services Committee dated December 13, 2021 be adopted as printed.

9.1.1. Purchase of Service Agreement with the United Way Perth-Huron (SOC21-014) 116 - 118

THAT the report titled "Purchase of Service Agreement with the United Way Perth-Huron" (SOC21-014) be received for information;

AND THAT the Director of Social Services and Chief Administrative Officer be authorized to enter into a Purchase of Service Agreement with United Way Perth-Huron.

9.1.2. Update on the Homeless Access to Care Program (SOC21-015) 119 - 121

THAT the report titled "Update on the Homeless Access to Care Program" (SOC21-015) be received for information.

9.2. Report of the Community Services Committee

Motion by _____

THAT the Report of the Community Services Committee dated December 13, 2021 be adopted as printed.

9.2.1. Licence of Land Use Renewal Agreement – Hydro One Corridor (COM21-014) 122 - 124

THAT the agreement with The Minister of Government and Consumer Services, as represented by Ontario Infrastructure and Lands Corporation, for a Licence of Land for Public Recreation Purposes at the Festival Hydro Community Park be renewed for a further five years, commencing January 1, 2022;

AND THAT the Mayor and Clerk or their respective delegates, be authorized to sign the Licence Agreement on behalf of the municipal corporation.

10. Notice of Intent:

None scheduled.

11. Reading of the By-laws:

The following By-laws require First and Second Readings and Third and Final Readings and could be taken collectively upon unanimous vote of Council present:

Motion by _____

THAT By-laws 11.1 to 11.6 be taken collectively.

Motion by _____

THAT By-laws 11.1 to 11.6 be read a First and Second Time.

Motion by _____

THAT By-laws 11.1 to 11.6 be read a Third Time and Finally Passed.

- | | | |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 11.1. | Licence Renewal Agreement for Grant of Easement and Licence of Lands for Public Recreation Purposes | 125 - 126 |
| | To authorize the entering into and execution of a licence renewal agreement (recreational) with Her Majesty the Queen in right Of Ontario as represented by The Minister of Government and Consumer Services for a grant of easement and licence of lands for public recreation purposes. | |
| 11.2. | Authorize Transfer of Land in the Crane West Business Park | 127 - 128 |
| | To authorize the transfer (conveyance) to Hamidreza Pouramin of Parts 13, 17, 18 and 19, Plan 44R-5904, in the Crane West Business Park. | |
| 11.3. | Appointments to Various Advisory Committees | 129 - 132 |
| | To amend By-law 178-2018, as amended, to make appointments to the Accessibility Advisory Committee, Active Transportation Advisory Committee, Communities in Bloom Committee, Energy and Environment Committee, Heritage Stratford, and the Stratfords of the World (Ontario) Committee. | |
| 11.4. | Award of Tender for the Pruning, Removal and Disposal of Designated Trees and Stumps and Regular and Emergency Pruning Services | 133 - 134 |
| | To authorize the awarding of a tender, entering into of a contract and the undertaking of the work for the pruning, removal and disposal of designated trees and stumps along with regular and emergency pruning services in 2022 [T-2021-58]. | |
| 11.5. | Authorizing an Amending Option Agreement with Greenseal Cannabis Company Ltd. | 135 - 136 |
| | To authorize the entering into and execution of an Agreement | |

Amending Option Agreement/Agreement of Purchase and Sale with Greenseal Cannabis Company Ltd, for Lots 27, 28 and 29 (Plan 44M-38) and Lots 28, 29 and 30 (original McNeil Surveying Ltd. survey), in the Wright Business Park, City of Stratford, County of Perth.

11.6. Award of Tender for the Cooper Site Rehabilitation Project 137

To authorize the awarding of a tender, entering into of a contract and the undertaking of the work for the Cooper Site Rehabilitation Project [T-2021-54].

12. Consent Agenda: CA-2021-138 to CA-2021-139 138 - 140

Council to advise if they wish to consider any items listed on the Consent Agenda.

13. New Business:

14. Adjournment to Standing Committees:

The year-end Council meeting is December 20, 2021 at 3:00 p.m.

Motion by _____

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

- **Infrastructure, Transportation and Safety Committee [3:05 p.m. or thereafter following the Regular Council meeting];**
- **Community Services Committee [3:10 p.m. or thereafter following the Regular Council meeting]**
- **Planning and Heritage Committee [3:15 p.m. or thereafter following the Regular Council meeting];**
- **Finance and Labour Relations Committee [3:20 p.m. or thereafter following the Regular Council meeting];**

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

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 December 13, 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

15.2. Committee Reports

15.2.1. Finance and Labour Relations Committee

Motion by _____

THAT Item 9.1 of the Finance and Labour Relations Committee meeting dated December 13, 2021 be adopted as follows:

9.1 - 2022 Council, Committee and Sub-committee Meeting Schedule (FIN21-031)

THAT the 2022 Council, Committee and Sub-committee meeting schedule be approved;

AND THAT staff be directed to schedule the meetings accordingly.

15.2.2. Planning and Heritage Committee

Motion by _____

THAT Item 4.1 of the Planning and Heritage Committee meeting dated December 13, 2021 be adopted as follows:

4.1 - Proposed exemption from Sign By-law 159-2004 Section 14.0 and Sections 21.11 C, and D (PLA21-029)

THAT the request by AIM Recycling, for a Sign By-law exemption that would permit Area GS3 to exceed the allotted area by 20.42 square feet, be denied as the proposed signs do not meet the requirements of the City's Sign By-law;

THAT the request by AIM Recycling, for a Sign By-law exemption to decrease the minimum 25 metres spacing between ground signs GS1 and GS2 to 17.5, metres be denied as the proposed signs do not meet the requirements of the Sign By-law;

AND THAT the request by AIM Recycling, for a Sign By-law exemption to permit the feathered flags to be erected permanently, be denied as the proposed signs do not meet the requirements of the Sign By-law.

15.3. Reading of the By-laws (reconvene):

141

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

By-law 11.7 Confirmatory By-law

To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on December 13, 2021.

Motion by _____

THAT By-law 11.7 be read a First and Second Time.

Motion by _____

THAT By-law 11.7 be read a Third Time and Finally Passed.

15.4. Adjournment of Council Meeting

Meeting Start Time:

Meeting End Time:

Motion by _____

THAT the December 13, 2021 Regular Council meeting adjourn.



Stratford City Council Regular Council Open Session MINUTES

Meeting #:	4671st
Date:	Monday, November 22, 2021
Time:	3:00 P.M.
Location:	Electronic Meeting
Council Present in Council Chambers:	Deputy Mayor Ritsma - Vice Chair Presiding
Council Present Electronically:	Councillor Beatty, Councillor Bunting, Councillor Burbach, Councillor Clifford, Councillor Gaffney, Councillor Henderson, Councillor Ingram, Councillor Sebben, Councillor Vassilakos
Regrets:	Mayor Mathieson - Chair
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, Taylor Crinklaw - Director of Infrastructure and Development Services, Karmen Krueger - Acting Director of Corporate Services, Anne Kircos - Acting Director of Human Resources, Jodi Akins - Council Clerk Secretary, Alyssa Bridge – Manager of Planning, Nancy Roulston – Manager of Engineering, Joani Gerber – CEO, investStratford
Also Present:	Franklin Famme – SEED Co. Board President, members of the public and media

1. Call to Order:

Deputy Mayor Ritsma, Chair presiding, called the Council meeting to order.

Mayor Mathieson 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

Councillor Gaffney declared a pecuniary interest on Item 9.2.1 "Modification to Draft Plan of Subdivision 31T18-002, 4110 Perth Line 36 (PLA21-027)", of the Regular Council agenda as he has an ownership interest in an abutting property.

3. Adoption of the Minutes:

R2021-520

Motion by Councillor Ingram

Seconded by Councillor Vassilakos

THAT the Minutes of the Regular Meeting of Council of The Corporation of the City of Stratford dated November 8, 2021 be adopted as printed.

Carried

4. Adoption of the Addendum to the Agenda:

There was no addendum to be added to the November 22, 2021, Regular Council agenda.

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

5.1 At the October 12, 2021, Session, under the Municipal Act, 2001, as amended, a matter concerning the following item was considered:

5.1 Purchase of Service Agreement - Advice that is subject to solicitor-client privilege including communications necessary for that purpose (section 239.(2)(f)).

R2021-521

Motion by Councillor Gaffney

Seconded by Councillor Clifford

THAT The Corporation of the City of Stratford enter into the Purchase of Service Agreement with the Stratford Economic Enterprise Development Corporation for a term to December 31, 2025 with an option for an additional five year period;

AND THAT the Mayor and Clerk be authorized to sign the Agreement on behalf of the municipal corporation.

Carried

5.2 At the November 22, 2021, Session, under the Municipal Act, 2001, as amended, matters concerning the following items were considered:

4.1 Expropriation and Related Litigation 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 Proposed Disposition of Land in the Crane West Business Park - 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);

5.2 Agreement Amending Option to Purchase Agreement / Agreement of Purchase and Sale for lands in the Wright Business Park - 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);

At the In-camera Session direction was provided on items 4.1, 5.1, and 5.2.

The Clerk advised Items 6.1 to 7.7 would be considered following the Regular Council meeting at a reconvene In-camera Session.

6.1 Proposed Renewable Natural Gas Project November 2021 Update – Advice that is subject to solicitor-client privilege including communications necessary for that purpose (section 239.(2)(f)), And A trade secret or scientific, technical, commercial, financial or labour relations information,

supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons or organization (section 239.(2)(i)), And A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board (section 239.(2)(k));

6.2 Review of Lease Agreements with Festival Theatre - A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board (section 239.(2)(k)), And 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);

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

7.2 Appointments to the Active Transportation Advisory Committee - Personal matters about an identifiable individual(s) including municipal employees or local board employees (section 239.(2)(b));

7.3 Appointments to the Communities in Bloom Committee - Personal matters about an identifiable individual(s) including municipal employees or local board employees (section 239.(2)(b));

7.4 Appointments to the Energy & Environment Advisory Committee - Personal matters about an identifiable individual(s) including municipal employees or local board employees (section 239.(2)(b));

7.5 Appointments to the Heritage Stratford Committee - Personal matters about an identifiable individual(s) including municipal employees or local board employees (section 239.(2)(b));

7.6 Appointments to the Stratfords of the World (Ontario) Committee - Personal matters about an identifiable individual(s) including municipal employees or local board employees (section 239.(2)(b));

7.7 Appointments to the Town and Gown Advisory Committee - Personal matters about an identifiable individual(s) including municipal employees or local board employees (section 239.(2)(b)).

6. Hearings of Deputations and Presentations:

None scheduled.

7. Orders of the Day:

7.1 Correspondence - Resignation from the Downtown Stratford BIA Board of Directors

R2021-522

Motion by Councillor Ingram

Seconded by Councillor Burbach

THAT the resignation from Elsa Fahreus from the Downtown Stratford BIA Board of Directors be accepted.

A member noted the Downtown Stratford BIA Board's regrets on the resignation.

Deputy Mayor Ritsma called the question on the motion.

Carried

7.2 Proclamation - International Day of Persons with Disabilities

R2021-523

Motion by Councillor Henderson

Seconded by Councillor Bunting

THAT Stratford City Council hereby proclaims December 3, 2021 as "International Day of Persons with Disabilities" in the City of Stratford to recognize the importance of ensuring that all citizens, regardless of barriers they may face, have full access to their community.

A Member provided information on the City's Accessible Parking Permit program. Information included that a person displaying an accessible parking permit can park anywhere for free downtown. The program is not limited to designated accessible spots, and members of the public can still pay if they choose to.

Deputy Mayor Ritsma called the question on the motion.

Carried

7.3 Correspondence - OLT Case Number PL10232

For the information of Council.

7.4 Resolution - Request for Improvements to the Kelly Municipal Drain (COU21-115)

R2021-524

Motion by Councillor Gaffney

Seconded by Councillor Vassilakos

THAT K. Smart Associates Limited be appointed, in accordance with Section 78 of the Drainage Act, to prepare a report for Council's consideration outlining the required improvements needed for the Kelly Municipal drain.

Councillor Sebben departed the meeting at 3:06 p.m.

It was questioned where exactly the City limits end in this area and if is displayed.

Councillor Sebben returned to the meeting at 3:07 p.m.

The Director of Infrastructure advised he would have to review this and refer back.

Deputy Mayor Ritsma called the question on the motion.

Carried

7.5 Noise Exemption for Queen Street Major Storm Trunk Sewer (T2021-27) (COU21-117)

R2021-525

Motion by Councillor Beatty

Seconded by Councillor Vassilakos

THAT an exemption from Noise Control By-law 113-79 be granted to Birnam Excavation Limited and their subcontractor Ward & Burke Microtunneling to operate tunneling equipment to facilitate construction for the Queen Street Major Storm Trunk Sewer Project, under the operation of construction equipment provision (Schedule 2 clause 5) from 7:00 p.m. to 11:59 p.m. and 12:00 a.m. to 7:00 a.m. on date(s) to be determined subject to the approval of the Director of Infrastructure and Development Services;

AND THAT an exemption from Noise Control By-law 113-79 be granted to Birnam Excavation Limited to operate diesel-powered heaters to facilitate construction for the Queen Street Major

Storm Trunk Sewer Project, under the operation of construction equipment provision (Schedule 2 clause 5) from 7:00 p.m. to 11:59 p.m. and 12:00 a.m. to 7:00 a.m. on date(s) to be determined subject to the approval of the Director of Infrastructure and Development Services.

A question and answer period ensued between members and staff with respect to:

- noise complaints being received about the generators on this project;
- construction being approximately 150m from the nearest residence;
- a generator being required to ensure that concrete properly cures in cold temperatures and typically requiring 5 days to cure;
- residents being encouraged to contact staff if further concerns are identified;
- following up with the contractor regarding sound barriers and other potential mitigation measures; and,
- approximately two to three 5-day periods of generator work being required for the project.

Deputy Mayor Ritsma called the question on the motion.

Carried

7.6 Correspondence - Official Plan Amendment Application OPA01-20 and Zoning By-law Amendment Z06-20, 370-396 Ontario Street

R2021-526

Motion by Councillor Henderson

Seconded by Councillor Gaffney

THAT the correspondence from Connie Eaton, Robert Ritz and Jane Marie Mitchell regarding Official Plan Amendment Application OPA01-20 and Zoning By-law Amendment Application Z06-20 for 370-396 Ontario Street be received for information.

It was questioned whether staff had responses to the correspondence received. The Manager of Planning advised that staff had reviewed and if there were any specific areas requested to address then staff could

respond. It was further advised that the correspondence received did not impact the staff recommendation before Council for approval.

Deputy Mayor Ritsma 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:

R2021-527

Motion by Councillor Vassilakos

Seconded by Councillor Burbach

THAT the Report of the Infrastructure, Transportation and Safety Committee dated November 22, 2021 be adopted as printed.

It was requested that item 9.1.2 be taken separately.

Deputy Mayor Ritsma called the question on Items 9.1.1 and 9.1.3.

Carried

Deputy Mayor Ritsma called the question on Item 9.1.2.

Carried

9.1.1 Request for Exemption from Noise Control By-law 113-79 for 2021 Lights on Stratford (ITS21-037)

THAT approval be given to Festival of Lights organizers for an exemption to the Noise Control By-law 113-79 for their event held at Market Square at 1 Wellington Street from 5:00 p.m. to 10:00 p.m. daily between Monday, December 13, 2021 and Friday, January 28, 2022 from the following provisions:

- Unreasonable noise [Schedule 1 clause 8]
- The operation of loudspeakers and amplification of sound [Schedule 2 Clause 2]
- Loading, unloading or otherwise handling or any containers, products, materials [Schedule 2 Clause 4] and,

- subject to applicable Provincial Orders and Public Health Guidelines in place at that time.

AND THAT approval be given to extend the operating hours of the outdoor washroom by 1 hour over the requested period of December 17, 2021 to January 28, 2022 and that where possible, staff make reasonable efforts to reduce the financial impact.

9.1.2 Huron Street Reconstruction Phase 1 Public Engagement and Recommendation (ITS21-038)

THAT the description of the proposed design outlined in Report ITS21-038 for the Huron Street Reconstruction Project Phase 1, be received for information;

THAT the comments from the online public engagement, be received for information;

AND THAT the design be accepted and staff authorized to proceed with construction tendering.

9.1.3 Delegation by Ron Dodson - Cycle Stratford Audit Report

THAT staff look into the condition of the Erie Street multi-use trail and advise what is required to bring it up to current standards.

9.2 Report of the Planning and Heritage Committee:

It was requested that item 9.2.1 be taken separately.

Councillor Gaffney, having declared a pecuniary interest on this matter, departed the meeting at 3:19 p.m. R2021-528

Motion by Councillor Ingram

Seconded by Councillor Bunting

THAT Item 9.2.1 of the Report of the Planning and Heritage Committee dated November 22, 2021 be adopted as printed.

Carried

Councillor Gaffney, having declared a pecuniary interest on this matter, did not vote or participate in the discussion.

Councillor Gaffney returned to the meeting at 3:20 p.m.

R2021-529

Motion by Councillor Ingram

Seconded by Councillor Burbach

THAT Item 9.2.2 of the Report of the Planning and Heritage Committee dated November 22, 2021 be adopted as printed.

Carried

9.2.1 Modification to Draft Plan of Subdivision 31T18-002, 4110 Perth Line 36 (PLA21-027)

THAT the conditions of draft approval of plan of subdivision 31T18-002 be modified as follows:

Revise Condition 1 to read:

1. This draft approval applies to Plan of Subdivision 31T-18002 submitted by Sifton Properties Limited, certified by Trevor McNeil O.L.S., dated September 28, 2021, as redline amended, File No. 31T-18002, drawing no. 42815-200-D11(L), which shows a total of 161 single detached residential lots, 2 multi development blocks, 1 road widening block, 1 park block, 1 future infill block, 1 future single detached dwelling block, 2 walkway blocks, 1 stormwater management block, 8 0.3m reserve blocks, 2 open space blocks, all served by 6 new local roads.

Revise Condition 4 to read:

- 4.The street(s) shall be named to the satisfaction of the Manager of Planning.

Revise Condition 5 to read:

- 5.Prior to final approval, the municipal address shall be assigned to the satisfaction of the Manager of Planning.

Revise Condition 12 to read:

- 12.Phasing of this subdivision (if any) shall be to the satisfaction of the Manager of Planning and the Director of Infrastructure and Development Services.

Revise Condition 13 to read:

- 13.Prior to submitting a request to the City to prepare the subdivision agreement, an updated draft plan showing the redline

amendments (if applicable) is to be provided to the City to the satisfaction of the Manager of Planning.

Revise Condition 17 to read:

17. Prior to submitting a request to the City to prepare the subdivision agreement a phasing plan showing all of the 0.3m reserves required to accommodate phasing (if applicable) is to be submitted to the City as applicable to the satisfaction of the Manager of Planning and the Director of Infrastructure and Development Services.

Revise Condition 18 to read:

18. The subdivision agreement shall contain a provision allowing the property owner to access their lands over the 0.3m reserve for Block 166, Block 167, Block 169 for maintenance purposes to the satisfaction of the Manager of Planning.

Revise Condition 25 to read:

25. The Owner shall dedicate Block 168 to the City of Stratford for Park purposes and pay the City cash-in-lieu for 0.157 ha of parkland pursuant to the provisions of Section 51.1 of the Planning Act. The dedication of Block 168 and cash-in-lieu for 0.157 ha shall satisfy the parkland dedication requirements for all lands within the boundary of this draft plan. All costs associated shall be borne by the Owner.

Revise Condition 26 to read:

26. The subdivision agreement shall contain a provision outlining that parkland dedication and cash-in-lieu must be conveyed to the City in the initial registration to the satisfaction of the Manager of Planning.

Revise Condition 27 to read:

27. In conjunction with the submission of engineering drawings, the Owner shall submit a conceptual park design and grading and servicing plans for Block 168 which shall accommodate a 3m wide walkway on Block 171 for review and approval by the Director of Infrastructure and Development Services and the Director of

Community Services. The entirety of Block 168 shall be registered in one phase.

Revise Condition 28 to read:

28. Concurrent with registration, the Owner shall convey Block 170 (4 m wide walkway) and Block 171 (3m wide pathway) to the City of Stratford. 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 Director of Infrastructure and Development Services.

Revise Condition 29 to read:

29. In conjunction with the submission of engineering drawings, the Owner shall submit a trail design and grading plans for Block 169 for review and approval by the Director of Infrastructure and Development Services and Upper Thames River Conservation Authority.

Revise Condition 30 to read:

30. Within one year of the registration of the phase, the Owner shall fence along the rear lot lines of Lots 7-11, 22-37, 68- 81, 91, 92, along the north lot line of Lot 22, along the north and east lot line of Block 168, along the south lot line of Lot 79 and the west lot line of Lot 93, Block 164 and Block 169 abutting the west limit of the draft plan with a 1.5 metre chain link fence with no gates to prevent trespassing. Any other fencing arrangements shall be to the satisfaction of the Manager of Planning.

Revise Condition 31 to read:

31. Within one year of the registration of the phase, the Owner shall provide a 1.5m temporary fence with no gates along the north and east lot lines of Block 162 to the satisfaction of the Manager of Planning. The Subdivision Agreement shall contain a provision requiring the Owner to construct a fence along the north and east lot lines of Block 162 through the site plan approval process when Block 162 is developed to the satisfaction of the Manager of Planning. The temporary fence shall be required until the fence is installed through the site plan process to the Manager of Planning.

The installation and removal of the temporary fencing shall be the responsibility of the Owner.

Revise Condition 32 to read:

32. Prior to final approval where Elborn Boulevard, Beatty Avenue and Dempsey Drive is terminated at the limits of the draft plan, the Owner shall install a 1.5m fence with no gates and install dead end signage until the extension of the street is constructed or as directed by the Director of Infrastructure and Development Services that it is no longer required. Any costs associated with the installation, maintenance and of the fence and signage shall be the sole responsibility of the Owner.

Revise Condition 34 to read:

34. Concurrent with the registration of any phase that includes Block 166 or Block 169, the Owner shall provide an easement over Block 166 and Block 169 for pedestrian trail. All costs associated with the registration of the easement shall be borne by the Owner.

Revise Condition 38 to read:

38. The subdivision agreement shall contain a clause outlining that the following warning clause shall be registered on title and included in any agreements such as offers of purchase and sale, lease/ rental agreements, condominium declaration and site plan agreements to the satisfaction of the Manager of Planning:

“Purchasers/tenants are advised that due to the proximity of the adjacent industrial/ commercial establishment(s) noise from these facilities may, at times, be audible”.

Revise Condition 40 to read:

40. As part of the engineering drawings submission, the Owner shall submit an on-street parking plan for Blocks 162 and 163 to the satisfaction of the Manager of Planning. 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 42 to read:

42. The subdivision agreement shall include a clause requiring the Owner to design Elborn Boulevard, between Mornington Street and the west boundary of Dempsey Drive to accommodate emergency vehicles. The design is to be submitted in conjunction with the submission of engineering drawings to the satisfaction of the Director of Infrastructure and Development Services.

Revise Condition 48 to read:

48. Concurrent with registration, the Owner shall provide all required land dedications related to the stormwater works, including Block 165, at the cost of the owner to the satisfaction of the Director of Infrastructure and Development Services.

Revise Condition 49 to read:

49. Minor revisions to the size of Block 165 may be required to accommodate the final design of the stormwater management pond in accordance with municipal standards to the satisfaction of the Director of Infrastructure and Development Services. Any cost associated will be the responsibility of the Owner.

Revise Condition 50 to read:

50. In conjunction with the engineering drawings submission, the Owner shall have their consulting engineer submit a driveway access design that provides access to the inlet and outlet structures on Block 165 and a pedestrian sidewalk to connect the trail on Block 169 to Dempsey Drive and Mornington Street to the satisfaction of the Director of Infrastructure and Development Services. All costs associated with the construction of the access driveway and pedestrian sidewalk will be at the cost of the owner.

Revise Condition 71 to read:

71. In conjunction with the engineering drawings submission the Owner shall have its engineer prepare ultimate centreline profiles along Elborn Boulevard, Beatty Avenue, Hardwick Avenue, Burnett Way, Dempsey Drive and Johnston Street throughout this Plan and beyond as necessary, for use in this subdivision design. The City shall review and approve centerline profile. Further, the Owner shall complete the requirements of this condition at no cost to the

City all to the satisfaction of the Director of Infrastructure and Development Services.

Revise Condition 72 to read:

72. Prior to final approval, where Elborn Boulevard, Beatty Avenue and Dempsey Drive' terminate at the limits of this draft plan, the Owner shall:

a. have its engineer submit to the City detailed plans showing proposed turnaround facilities that must include provisions for maintenance and emergency vehicles (as required) for the review and acceptance of the Director of Infrastructure and Development Services; and

b. ensure the subdivision agreement contain the necessary provisions to require installation of a temporary turnaround facility at the west terminus of Dempsey Drive, north and south terminus of Beatty Avenue, and provide an easement over Block 164 and any other lots required concurrent with the registration of the phase to the City of Stratford. Any easements shall be granted to the City of Stratford until the temporary turnaround facility is no longer required to the satisfaction of the Director of Infrastructure and Development Services. Once the Director of Infrastructure and Development Services has confirmed that the easement is no longer required, the City shall authorize the release of the easement. The Owner is responsible for all costs associated with obtaining the easement, the release of the easement and the construction and removal of the temporary turnaround facilities.

Revise Condition 75 to read:

75. In conjunction with the engineering drawings, the Owner shall submit a design for a left hand turning lane at the Mornington Street/Elborn Boulevard intersection to the satisfaction of the Director of Infrastructure and Development Services. All costs associated with the design and implementation of the left hand turn lane shall be the cost of the Owner.

Revise Condition 77 to read:

77. At the time of final approval, the Owner shall dedicate a 10m x 10m "daylight triangle" at the intersection of Elborn Boulevard and

Mornington Street abutting Block 165 and 3m x 3m "daylight triangle" at the intersection of Elborn Boulevard and Mornington Street abutting Block 167 to the satisfaction of the City. Such "daylighting triangles" shall be shown and dedicated as public highways on the final plan.

Revise Condition 78 to read:

78.The Owner shall construct a 1.5 metres (5') sidewalk on the outside of the following streets within a time-frame as directed by the Director of Infrastructure and Development Services:

- a. North side of Elborn Boulevard and the south side of Elborn Boulevard between the east portion of Dempsey Drive and Mornington Street
- b. North side of Dempsey Drive and the east side of Dempsey Drive
- c. East side of Beatty Avenue
- d. East side of Hardwick Avenue
- e. North side of Burnett Way
- f. North side of Johnston Street

Revise Condition 80 to read:

80.In conjunction with the engineering drawings submission, the Owner shall provide lighting plan for the approval of the Director of Infrastructure and Development Services, including light for the proposed Elborn Boulevard /Mornington Street intersection.

Revise Condition 91 to read:

91.For the purpose of satisfying any of the conditions of draft approval herein contained, the Owner shall file, with the City, complete submissions consisting of all required studies, reports, data, information or detailed engineering drawings, all to the satisfaction of the Manager of Planning and the Director of Infrastructure and Development Services. The Owner acknowledges that, in the event that a submission does not include the complete information required by the City, such submission will be returned to the Owner without detailed review by the City.

9.2.2 Planning Report, Zoning By-law Amendment Application Z06-21, 215 Douro Street (PLA21-028)

THAT Council pass a resolution that no further notice is required under Section 34(17) of the Planning Act;

AND THAT Application Z06-21 to amend the zoning on 215 Douro Street located on the southeast corner of Douro Street and Well Street by amending the existing Residential Second Density R2(1)-7 Zone to add a take-out restaurant that prohibits a drive-through with a maximum floor area of 74m², to recognize the existing lot, building location and existing site features, to eliminate the requirement for an accessible parking space, to apply a parking rate of 1 space per 37m² of net floor area for the take-out restaurant, and to reduce the minimum parking space width to 2.4m for 2 spaces and to increase the minimum width to 3.4m for 1 space associated with the take-out restaurant, BE APPROVED for the following reasons:

- I. Public interest and public input was considered;
- II. The request is consistent with the Provincial Policy Statement and conforms with the Official Plan; and
- III. The request will facilitate adaptive reuse that is appropriate for the lands, is compatible with the surrounding lands and is considered to be sound land use planning.

9.3 Report of the Finance and Labour Relations Committee:

R2021-530

Motion by Councillor Gaffney

Seconded by Councillor Clifford

THAT the Report of the Finance and Labour Relations Committee dated November 22, 2021 be adopted as printed.

Carried

9.3.1 Request for Funding from Stratford General Hospital Foundation and St. Marys Healthcare Foundation (FIN21-025)

THAT the request from the Stratford General Hospital Foundation for support of its Catalyst for Campaign Launch in the amount of \$5

million over 10 years be supported in principle, with payments to commence following completion of the City's commitment to the Stratford Rotary Hospice.

9.3.2 Ontario Regulation 284/09 for 2021 Budget (FIN21-026)

THAT the report from the Acting Director of Corporate Services regarding legislative requirements of Ontario Regulation 284/09, and the impact of excluded expenses from the City's 2021 budget, be adopted by Council resolution.

10. Notice of Intent:

Stratford City Council will hold public meetings on Wednesday, December 8, 2021 at 5:30 p.m. to hear from interested persons with respect to the following matters:

- Zone Change Application Z07-21 and Draft Plan of Subdivision 31T21-002 for 525 O'Loane Avenue
- Proposed Amendment to Building By-law #112-2005 Including Fee Schedule "A"

11. Reading of the By-laws:

11.1 Reading of By-laws 151-2021 and 152-2021

The following By-laws required Third and Final Readings:

R2021-531

Motion by Councillor Ingram

Seconded by Councillor Vassilakos

THAT By-laws 151-2021 and 152-2021 be read a Third Time and Finally Passed.

It was requested that a recorded vote be taken.

Discussion ensued with respect to:

- the need to develop the lands and the Official Plan and Zoning By-law allowing for proper density to be achieved without amendment;
- the request from the Energy and Environment Advisory Committee to review this development through a climate lens and deferring a decision on this matter until Planning staff can complete this; and,

- the Planning Act not containing environment or climate action provisions when evaluating development proposals and staff not being able to go beyond requirements of the regulations.

A recorded vote was undertaken.

In Support (6): Councillor Bunting, Councillor Vassilakos, Councillor Ingram, Councillor Burbach, Councillor Henderson, Councillor Beatty

Opposed (4): Councillor Sebben, Deputy Mayor Ritsma, Councillor Clifford, Councillor Gaffney

Carried

11.1.1 Amend Zoning By-law 201-2000 to Rezone Lands Known Municipally as 380, 388, 390 and 396 Ontario Street - By-law 151-2021

To amend By-law 201-2000 as amended, with respect to zone change application Z06-20 to amend the Mixed-Use Residential (MUR) and Neighbourhood Commercial (C1) Zones on 380, 388, 390 and 396 Ontario Street located on the north side of Ontario Street between Queen Street and Trow Avenue to a Residential Fourth Density R4(2) zone with site specific regulations.

11.1.2 Adopt Official Plan Amendment No. 30 - By-law 152-2021

To adopt Official Plan Amendment No. 30 to redesignate the subject lands from 'Residential Area - Special Policy Area 2' to 'High Density Residential – Special Policy Area 22'.

11.2 Reading of By-laws 11.2.1 to 11.2.4

The following By-laws required First and Second Readings and Third and Final Readings and were taken collectively upon unanimous vote of Council present:

R2021-532

Motion by Councillor Burbach

Seconded by Councillor Bunting

THAT By-laws 154-2021 to 157-2021 be taken collectively.

Carried unanimously

R2021-533

Motion by Councillor Ingram

Seconded by Councillor Beatty

THAT By-laws 154-2021 to 157-2021 be read a First and Second Time.

Carried two-thirds support

R2021-534

Motion by Councillor Gaffney

Seconded by Councillor Henderson

THAT By-laws 154-2021 to 157-2021 be read a Third Time and Finally Passed.

Carried

11.2.1 Amend Zoning By-law 201-2000 to Rezone the Lands Known Municipally as 215 Douro Street - By-law 154-2021

To amend By-law 201-2000 as amended, with respect to zone change application Z06-21, to update the site specific (R2(1)-7) Zone on the lands known municipally as 215 Douro Street located on the southeast corner of Douro Street and Well Street in the City of Stratford.

11.2.2 Authorize Execution of Agreement of Purchase and Sale for 51 McNab Street - By-law 155-2021

To authorize the execution of an Agreement of Purchase and Sale with Lois Elaine Bossence for 51 McNab Street.

11.2.3 Authorize Transfer of 51 McNab Street - By-law 156-2021

To authorize the transfer (conveyance) to Lois Elaine Bossence of 51 McNab Street.

11.2.4 Authorize the Entering into and Execution of a Purchase of Service Agreement with investStratford - By-law 157-2021

To authorize the entering into and execution of a Purchase of Service Agreement with Stratford Economic Enterprise Development Corporation o/a investStratford to deliver economic development programs and services for the City of Stratford.

12. Consent Agenda: CA-2021-135 to CA-2021-137

Council advised of an item later in the meeting to be considered. See Item 13.5.

13. New Business:

13.1 Yard Waste Pickup

It was questioned whether yard waste pickup would be extended with leaves still falling this year. The Director of Infrastructure and Development Services advised that staff were not planning to extend the fall leaf collection program as this would cost approximately \$10,000. It was further advised that the City's landfill is open five days a week and on Saturday's for drop off of yard waste and another pickup will occur around Christmas.

13.2 High Density Housing

Discussion ensued with respect to the need for high density housing within the City, specifically along McCarthy Road, behind Canadian Tire, and on the two parcels designated for development in the City.

Motion by Councillor Gaffney

Seconded by Councillor Clifford

THAT a review of municipally owned lands in the City of Stratford which can be designated as high density residential be referred to staff

A friendly amendment was requested to have the review of designated high density lands completed as part of the five year review of the City's Official Plan.

R2021-535

Motion by Councillor Gaffney

Seconded by Councillor Clifford

THAT a review of municipally owned lands in the City of Stratford which can be designated as high density residential be referred to staff as part of the five year review of the City's Official Plan.

Carried

13.3 Update on Mornington Street Closure

It was questioned if there were any updates on the closure of Mornington Street and if work was on schedule. The Director of Infrastructure and

Development Services advised that work is on schedule and a couple of weeks remain before work will be completed.

13.4 International Day for Elimination of Violence Against Women

A member advised that November 25, 2021, is International Day for the Elimination of Violence against Women and Council is marking the date by wearing purple.

13.5 Consent Agenda Item CA-2021-136

Motion by Councillor Henderson

Seconded by Councillor Sebben

THAT CA-2021-136, being correspondence from CUPE Ontario regarding Ontario Municipal Employees Retirement System (OMERS) investment performance, be endorsed.

The Acting Director of Human Resources advised that as the Corporation does not administer the pension plan, an understanding of the concerns from CUPE cannot be identified unless OMERS pursues it.

The Acting Director of Corporate Services advised that CUPE is taking this up directly with OMERS and not the Corporation. It was further advised that the OMERS pension plan is managed under provincial guidelines.

Councillor Bunting declared a pecuniary interest on Consent Agenda Item CA-2021-136, "Correspondence from CUPE Ontario regarding Ontario Municipal Employees Retirement System (OMERS) investment performance", of the Regular Council agenda as he currently collects an OMERS pension.

It was questioned whether Council should get involved in this matter. The Acting Director of Human Resources advised that OMERS governs based on legislated responsibilities and CUPE is trying to see if there are any issues in how the plan is administered. It was further advised that because the Corporation has no authority over its administration, the City can only watch and see if anything comes up of concern.

A member noted that they currently pay into OMERS but are not a CUPE member so will not be declaring a pecuniary interest.

Deputy Mayor Ritsma called the question on the motion.

Defeated

14. Adjournment to Standing Committees:

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

R2021-536

Motion by Councillor Vassilakos

Seconded by Councillor Burbach

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

- **Social Services Committee [3:05 p.m. or thereafter following the Regular Council meeting]; and**
- **Community Services Committee [3:10 p.m. or thereafter following the Regular Council meeting]**

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

Carried

*Councillor Sebben departed the meeting at 3:40 p.m., and did not return.

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 November 22, 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

Councillor Bunting declared a pecuniary interest on Consent Agenda Item CA-2021-136, "Correspondence from CUPE Ontario regarding Ontario Municipal Employees Retirement System (OMERS) investment performance", of the Regular Council agenda as he currently collects an OMERS pension.

15.2 Reading of the By-laws (reconvene):

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

By-law 158-2021 - Confirmatory By-law

To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on November 22, 2021.

R2021-537

Motion by Councillor Vassilakos

Seconded by Councillor Bunting

THAT By-law 158-2021 be read a First and Second Time.

Carried two-thirds support

R2021-538

Motion by Councillor Beatty

Seconded by Councillor Gaffney

THAT By-law 158-2021 be read a Third Time and Finally Passed.

Carried

15.3 Adjournment of Council Meeting

R2021-539

Motion by Councillor Vassilakos

Seconded by Councillor Burbach

THAT the November 22, 2021 Regular Council meeting adjourn and reconvene to a Committee of the Whole In-camera Session.

Carried

The Regular Council meeting adjourned and reconvened to the previously scheduled In-camera Session to consider the remaining matters noted under Section 5.2 at 4:10 p.m.

Meeting Start Time: 3:00 P.M.

Meeting End Time: 3:40 P.M.

Reconvene Meeting Start Time: 3:58 P.M.
Reconvene Meeting End Time: 4:00 P.M.

Deputy Mayor – Martin Ritsma

Clerk - Tatiana Dafoe



Stratford City Council Special Council Open Session MINUTES

Meeting #:	4672nd
Date:	Thursday, November 25, 2021
Time:	3:30 P.M.
Location:	Electronic Meeting
Council Present in Council Chambers:	Mayor Mathieson - Chair Presiding,
Council Present Electronically:	Councillor Beatty, Councillor Bunting, Councillor Burbach, Councillor Clifford, Councillor Gaffney, Councillor Henderson, Councillor Ritsma, Councillor Vassilakos
Regrets:	Councillor Ingram, Councillor Sebben
Staff Present in Council Chambers:	Joan Thomson - Chief Administrative Officer, Tatiana Dafoe - City Clerk, Chris Bantock - Deputy Clerk
Staff Present Electronically:	Kim McElroy - Director of Social Services, Karmen Krueger - Acting Director of Corporate Services, John Paradis - Fire Chief, Taylor Crinklaw - Director of Infrastructure and Development Services, Paula Lombardi – City Solicitor, Jeff Wilson – Manager of Housing, Jodi Akins – Council Clerk Secretary

1. Call to Order:

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

Councillors Ingram and Sebben 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 of Pecuniary Interest

No declarations of pecuniary interest were made by a member at the November 25, 2021, Special Council meeting.

3. Adoption of the Addendum to the Agenda

R2021-540

Motion by Councillor Ritsma

Seconded by Councillor Henderson

THAT the Addendum to the Special Agenda of Council dated November 25, 2021, to add a delegation to Item 5.1, be added to the agenda as printed.

Carried

4. Report of the Committee of the Whole In-Camera Session:**4.1 At the November 22, 2021, Reconvene Session, under the Municipal Act, 2001, as amended, matters concerning the following items were considered:**

6.2 Review of Lease Agreements with Festival Theatre - A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board (section 239.(2)(k)), And 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);

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

7.2 Appointments to the Active Transportation Advisory Committee - Personal matters about an identifiable individual(s) including municipal employees or local board employees (section 239.(2)(b));

7.3 Appointments to the Communities in Bloom - Personal matters about an identifiable individual(s) including municipal employees or local board employees (section 239.(2)(b));

7.4 Appointments to the Energy & Environment Advisory Committee - Personal matters about an identifiable individual(s) including municipal employees or local board employees (section 239.(2)(b));

7.5 Appointments to the Heritage Stratford Committee - Personal matters about an identifiable individual(s) including municipal employees or local board employees (section 239.(2)(b));

7.6 Appointments to the Stratfords of the World (Ontario) Committee - Personal matters about an identifiable individual(s) including municipal employees or local board employees (section 239.(2)(b));

7.7 Appointments to the Town and Gown 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 all items.

4.2 At the November 25, 2021, Session, under the Municipal Act, 2001, as amended, matters concerning the following items were considered:

4.1 Proposed Renewable Natural Gas Project November 2021 Update Follow-up – Advice that is subject to solicitor-client privilege including communications necessary for that purpose (section 239.(2)(f)), And A trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons or organization (section 239.(2)(i)), And A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board (section 239.(2)(k));

5.1 Britannia Phase 2 Operations - Information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them (section 239. (2)(h));

5.2 Britannia Phase 2 Project - Advice that is subject to solicitor-client privilege including communications necessary for that purpose (section 239.(2)(f)).

The City Clerk advised that Items 4.1, 5.1 and 5.2 were to be considered at an In-camera Session, to follow the Special Council meeting. It was further advised that reporting out for these items would be listed on the December 13, 2021, Regular Council agenda.

5. Report of the Director of Social Services:

5.1 Resolution - Britannia Phase 2 Community Feedback (COU21-119)

The Manager of Housing provided an overview of the report regarding Britannia Phase 2 Community Feedback.

R2021-541

Motion by Councillor Burbach

Seconded by Councillor Clifford

THAT Ken Wood be heard regarding Britannia Phase 2 Community Feedback.

Carried

Councillor Beatty now present at the meeting at 3:35 p.m.

Councillor Bunting now present at the meeting at 3:38 p.m.

Ken Wood stated he attended the meeting for Britannia Phase 1 and shared several suggestions and ideas with other tenants, based on lived experience. Mr. Wood further stated that the staff report prepared has many suggestions but some are not emphasized enough. He advised that sound proofing and insulation is his number one concern. In the existing building this is non-existent and many residents complain about noise. Mr. Wood further advised that this was especially the case on the main floor with cold floors experienced in winter months.

Mr. Wood requested that kitchen facilities in the community room be considered as this provides an opportunity for potlucks and get togethers. He stated that these requests noted today come from the Britannia Tenants Association and not just himself or a single tenant.

Referring to a picture, Mr. Wood requested that the outdoor gazebo include a closed off side to provide for better protection from the weather

and offer a potential art project on the wall. Mr. Wood requested that a larger community garden was needed compared to what was provided for in the plan. He noted that this was requested for the previous phase and that people are willing to donate tools and plants. It was further suggested that raised planters be incorporated as they are more accessible. Chicken wire installed around the perimeter would also help to keep rodents out, and act as somewhere to store garden tools with a lock added.

Mr. Wood advised that residents have also had problems with drafts under their doors, which in some cases are as high as 2 inches off the floor. He noted that a solution could be installation of raised rubber mats that are placed against the door and anchored to the floor to create a secure seal. Mr. Wood stated that balconies facing Britannia street would be nice in order to have access to the outdoors but that he understood this was costly. Emphasis was provided in relation to the need for a playground as there are many kids living on site that need a play area in plain view for parents and children to gather. Mr. Wood also stated the concern of vehicles speeding as they enter the property in relation to safety for the kids.

Mr. Wood advised that there are several dogs and cats in the building and a dog run would be useful to control dogs in the area. He further advised that there is also interest for cat spaces outside of resident windows that involves an enclosed space and provides for additional outdoor access.

Discussion ensued with respect to:

- being permitted to BBQ under a gazebo with one sealed side if at least 3 metres away from the enclosed space;
- a small fridge, sink and microwave being the minimum needs of a community kitchen area;
- raised beds being the preferred option for a community garden;
- air flow from the hallway inwards being the cause of wind howling under resident doorways;
- a dog run being a significant undertaking with respect to cleaning and maintenance;

- the cost of resident balconies being better spent on other features inside the building; and,
- reviewing the ability for residents to place lawn chairs on the grass to sit outside.

R2021-542

Motion by Councillor Vassilakos

Seconded by Councillor Burbach

THAT the report titled "Britannia Phase 2 Community Feedback" (COU21-119) be received for information.

Carried

The Chief Administrative Officer (CAO) provided a verbal update regarding the draft 2022 Budget. It was noted that Council previously directed staff to come back with a budget containing a two to three percent increase. Additional items have also been deferred to the 2022 budget deliberations on top of regular operations and capital considerations. Further decisions have been made which create an impact beyond the two to three percent target. This includes authorization of long-term debt financing for capital works of almost \$30 million and second year phasing in of the administrative salary review, both of which represent more than a 7% increase to the net tax levy. Service enhancements, including implementation of organics and other expansion services have also been dealt with. It was further advised that, with the adoption of the City's Asset Management Plan, a sustainable approach to delivering services is required.

The CAO advised revenue reductions are also continuing due to COVID-19. It was stated that staff are doing their best with the remaining operational and capital requirements and are considering mitigation tools such as use of the prior year's surplus. It was advised that staff will not be able to meet the two to three percent target without further input on service levels being reduced or eliminated. There are also previous legacy decisions and costs beyond the control of this Council. The CAO commended staff and the Acting Director of Corporate Services for their great work to date on preparing the budget and that as a result, net operational budgets are coming in at 0.64%.

Clarification was sought on the reference to the 7% increase to the net tax levy. The CAO advised that a two to three percent target is not

attainable at this time and that the 7% increase referenced was due specifically to long-term borrowing and the second phase of the administrative salary review. Additional budget pressures are pushing this increase higher, and staff are working to mitigate it, but revenue reductions are continuing and some costs are beyond the control of Council.

6. Reading of the Confirmatory By-law:

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

Confirmatory By-law - By-law 159-2021

To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on November 25, 2021.

R2021-543

Motion by Councillor Burbach

Seconded by Councillor Bunting

THAT By-law 159-2021 be read a First and Second Time.

Carried two-thirds support

R2021-544

Motion by Councillor Ritsma

Seconded by Councillor Clifford

THAT By-law 159-2021 be read a Third Time and Finally Passed.

Carried

7. Adjournment:

R2021-545

Motion by Councillor Vassilakos

Seconded by Councillor Burbach

THAT the November 25, 2021 Special Council Meeting adjourn.

Carried

Meeting Start Time: 3:30 P.M.

Meeting End Time: 4:08 P.M.

Mayor - Daniel B. Mathieson

Clerk - Tatiana Dafoe



Stratford City Council Special Council Open Session MINUTES

Meeting #:	4673rd
Date:	Monday, November 29, 2021
Time:	6:00 P.M.
Location:	Electronic Meeting
Council Present in Council Chambers:	Mayor Mathieson - Chair Presiding
Council Present Electronically:	Councillor Beatty, Councillor Bunting, Councillor Burbach, Councillor Clifford, Councillor Gaffney, Councillor Henderson, Councillor Ingram, Councillor Ritsma, Councillor Vassilakos
Regrets:	Councillor Sebben
Staff Present in Council Chambers:	Tatiana Dafoe - City Clerk, Chris Bantock - Deputy Clerk
Staff Present Electronically:	Joan Thomson - Chief Administrative Officer, Kim McElroy - Director of Social Services, David St. Louis - Director of Community Services, Karmen Krueger - Acting Director of Corporate Services, John Paradis - Fire Chief, Anne Kircos - Acting Director of Human Resources, Taylor Crinklaw - Director of Infrastructure and Development Services, Jeff Wilson - Manager of Housing

1. **Call to Order:**

Mayor Mathieson, Chair presiding, called 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 of Pecuniary Interest

No declarations of pecuniary interest were made by a member at the November 29, 2021, Special Council meeting.

3. Report of the Director of Social Services:**3.1 Resolution - Award Contract T-2021-51 - Britannia Street Housing Project, Phase II (COU21-121)**

R2021-546

Motion by Councillor Vassilakos

Seconded by Councillor Ritsma

THAT the Britannia Street Housing Project, Phase II, Contract Tender 2021-51, be awarded to Nith Valley Construction at a total tender price of \$6,816,612.00 including HST;

THAT the Director of Social Services be authorized to initiate the construction of the project, subject to confirmation of the government funding for this project;

AND THAT the Mayor and City Clerk, or their respective delegates, be authorized to sign the necessary Contract Agreement.

A question and answer period ensued between members and staff with respect to:

- Reviewing the cost to install conduit for future planning of electric vehicle charging stations on site;
- staff having reviewed the submissions and being comfortable with the information provided;
- typical tendering processes including a performance bond; and,
- the ability to set a number of units to be sold at market rate and the revenue difference being fairly nominal.

Mayor Mathieson called the question on the motion.

Carried

4. Reading of the By-laws:

The following By-laws required First and Second Readings and Third and Final Readings and were taken collectively upon unanimous vote of Council present:

R2021-547

Motion by Councillor Bunting

Seconded by Councillor Burbach

THAT By-laws 160-2021 and 161-2021 be taken collectively.

Carried unanimously

R2021-548

Motion by Councillor Henderson

Seconded by Councillor Beatty

THAT By-laws 160-2021 and 161-2021 be read a First and Second Time.

Carried two-thirds support

R2021-549

Motion by Councillor Gaffney

Seconded by Councillor Vassilakos

THAT By-laws 160-2021 and 161-2021 be read a Third Time and Finally Passed.

Carried

4.1 Authorize Acceptance of Tender for Britannia Street Housing Project Phase II - By-law 160-2021

To authorize the acceptance of a tender by Nith Valley Construction Ltd. for the Britannia Street Housing Project, Phase II [T-2021-51].

4.2 Confirmatory By-law - By-law 161-2021

To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on November 29, 2021.

5. Adjournment:

R2021-550

Motion by Councillor Gaffney

Seconded by Councillor Clifford

THAT the November 29, 2021 Special Council Meeting adjourn.

Carried

Meeting Start Time: 6:00 P.M.

Meeting End Time: 6:06 P.M.

Mayor - Daniel B. Mathieson

Clerk - Tatiana Dafoe



MANAGEMENT REPORT

Date: December 13, 2021
To: Mayor and Members of Council
From: Chris Bantock, Deputy Clerk
Report#: COU21-120
Attachments: None

Title: Shared Climate Change Coordinator Contract

Objective: To provide an update on the status of the contract for the Shared Climate Change Coordinator position.

Background: A shared Climate Change Coordinator amongst Perth Municipalities, including the Town of St. Marys and the City of Stratford, has been in place since 2019. This shared contract was partially funded through a successful application to FCM's Municipalities for Climate Innovation Program. As of the writing of this report, FCM's grant allocation for this position has been fully spent and staff are not aware of any additional funding being provided.

When the contract for this position was set to expire previously, Council approved the following resolution (R2021-69) at the February 22, 2021, Regular Council meeting:

THAT staff be directed to investigate and report back within 3 months on the following initiatives which could commence in 2021:

- **Review of Idling By-law.**
- **Electric Vehicle Charging Stations.**
- **Corporate Adoption of One Planet Living Principles;**

AND THAT staff be directed to enter into a new Local Partnership Agreement with the Municipality of North Perth, Municipality of West Perth, Township of Perth East, Township of Perth South, County of Perth, and Town of St. Marys for the shared services of the Climate Change Coordinator for the period of March 1, 2021 to December 31, 2021, with the potential for extension in 2022.

Nearing the end of 2021 and another contract expiry date, Council passed the following resolution (R2021-481) at the October 25, 2021, Regular Council meeting:

THAT a Climate Change Implementation Plan, including a green standards policy, be developed;

THAT the contract of the Shared Climate Change Coordinator be referred to staff for review;

AND THAT a Climate Change Coordinator position for the City of Stratford be referred to 2022 budget deliberations.

Analysis: In speaking with staff from the other six municipal partners, interest has been expressed in extending the contract of the Shared Climate Change Coordinator until the end of 2022. Given the financial impact and the timing in relation to budget deliberations, it is the intent of the municipal partners to first extend the position to March 2022. Subject to municipal partners receiving budget approval to fund their full share of the position, the contract would then be extended for the entirety of 2022.

While it is believed that all municipal partners wish to participate in a contract extension for this position, staff have noted that three of the seven partners have yet to adopt the Greenhouse Gas Reduction Plan prepared by the Shared Climate Change Coordinator. While this may not necessarily correlate with a decision on extending the coordinator's contract, staff have identified in the financial impact section the possibility of requiring a larger contribution should fewer partners end up participating.

Financial Impact: Total costs to fund the Shared Climate Change Coordinator contract for 2022 have been estimated at \$80,000, which includes salary, training, travel, and electronic devices. Shared amongst all seven municipal partners this would require a contribution of approximately \$11,500 per partner. However, this per partner cost could range as high as \$20,000 should only four of the seven partners receive budget approval to extend this contract from their respective Councils. While it is very likely that at least four partners will participate in the extension, should fewer partners receive approval, staff will report back to Council to seek direction on whether to continue with the shared position based on the actual number of partners participating and the respective costs involved.

In 2021, the City's contribution amount for this position was included under Special Projects in the Council budget and funded from the Strategic Community Development Reserve Fund. Staff have confirmed that sufficient funding remains available in this reserve to cover a \$20,000 contribution, if needed, and will include this expense for approval in the above noted budget with transfer from reserve for 2022. This expense would have no impact to the 2022 levy.

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.

Developing our Resources

Optimizing Stratford's physical assets and digital resources. Planning a sustainable future for Stratford's resources and environment.

Widening our Economic Opportunities

Strengthening Stratford's economy by developing, attracting and retaining a diversity of businesses and talent.

Staff Recommendation: THAT the Shared Climate Change Coordinator Contract report (COU21-120) be received for information.



Chris Bantock, Deputy Clerk



Karmen Krueger, Acting Director of Corporate Services



Joan Thomson, Chief Administrative Officer



MANAGEMENT REPORT

Date: December 13, 2021
To: Mayor and Council
From: Alyssa Bridge, Manager of Planning
Report#: COU21-122
Attachments: None

Title: Modification to Draft Plan of Subdivision 31T19-001, 236 Britannia Street

Objective: The purpose of this report is to consider modifications to the conditions of draft approval for draft plan of subdivision 31T19-001 for the property located at 236 Britannia Street.

Background: In February 2021, the City granted draft approval to Plan of Subdivision 31T19-001 for 236 Britannia Street. The draft approved plan of subdivision provides for 54 single detached dwellings, 16 semi-detached dwellings, 39 street townhouse dwellings a multiple residential block, a stormwater management block, two walkways and two new local roads. In March 2021, the City passed By-law 33-2021 to amend to the zoning on the property to implement the draft approved plan of subdivision. The Zoning By-law Amendment was subsequently appealed to the Ontario Land Tribunal (OLT).

The parties resolved all of their disputes before the OLT and as a result the conditions of draft approval for the plan of subdivision require a minor amendment.

Analysis: The revised conditions of draft approval will modify the requirement for fencing along Blocks 65-71 and Lots 53-56 to increase the height from 1.8 meters to 2.1335 meters. No change is proposed to the fencing required along Block 72.

Specifically, the proposed modification would revise Condition 22 to read as follows:

22 a) The Subdivision Agreement shall contain a provision requiring the Owner to construct a board on board fence that is a minimum height of 2.1336 meters (7 feet) in height along the rear of Blocks 65, 66, 67, 68, 69, 70 and 71 through the site plan approval process and Lots 53, 54, 55 and 56 when these lots are developed, to the satisfaction of the Manager of Planning.

22 b) The Subdivision Agreement shall contain a provision requiring the Owner to construct a board on board fence or similar design that is a minimum height of 1.8 meters along the rear of Block 72 within this subdivision, through the site plan approval process when these blocks are developed, to the satisfaction of the Manager of Planning.

The proposed modifications to draft plan of subdivision are consistent with the Provincial Policy Statement and conform with the City's Official Plan.

In accordance with the Planning Act, as the modifications are minor in nature, no public meeting or notice is required.

Financial Impact: No municipal expenses are anticipated to support the requested modification.

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 the conditions of draft approval of Plan of Subdivision 31T19-001 be modified as follows:

Revise Condition 22 to read:

22 a) The Subdivision Agreement shall contain a provision requiring the Owner to construct a board on board fence that is a minimum height of 2.1336m (7 feet) in height along the rear of Blocks 65, 66, 67, 68, 69, 70 and 71 through the site plan approval process and Lots 53, 54, 55 and 56 when these lots are developed, to the satisfaction of the Manager of Planning.

22 b) The Subdivision Agreement shall contain a provision requiring the Owner to construct a board on board fence or similar design that is a minimum height of 1.8m along the rear of Block 72 within this subdivision, through the site plan approval process when these blocks are developed, to the satisfaction of the Manager of Planning.



Alyssa Bridge, MCIP, RPP, Manager of Planning



Taylor Crinklaw, Director of Infrastructure and Development Services



Joan Thomson, Chief Administrative Officer



MANAGEMENT REPORT

Date: December 13, 2021
To: Finance and Labour Relations Committee
From: Karmen Krueger, CPA, CA Acting Director of Corporate Services
Report#: COU21-125
Attachments: Draft By-Law Schedule Changes – 2022 Fees and Charges

Title: 2022 Fees and Charges

Objective: To provide Council with a summary of proposed fees and charges increases for 2022 and update the applicable schedules of the Fees & Charges By-law for 2022.

Background: It is best practice for a municipality's fees and charges to be determined prior to budget consideration. This ensures that revenue estimates are based on any approved rate levels.

Analysis: For 2022 and future years, the fees and charges have been separated into schedules to better reflect the functional areas to which they apply. The intention is to assist with navigation through the document, but also to allow for modification of specific schedules in between full reviews if required, without opening the entire by-law.

Although not all services provided by the City are intended to be user-pay (full cost recovery), Staff have reviewed existing rates and fees to ensure they remain:

- Reflective of the desired split between user-pay and tax-supported.
- Market competitive.
- Valid and appropriate.

Please note 2022 proposed rate changes for building permit fees are being brought forward under a separate report to Committee.

Rates are determined at the department level and compiled into this report and attached proposed by-law. Department Heads can respond to questions related to the rates and fees for the specific divisions.

The listing below indicates which fees are being proposed amended and where wording clarifications are added:

Schedule "A" Corporate-Wide Fees and Charges

- Removal of Overhead Expense – applicable to all City Departments (not utilized)
- Increase rental of municipal sidewalk/road allowance for outdoor café from \$2.60 to \$2.65

Schedule "B" Building and Planning Fees and Charges

- Added wording around HST where applicable

Schedule "C" Community Services Department Fees and Charges

Community Services rates and fees relating to all areas (aquatics, arena rentals, day camps, advertising, halls, meeting spaces, fields, and public transit) were reviewed in 2019 with a three-year schedule including inflationary increases adopted at that time to cover 2020, 2021 and 2022. These fees are not itemized separately in the body of this report but are reflected in the by-law attached. An updated review with recommendations will be forthcoming in 2022 for the subsequent three-year period.

Cemetery fees have been incrementally increased over the past three years as well, and no changes are being proposed for 2022.

Schedule "D" Corporate Services Department Fees and Charges

Review of Corporate Services fees occurs regularly, but many have a very negligible impact to overall revenues due to low volume. No changes are being proposed to parking rates nor the patio program within this report except for the ones noted.

- Increase Retail Business Holidays Act Exemption Single Application from \$500 + CPI to \$533.85
- Remove Retail Business Holidays Act Exemption Shopping Mall Application
- Increase Retail Business Holidays Act Exemption for 3+ Application from \$600 + CPI to \$640.42
- Auditorium Rental Rates for City Hall Auditorium and Shakespeare Room respectively
- Booking fee increase from \$75 to \$150 to cover costs of last-minute cancellation where staff have already set-up
- increase from \$19 per hour to \$30 per hour and from \$19 per day to \$50 per day
- After 11:30 pm increase from \$128 per hour to \$150 per hour and \$35 per hour to \$60 per hour
- Saturday and Sunday (day) increase from \$43 per hour to \$60 per hour and from \$19 flat fee to \$60 flat fee

- Holidays (day) increase from \$128 per hour to \$150 per hour and from \$19 flat fee to \$60 flat fee
- After 11:30pm increase from \$128 per hour to \$150 per hour and \$35 per hour to \$60 per hour
- Set-up and Take Down increase from \$43 per hour to \$60 per hour
- Wireless Internet Connection Fee increase from \$57 per day to \$60 per day for both locations, and only for rentals during regular business hours to ensure support is available.

Schedule "E" Engineering and Public Works Fees and Charges

Water and sanitary proposed increases are based upon the 2020 study, derived from assessing anticipated future expenditures and revenues. Waste management rates are based upon the options selected in 2021 study which reflect a stepped-up approach to ensure sufficient contributions for landfill closure and post-closure costs. These fees are not itemized separately in the body of this report but are reflected in the by-law attached. Additional changes are noted below.

- New Sewer and/or Water Connections increase from \$175 to \$180 (plus actual project costs)
- Sewer and/or Water Repairs increase from \$75 to \$80
- Private Sidewalk and Curb increase from \$75 to \$80
- Miscellaneous Invoice (damaged signs, traffic signals, street cleaning, sewer flushing, garbage pickup, road closures, etc.) increase from 7% with minimum of \$75.00 to 7% with minimum of \$80.00 plus actual cost of the activity
- Bag tags increase from \$3.60 to \$3.70
- Tip Fee – regular loose, 5+ bags and recyclables, brush etc. increase from \$82.75/tonne to \$85.50/tonne
- Tip fee – large hauler (>80,000 tonnes in 12-month period) increase from \$77.60/tonne to \$80/tonne
- Tip fee – Asbestos increase from \$165.75/tonne to \$170/tonne
- Scale down- Roll off increase from \$11.75/cubic yard to \$12.25/cubic yard
- Scale down – Packer increase from \$16.85/cubic yard to \$17.50/cubic yard
- Large Item Tag increase from \$13.00 to \$13.50
- White Goods – Freon removal increase from \$42.00 to \$43.00
- White Goods – No freon increase from \$24.00 to \$25.00

Schedule "F" Fire Department Fees and Charges

- Update to MTO rate to \$440 from \$400 for recoveries

Schedule "G" Social Services Department Fees and Charges

There are no changes being proposed at this time, as the department is currently reviewing Day Care fees to be brought forward for consideration in 2022 (third quarter).

Increases to fees relating to recovery-type charges for services at the Britannia St housing complex are not being proposed at this time but staff are working on a report regarding rents for early in 2022.

Financial Impact: The draft 2022 budget has been prepared using current rates and fees. Changes proposed are not expected to materially impact the 2022 proposed budget in any specific area but could have an impact on proposed revenues. The changes proposed are intended to reflect cost increases and staff time where applicable.

Alignment with Strategic Priorities:

Strengthening our Plans, Strategies and Partnerships

Communicating clearly with the public around our plans and activities.

Developing our Resources

Optimizing Stratford's physical assets and digital resources. Planning a sustainable future for Stratford's resources and environment.

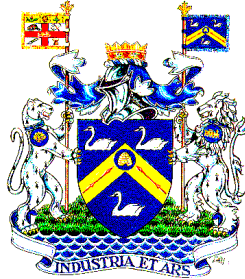
Staff Recommendation: THAT the City Clerk be directed to prepare and list a by-law for consideration to set the 2022 fees and charges for services performed by the City on the December 20, 2021, Council agenda.



Karmen Krueger, CPA, CA, Acting Director of Corporate Services



Joan Thomson, Chief Administrative Officer



**BY-LAW NUMBER _____-2021
OF
THE CORPORATION OF THE CITY OF STRATFORD**

BEING a By-law to establish fees and charges to be collected by The Corporation of the City of Stratford and to repeal By-law 167-2020 as amended.

WHEREAS the *Municipal Act, 2001, S.O. 2001*, provides that a municipality may pass by-laws imposing fees and charges on any class of persons;

AND WHEREAS section 391 of the *Municipal Act* provides that without limiting sections 9, 10 and 11 of the *Municipal Act*, those sections authorize a municipality to impose fees or charges on persons,

- a) for services or activities provided or done by or on behalf of it;
- b) for costs payable by it for services or activities provided or done by or on behalf of any other municipality or any local board; and
- c) for the use of its property including property under its control.

AND WHEREAS section 398 of the *Municipal Act* provides that fees and charges imposed by a municipality or local board on a person constitute a debt of the person to the municipality or local board, respectively;

AND WHEREAS the *Planning Act, R.S.O. 1990, c. P.13, s.69(1)* as amended, provides that Council may prescribe a tariff of fees for the processing of applications made in respect to planning matters;

AND WHEREAS pursuant to the *Building Code Act, 1992, S.O. 1992 c.7.1(c)* as amended, Council may require the payment of fees on applications for and issuance of building permits and prescribing the amount thereof;

AND WHEREAS Council of The Corporation of the City of Stratford deems it expedient to consolidate and update the fees and charges to be collected by municipal departments, local boards and authorized agents of The Corporation of the City of Stratford;

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

1. That the fees and charges as set out in the Schedules attached to this By-law of The Corporation of the City of Stratford are hereby established in respect of:
 - a) the services or activities provided or done by or on behalf of the municipality as may be set forth in the Schedules;
 - b) the costs payable by the municipality for services or activities provided or done by or on behalf of any other municipality or any local board as may be set forth in the Schedules;
 - c) the use of the property of the municipality, including property under the control of the municipality as may be set forth in the Schedules; or,
 - d) the other activities as may be set forth in the Schedules.

2. Each Schedule to this By-law forms part of this By-law:
 - Schedule "A" Corporate-Wide Fees and Charges
 - Schedule "B" Building and Planning Fees and Charges
 - Schedule "C" Community Services Department Fees and Charges
 - Schedule "D" Corporate Services Department Fees and Charges
 - Schedule "E" Engineering and Public Works Fees and Charges
 - Schedule "F" Fire Department Fees and Charges
 - Schedule "G" Social Services Department Fees and Charges

3. Except where a contrary intention appears in the Schedules or in any other City By-law relating thereto, the fees and charges described in the attached Schedules shall be paid by the person or persons who have requested, received or obtained a service, activity or use of property identified in any of the Schedules.

4. The fees and charges described in the attached Schedules will be subject to Harmonized Sales Tax (HST), where applicable and shall be paid in addition to any fees and charges.

5. Except where a contrary intention appears in the attached Schedules or in any other City By-law relating thereto, or in the contract under which the service, activity or use of property is provided, all fees and charges shall be paid in full at the earlier of the following times:

- a) At the time that the service, activity or use of property for which a fee or charge is payable, is received or obtained;
 - b) At the time that the service, activity or use of property for which a fee or charge is payable is requested, including sales of tickets and bookings for future activities, events and uses of property.
6. That the fees and charges shall be adjusted annually on January 1, by the Consumer Price Index (CPI), where indicated in the Schedules to this By-law. The CPI calculation is based on a 12-month average of the total CPI as calculated by the Bank of Canada from November 1st to October 31st.
 7. That in those instances where the Consumer Price Index is less than zero (0), fees and charges shall not be adjusted by the CPI change for that year.
 8. Despite Paragraphs 6 and 7, fees and charges may be adjusted, as approved by Council, to recover at a minimum, respective service, administration and capital costs, as well as costs for any other purpose in any amount permitted under applicable law.
 9. Where any portion of a fee or charge imposed under this By-law remains unpaid beyond the time at which such Fee or Charge is due, the unpaid balance of such Fee or Charge shall bear simple interest from such due date until the first day of the month in which payment is made at the rate of 1.25% (15% per annum) thereafter until such fee or charge is paid in full.
 10. Where any portion of a Fee or Charge imposed under this By-law remains unpaid beyond the time at which such Fee or Charge is due, the Treasurer may add the unpaid balance of such Fee or Charge, together with accrued interest, to the tax roll for the following properties:
 - a) In the case of fees and charges for the supply of a public utility, the property to which the public utility was supplied; and
 - b) In all other cases, any property for which all of the owners are responsible for paying the fees and charges.
 11. No request by any person, or their agent, for any information, service, activity or use of City property or facilities described in the Schedules attached to this By-law shall be acknowledged, processed or provided by the city departments unless and until the person or their agent, requesting the information, service, activity or use of City property or facility has paid or arranged to pay the fee or charge, where applicable, in the amount as set out in the Schedules to this By-law.

SCHEDULES

12. Where the Schedules to this By-law reference other By-laws in relation to Fees and Charges imposed hereunder, the terms and provision of such other By-laws shall apply to the Fees and Charges imposed hereunder, provided that, where there is a discrepancy in the stated amount of any such Fee or Charge between such other By-laws and this By-law, the Fees and Charges set forth in the Schedules of this By-law shall govern and any inconsistent By-laws shall be amended accordingly.

SEVERABILITY

13. Each Fee and Charge enacted pursuant to this By-law shall be treated as a separate enactment and shall not necessarily be affected by any determination of ultra vires or other invalidity or any other Fee and Charge enacted pursuant to this By-law.

EFFECTIVE DATE

14. This by-law shall come into force and take effect upon the final passage thereof.

APPLICATION

15. Sections 9 and 10 apply to Fees and Charges which have been enacted pursuant to Part XII of the *Municipal Act, 2001*. Where Fees and Charges in this By-law have been enacted upon an authority other than Part XII of the *Municipal Act, 2001*, sections 9 and 10 shall only apply to such Fees and Charges if and to the extent permitted by such other authority.

INTERPRETATION

16. In this By-law, unless the context otherwise requires words importing the singular number shall include the plural.
17. If a Court declares any section or part of a section of this By-law invalid, it is the intention of Council that the remainder of the By-law shall continue to be in force.

REPEAL

18. That By-law 167-2020, and all amendments thereto, are hereby repealed upon this By-law coming into force and effect.
19. The repeal of By-law 167-2020 as amended shall not have the effect of invalidating any debt which came into existence as a result of the said By-law, and any amounts owing to the Municipality under the said By-law shall remain due and owing to the

Municipality and with all the remedies for collection of same, as if the said By-law 167-2020 as amended had never been repealed.

20. All other By-laws which reference user fees and charges that are outlined in the Schedules attached to this By-law are hereby amended to refer to the respective schedule stated in this By-law.

TITLE

21. This By-law may be referred to as the "Fees and Charges By-law".

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 20th day of December, 2021.

Mayor – Daniel B. Mathieson

Clerk – Tatiana Dafoe

THIS IS SCHEDULE "A" TO BY-LAW XXX-2021
of The Corporation of the City of Stratford
passed this 20th day of December, 2021.

CORPORATE-WIDE FEES AND CHARGES
(all departments)

All Fees are subject to HST where applicable

Miscellaneous

Item	Fee
Any cheque not cleared by the City's bank [NSF]	\$40.00
Rental of municipal sidewalk/road allowance for outdoor café	\$2.65/square foot

Area Openings and Encroachment Fees

Item	Fee
Application Fee for Area Openings or Encroachment	\$554.07
The size of the encroachment is used in the calculation of the annual fee. This fee is calculated by taking the current property tax times the size of the encroachment (area) divided by the total area of the owned property. This calculation will be determined by the City on an annual basis. Once calculated, this annual fee is added to the tax bill of the property owner. The minimum annual fee, regardless of the area, is \$50.00 plus the annual CPI increase. An annual fee will not be charged for encroachments in institutional zones.	Minimum Fee - \$50.00 plus annual CPI increase
Application Fee for Release of an encroachment agreement	\$395.07
Fee to Register and to Release Liens on property [includes but is not limited to loans by the City and heritage loan to heritage property owners]	\$375.00 to register a lien on title or to release a lien on title

General Information Requests

Item	Fee
Search time	\$7.50 for each 15 minutes
Research time	\$7.50 for each 15 minutes
Record preparation	\$7.50 for each 15 minutes
Photocopies/printouts	\$0.20 per page
Computer programming	\$15.00 for each 15 minutes
CDs or flash drives	\$10.00 each
Other costs	Amount specified in an invoice

Personal Information Requests (Own Information)

Item	Fee
Photocopies/printouts	\$0.20 per page
Computer programming	\$15.00 for each 15 minutes
CDs or flash drives	\$10.00 each
Other costs	Amount specified in an invoice

THIS IS SCHEDULE "B" TO BY-LAW XXX-2021

of The Corporation of the City of Stratford
passed this 20th day of December, 2021.

BUILDING FEES AND CHARGES

All Fees are subject to HST where applicable.

Planning Application Fees and Charges

In addition to the application fees listed below in sections A) to G), where the City requires assistance from its solicitors or other technical or professional consultants in the processing of any of the types of applications listed below, the applicant shall be responsible for reimbursing all legal and consulting fees incurred by the City, at the City's actual cost. Depending on the amount of such fees which the City expects to incur on any given application, the City may also require the applicant to enter into an agreement with respect to the payment of such fees and may, where appropriate, require security to be posted.

A) Application

Item	Fee
i) Applications for an Amendment to the Zoning By-law	\$4,600.00
ii) Applications for an Amendment to the Official Plan	\$5,590.00
iii) Concurrent Applications for an Amendment to the Official Plan and Zoning By-law	\$6,170.00
iv) Applications for an Amendment to the Official Plan and/or Zoning By-law requiring recirculation	\$1,160.00
v) Applications to the Committee of Adjustment for minor variance from By-laws passed pursuant to the <i>Planning Act</i>	\$1,270.00
a) If an applicant requires a recirculation	\$700.00
vi) Applications to the Committee of Adjustment for consent of one lot/easement (severance)	\$1,420.00
a) Each additional lot/easement (severance)	\$210.00
b) If an application requires a recirculation	\$740.00
vii) Applications to the Committee of Adjustment for a change to conditions of approval	\$530.00
viii) Concurrent Applications to the Committee of Adjustment for consent and minor variance	\$1,690.00
ix) Applications for the passing of a Part-lot Control exemption by-law	\$1,480.00
a) For each additional new part created	\$110.00
x) Applications for the removal of a Holding Provision	\$1,960.00
xi) Applications to extend a Temporary Use	\$1,420.00
xii) Application for Pre-Application Consultation	\$0.00

B) Site Plan Application

Item	Fee
i) Applications for site plan approval	\$3,380.00
a) An additional fee will be added if building or addition is equal to or greater than 3,716 m ² or 40,000 sq.ft., or greater than 50 units.	\$1,060.00
ii) Applications for an amendment to a site plan agreement	\$2,270.00
iii) Applications for a minor amendment to a site plan agreement (Section 8.3.3)	\$420.00
iv) Applications for site plan approval for infill developments	\$1,790.00
v) Letter of conformity relating to site plan agreement compliance	\$95.00

C) General

Item	Fee
i) Letters of conformity (other than By-law 92-75) – with survey	\$95.00
ii) Letters of conformity – without survey	\$78.00
iii) Letters of conformity without survey – 2 business day response time	\$145.00
iv) Letters of conformity with survey – 2 business day response time	\$158.00
v) Full size registered plans, plans of condominium, city street maps	\$25.00
vi) Custom Plots	\$50.00
vii) Change of Municipal Address	\$155.00

D) Development, Subdivision and Condominium Servicing Agreements

Item	Fee
i) Administrative fees for preparation and registration of an agreement (applicable with the first submission only)	\$2,240.00
a) Variable fee per single detached dwelling lot per submission on date of adoption*	\$27.00
b) Variable fee per block per submission (excluding road and widening and reserve blocks) on date of adoption*	\$54.00
ii) Administrative fees for preparation and registration of an agreement (applicable with the first submission only)	\$2,240.00
a) Variable fee per single detached dwelling lot per submission on January 1, 2021*	\$54.00
b) Variable fee per block per submission (excluding road widening and reserve blocks) on January 1, 2021*	\$108.00
iii) Lot releases	
a) For the first lot	\$130.00
b) For each additional lot in the same application	\$12.50

*If a resolution is required as a result of a City error or omission, the Director of Infrastructure and Development Services may waive the variable fee.

E) Plan of Subdivision, Vacant Land Condominium and Common Element Plans of Condominium

Item	Fee
i) Up to 50 development lots/blocks/units*	\$7,600.00
a) An additional fee will be added if greater than 50 units is proposed*	\$1,055.00
ii) Revisions to draft conditions of approval (recirculation required)	\$1,160.00
iii) Revisions to draft conditions of approval (no recirculation required)	\$420.00
iv) Registration of final plan	\$650.00
v) Extension of Draft Approval	
a) Recirculation required	\$1,160.00
b) No recirculation required	\$420.00

*Applicant is required to provide a reasonable estimate of the lot yield based in a single detached residential zone if the plan is a "block" plan.

F) Standard, Amalgamated, Phased and Leasehold Condominium

Item	Fee
i) Up to 50 units	\$4,330.00
a) An additional fee will be added if greater than 50 units proposed*	\$1,055.00
ii) Revisions to draft conditions of approval (recirculation required)	\$1,160.00
iii) Revisions to draft conditions of approval (no recirculation required)	\$420.00
iv) Registration of final plan	\$630.00
v) Condominium Exemption	\$1,290.00

*Applicant is required to provide a reasonable estimate of the lot yield based in a single detached residential zone if the plan is a "block" plan.

G) Miscellaneous

Item	Fee
i) Deeming Application	\$1,055.00
ii) Driveway Widening Review	\$105.00

*These rates shall automatically increase and be rounded to the nearest dollar on the first day of January in each year by the percentage increase in the All Items Index of the Consumer Price Index (not seasonally adjusted) published by Statistics Canada during the 12-month period ending on October in the year immediately preceding the rate increase date.

THIS IS SCHEDULE "C" TO BY-LAW XXX-2021
of The Corporation of the City of Stratford
passed this 20th day of December, 2021.

COMMUNITY SERVICES DEPARTMENT FEES AND CHARGES

Includes the following: Public Transit, Arena Rentals, Public Skating, Room/Hall Rentals and Amenities, Stratford Agriplex, Parks Fields, Lion's Pool, Day Camps, Beach Volleyball, Cemetery and Market Square & Special Events

RECREATION FACILITIES

A person who wishes to use the Recreation Facility for a proposed Event or other use must apply to the City. The requested use may include but is not limited to single bookings, re-occurring bookings or regular user reservations.

"City" means the City of Stratford.

"Recreation Facility" or Facility means the building, park, space, or parts thereof as identified in this Schedule relating to each named recreation facility in this By-law.

"Single Booking" means any event that is not considered a re-occurring booking or a regular user reservation.

"Re-occurring Booking" means weekly event bookings made at a recreation facility that repeat for more than two consequential weeks.

"Regular User" means any group booking a facility for the purpose of a regular use for a recurring period repeating for 3 weeks or more.

"User" means any person, including an individual, organization whether incorporated, educational, sports, arts or community group, or other party, and their Responsible Person as applicable, who have been allocated the use of the Facility.

"Responsible Person" means a person assigned by a User to act as contact for the User, having legal capacity to enter a Facility Use Agreement on behalf of the User as may be necessary, and who is capable of and responsible for fulfilling the terms of an FUA and ensuring the facility use is hosted in accordance with the FUA and this By-law. This person must be 21 years or older.

"Facility Use Agreement" or FUA, means an agreement between a User and the City.

Time Categories

1. Regular Operational Hours (ROH) is the general hours of operation for any Facility.
 - a. ROH are defined in recreation facility schedules available to the public.
 - b. Rental rates requested outside of Regular Operational Hours are negotiated with the Director of Community Services or designate.

2. To manage facility use at times of high demand, recreation facilities can function on "prime time" and "non-prime" time schedules, with different fees applicable depending on the requested time.
 - a. Prime Time - defined as time that a higher rate will be charged for the facility use.
 - b. Non-Prime Time - defined as the time that a lesser rate will be charged.

3. Facilities that require onsite staff to operate may be closed or have limited hours on all Statutory Holidays. The Director of Community Services or a designate is permitted to approve adjusted rates to find additional operation costs in facilities during Statutory Holidays.

Arenas

Summer Ice Rates (April 1 to September 30)

Item	Fee (includes tax)
Standard Rental	\$204.00/hour
Minor Sports	\$204.00/hour
Slice of Ice: Single Admission	\$19.50/hour

Winter Ice Rates (October 1 to March 31)

Item	Fee (includes tax)
Prime Time	\$240.00/hour
Non-prime Time	\$204.00/hour
Minor Sports (October 1 to April 30)	\$204.00/hour
Slice of Ice: Single Admission	\$19.50/hour

Arena Floor – No Ice Rentals

Item	Fee (includes tax)
Sports and Short Period Rentals	\$133.34/hour
Private Full Day Rental (maximum 12 hours)	\$1,706.30/day

Halls and Meeting Space

Weekdays: Monday at 7:00am to Friday at 4:00pm

Single Meeting Room

Item	Fee (includes tax)
Up to 8 hours	\$31.64/hour
Beyond 8 hours	\$253.12/day

Double Meeting Room

Item	Fee (includes tax)
Up to 8 hours	\$38.42/hour
Beyond 8 hours	\$307.36/day

Banquet Halls

Item	Fee (includes tax)
Up to 8 hours	\$72.32/hour
Beyond 8 hours	\$578.56/day

Event Halls

Item	Fee (includes tax)
Single Hall	\$875.75/day
Entire Hall (Four Single Halls)	\$3,084.90/day

Evenings/Weekends: Friday after 4:00pm to Sunday at Midnight

Single Meeting Room

Item	Fee (includes tax)
Up to 8 hours	\$47.46/hour
Beyond 8 hours	\$379.68/day

Double Meeting Room

Item	Fee (includes tax)
Up to 8 hours	\$58.76/hour
Beyond 8 hours	\$470.08/day

Banquet Halls

Item	Fee (includes tax)
Up to 8 hours	\$83.62/hour
Beyond 8 hours	\$668.96/day

Event Halls

Item	Fee (includes tax)
Single Hall	\$1,141.30/day
Entire Hall (Four Single Halls)	\$3,751.60/day

Amenities

Kitchen

Item	Fee (includes tax)
Agriplex	\$118.65/day
Rotary Complex Community Halls	\$175.15/day

Audio Visual

Item	Fee (includes tax)
Wireless microphone	\$67.80/day
Wired microphone	\$29.38/day
Portable TV/VCR/DVD player	\$20.34/day

Electrical Connections

Item	Fee (includes tax)
110V 15 AMP connection	\$23.73/day
110V 30 AMP connection (w panel)	\$40.68/day
220V connection	\$163.85/day

Data Connections

Item	Fee (includes tax)
Wired internet (per single connected unit)	\$56.50/day

Installations

Item	Fee (includes tax)
Stage – 4 section starter (16' x 8')	No charge
Stage – additional sections (max 24 sections)	\$20.34/day
Insulated floor to cover ice surface	\$2,299.55/day
Judges Platform: 4 section starter (16' x 8')	\$813.60/day
Judges Platform: additional sections (4' x 8')	\$84.75/day

Bar Charges

Item	Fee (includes tax)
Draft fee	\$85.88/day
Ice	\$47.46/day

Multi-Use Sports Fields

Stratford Agriplex - Indoor

Item	Fee (includes tax)
Single court	\$42.94/hour
All 4 courts for sport tournament use	\$960.50/day

Parks Fields - Outdoor

Item	Fee (includes tax)
Short period rentals (all users)	\$70.06/use
Minor sports rate	\$13.00/part
Single diamond for sport tournament use	\$259.90/day

Beach Volleyball – Outdoor (May 1 – October 31)

Item	Fee (includes tax)
Single court	\$16.95/hour
All 4 courts for sport tournament use	\$395.50/day

TRANSIT

Standard Transit

Item	Fee (tax exempt)
Child cash – under the age of 5	Free
Student and Affordable Cash	\$2.50
Adult Cash	\$3.00
Senior Cash	\$2.75
Student and Affordable Ticket	\$2.25
Adult Ticket	\$2.75
Senior Ticket	\$2.50
Adult Pass – 30 days	\$67.00
Student Pass – 30 days	\$57.00
Seniors and Affordable passes – 30 days	\$57.00
Day pass	\$7.00/day
Family Day Pass – up to 4 riders with 1 adult	\$15.00
Charter – minimum charge of \$50.00	\$85.00/hour (plus HST)

Parallel Transit

Item	Fee (tax exempt)
One Way Trip – In town	\$3.00/single
10 Ride Card – In town (1 free ride)	\$27.50
Charter – In town	\$31.64/hour
Charter Wait Time	\$31.64/hour
One Way Trip – Out of town	\$3.00/single plus \$1.47/km
Day Pass	\$7.00/day
30 Day Pass – Adult	\$67.00
30 Day Pass – Senior/Affordable	\$57.00

RECREATION PROGRAMS

Skating

Single Admission

Item	Fee (includes tax)
Child (under 6 years)	No charge
Child (7 – 18 years)	\$3.50
Adult (19 – 54 years)	\$5.25
Senior (55 years +)	\$5.25
Family	\$13.00
General Admission for Pre-Registered Skates	\$3.95

Season Pass

Item	Fee (includes tax)
Child (7 – 18 years)	\$64.00
Adult (19 – 54 years)	\$82.00
Senior (55 years +)	\$70.00
Family	\$218.00

Sponsored Skate

Item	Fee (includes tax)
Sponsored Skate	\$531.10

Aquatics

Single Swim

Item	Fee (includes tax)
Children under 2 years	No Charge
Children (2 – 15 years)	\$3.50
Youth (16-18 years)	\$4.25
Seniors/Special Population (55 yrs+)	\$4.50
Adults (19-54 yrs)	\$5.50
Family (2 adults of same household & children under 19 yrs of age)	\$15.50

Day Pass

Item	Fee (includes tax)
Children under 2 years	No Charge
Children (2 – 15 years)	\$5.00
Youth (16-18 years)	\$5.50
Seniors/Special Population (55 yrs+)	\$5.75
Adults (19-54 yrs)	\$8.25
Family (2 adults of same household & children under 19 yrs of age)	\$26.00

5-Visit Card

Item	Fee (includes tax)
Children under 2 years	No Charge
Children (2 – 15 years)	\$14.00
Youth (16-18 years)	\$17.00
Seniors/Special Population (55 yrs+)	\$18.00
Adults (19-54 yrs)	\$22.00
Family (2 adults of same household & children under 19 yrs of age)	\$62.00

Season Pass

Item	Fee (includes tax)
Children under 2 years	No Charge
Children (2 – 15 years)	\$90.00
Youth (16-18 years)	\$105.00
Seniors/Special Population (55 yrs+)	\$110.00
Adults (19-54 yrs)	\$145.00
Family (2 adults of same household & children under 19 yrs of age)	\$280.00

Swim Lessons

Item	Fee (tax exempt)
½ hour (2week session)	\$84.00
¾ hour (2-week session)	\$94.00
1 hour (2-week session)	\$100.00
Swim Team	\$160.00

Private Swim Rentals

Item	Fee (includes tax)
1 - 30 Swimmers	\$220.35/hour
31 - 125 Swimmers	\$254.25/hour

Sponsored Swims

Item	Fee (includes tax)
Sponsored Swim	\$192.10/hour
Sponsored Free Swim	\$610.20/hour

Day Camps

Item	Fee (tax exempt)
5-day Week	\$150.00
4-day Week	\$120.00
Single-day	\$35.00

ADVERTISING**Digital Advertising**

8-inch Advertisement

Item	Fee (includes tax)
1 Month	\$144.64/term
3 Months	\$412.45/term
6 Months	\$819.25/term
9 Months	\$1,226.05/term
12 Months	\$1,638.50/term

18-inch Advertisement

Item	Fee (includes tax)
1 Month	\$288.15/term
3 Months	\$819.25/term
6 Months	\$1,644.15/term
9 Months	\$2,463.40/term
12 Months	\$3,277.00/term

26-inch Advertisement

Item	Fee (includes tax)
1 Month	\$431.66/term
3 Months	\$1,226.05/term
6 Months	\$2,463.40/term
9 Months	\$3,689.45/term
12 Months	\$4,921.15/term

Rink Board Sign Advertising

Item	Fee (includes tax)
For Glass (one time change)	\$327.70/glass
For Year	\$740.15/year

CEMETERY

Lots

Item	Dimensions	Land	Perpetua l Care	HST	Total
Single Grave	1m x 3m	\$970.20	\$646.80	\$210.21	\$1,827.21
2 Grave Plot	2m x 3m	\$1,940.40	\$1,293.60	\$420.42	\$3,654.42
3 Grave Plot	3m x 3m	\$2,910.60	\$1,940.00	\$630.58	\$5,481.18
6 Grave Plot	3m x 3m	\$5,821.20	\$3,880.80	\$1,261.26	\$10,963.26
Child Plot Upright	3ft x 7ft	\$277.20	\$184.80	\$60.06	\$522.06
Infant Plot Flat Marker	2ft x 4ft	\$207.90	\$138.60	\$45.05	\$391.55
Stillborn Plot Flat Marker	2ft x 48in	\$207.90	\$138.60	\$45.05	\$391.55
Cremation Plot Flat Marker	2ft x 2ft	\$360.36	\$240.24	\$78.08	\$678.68
Cremation Plot Flat Marker	4ft x 4ft	\$720.72	\$480.48	\$156.16	\$1,357.36

Niches

Item	Dimensions	Land	Perpetual Care	HST	Total
Columbarium Wall	144 cu. In	\$2,069.54	\$365.22	\$316.52	\$2,751.28
Bronze Scrolls	n/a	\$750.75	n/a	\$97.60	\$848.35

Each niche accommodates 2 regular urns (bottom level). For each level above, add \$50.00 + HST per level.

Avondale Garden Mausoleum

Item	Level	Cost	Maintenance	HST	Total
Section #1	E	\$6,444.90	\$1,611.23	\$1,047.30	\$9,103.43
Premium	D	\$7,733.88	\$1,933.47	\$1,256.76	\$10,924.11
	C	\$9,882.18	\$2,470.55	\$1,605.85	\$13,958.58
	B	\$8,808.03	\$2,202.00	\$1,431.30	\$12,441.33
	A	\$6,015.24	\$1,503.81	\$977.48	\$8,496.53
Section #2	E	\$5,157.08	\$1,288.98	\$837.99	\$7,284.05
Interior Courtyard	D	\$6,444.90	\$1,611.23	\$1,047.30	\$9,103.43
	C	\$8,593.20	\$2,148.30	\$1,396.40	\$12,137.90
	B	\$7,519.05	\$1,879.76	\$1,221.85	\$10,620.66
	A	\$4,726.26	\$1,181.57	\$768.02	\$6,675.85
Section #3	E	\$4,726.26	\$1,181.57	\$768.02	\$6,675.85
Exterior Courtyard	D	\$5,585.58	\$1,396.40	\$907.66	\$7,889.66
	C	\$7,304.22	\$1,826.06	\$1,186.94	\$10,317.22
	B	\$6,293.07	\$1,556.94	\$1,020.50	\$8,870.51
	A	\$4,296.60	\$1,074.15	\$698.20	\$6,068.95

Scattering Garden

Item	Dimensions	Service	Perpetual Care	HST	Total
Sale of scattering services	n/a	\$400.00	\$25.00	\$55.25	\$480.25
Single Memorial Plaque	1in x 6in	\$125.00	\$0.00	\$16.25	\$141.25
Double Memorial Plaque	2.25in x 6in	\$175.00	\$0.00	\$22.75	\$197.75
Double Plaque with text	3.5in x 6in	\$200.00	\$0.00	\$26.00	\$226.00
Replacement Certificate of Interment Rights	n/a	\$30.00	\$0.00	\$3.90	\$33.90

Interment Charges

Item	Base Rate	HST	Total
License Fee (if applicable)	\$10.00	\$0.00	\$10.00
Adult Regular Depth	\$912.45	\$118.62	\$1,031.07
Adult Double Depth	\$1,068.38	\$138.89	\$1,207.27
Child 3ft x 6ft opening	\$346.50	\$45.05	\$391.55
Child 2ft x 4ft opening	\$231.00	\$30.03	\$261.03
Stillborn 2ft x 20in opening	\$231.00	\$30.03	\$261.03
Mausoleum Entombment Opening	\$682.19	\$88.68	\$770.87
Cremation Remains (12ft x 12ft)	\$365.27	\$47.49	\$412.76
Cremation Remains (over 12ft x 12ft)	\$498.10	\$64.75	\$562.85
Cremation Remains in Columbarium Niche	\$332.06	\$43.17	\$375.23
Winter Storage	\$317.63	\$41.29	\$358.92

Disinterment Charges

Item	Base Rate	HST	Total
For burial in another cemetery	\$1,760.84	\$228.91	\$1,989.75
For burial in another plot in Avondale	\$2,817.32	\$366.25	\$3,183.57

Disinterment charges for cremated remains is the charge stated for interment.

Foundations

- a) \$27.91 per cubic foot – minimum \$242.00 plus HST.
- b) Inspection fee for foundations will not exceed \$74.80 plus HST.
- c) Flat marker installation of \$55.00 plus HST.
- d) Up to 4ft x 4ft, \$110.00 plus HST.
- e) Over 4ft x 4ft: \$200.00 plus HST.
- f) Flat markers over 173 sq. in.: \$50.00 plus HST.

Other

- a) The standard charges as indicated above shall apply to funerals held in the cemetery within the times specified in By-law #88-2012.
- b) Saturday burials permitted in Section 6 (f) (iv) of By-law #88-2012 will be subject to an additional charge of \$362.67 plus HST before and after noon.

- c) Use of Chapel for committal service \$99.30 plus HST.
- d) Transfer of certificates of interment rights \$101.56 plus HST.
- e) Funerals entering the cemetery after the hours specified in Section 6 (g) (iii) of By-law #88-2012 may be charged an additional \$40.40 plus HST per each fifteen (15) minutes or part thereof that they remain in the cemetery.

MARKET SQUARE

Security Deposit

- a) All event organizers booking events in Market Square are required to pay a \$250.00 security deposit for rental of a portion of Market Square (excluding the parking area);
- b) All event organizers booking events for all of Market Square (excluding the parking area) are required to pay a \$500.00 security deposit.
- c) All event organizers booking events for all of Market Square including the Parking Area are required to pay a \$600.00 security deposit;
- d) The security deposit will be fully refunded to event organizers so long as Market Square is returned to the same condition that existed prior to the Special Event;
- e) The security deposit is payable the earlier of 10 business days from the approval of the Special Event or a minimum of 10 business days prior to the special event.

Daily Rental Fees

Special Events that charge admission fees that are held in Market Square will be charged the following base daily rental fees for the use of Market Square:

- a) \$100 plus HST for rental of a portion of Market Square (excluding the parking area);
- b) \$300 plus HST for rental of all of Market Square (excluding the parking area);
- c) \$500 plus HST for rental of all of Market Square including the parking area;
- d) Registered non-profits and/or other approved charitable events will receive a 20% discount on fees.

Supplementary Fees

Supplementary Fees will be charged for use of services or for removals as follows:

- a) Hydro Access Fee - \$15.00 per location per day;
- b) Water Access Fee - \$15.00 per day;
- c) Fees for after-hours washroom access (minimum 1 hour)

Rental Period	Fee (plus tax)
Monday - Friday, 4:30pm and 11:30pm, holidays excluded	\$19.00/hour
Monday – Friday, before 8:30am and after 11:30pm	\$126.00/hour
Saturday & Sunday, 9:00am and 11:30pm	\$42.00/hour
Saturday & Sunday, 9:00am and after 11:30pm	\$126.00/hour
Holidays, 8:30am and 11:30pm	\$126.00/hour

Parade Route and Street Event Application

- a) No charge if the application is received more than three months prior to the event;
- b) \$150 for expedited service where the event is less than three months prior to receipt of the completed application;
- c) Veterans and Military parades, Canada Day and Santa Claus parades are exempt from paying the fee for Parade and Street Event applications.

Approved Road Closures

All approved road closures must ensure that the road is opened at the time specified in the Special Event approval letter. If the road remains closed past the approved time, event organizers will be charged \$50.00 per hour of continued closure of the road up to a maximum of \$500.00 per day.

THIS IS SCHEDULE "D" TO BY-LAW XXX-2021
of The Corporation of the City of Stratford
passed this 20th day of December, 2021.

CORPORATE SERVICES DEPARTMENT FEES AND CHARGES

Item	Fee
Commissioning of Document	\$25.00 per document
Marriage Licence	\$125.00 per licence
Civil Marriage Ceremony	\$300.00 plus HST = \$339.00
Witness Fee for Civil Ceremony	\$25.00 per witness
Retail Business Holidays Act Exemption Application	Single Application - \$533.85 Shopping Mall - \$640.62
*fees are increased annually by the CPI	Group of 3 or more stores on same property - \$640.62
Bicycle Licences	\$4.00 (17 years and under) \$6.00 (18 years and older)
Tax Certificate	\$60.00
Registration of Death	\$20.00 if issued at Clerk's Office \$40.00 if issued at Stratford Fire Department
Municipal Information Form	\$45.00 for any AGCO Form – Municipal Information Form, Special Occasion Permit, Municipal Designation as a Significant Event
Rental rate for meter hoods in the core area – there shall be a limit of two hoods (4 spaces) in any section of a block of a parking area at any one time	\$6.75 per day per single meter plus HST \$13.50 per day per double meter plus HST \$50.00 deposit \$10.00 administration fee

Dog and Cat Licensing – if paid before March 1

Dog or Cat	Regular	Senior's discount
Altered	\$20.00	\$17.00
Unaltered	\$50.00	\$42.50
Less than 1 year old	\$20.00	\$17.00

Dog and Cat Licensing – if paid after March 1

Dog or Cat	Regular	Senior's discount
Altered	\$30.00	\$25.50

Unaltered	\$60.00	\$51.00
Less than 1 year old	\$20.00	\$17.00

Dog and Cat Licensing – other fees

Item	Fee
Replacement Tag	\$10.00
Kennel/Cattery License	\$550.00
Specialized Needs Dog	No fee

NOTE: New residents to Stratford may bring a current tag from another municipality and exchange it at no cost for a current City of Stratford tag (one time only)

Municipal Lottery Licensing Fees

Item	Fee
Raffles, where the total value of all prizes to be awarded does not exceed \$50,000.00	3% of the total value of all prizes to be awarded
Bazaar Lotteries	3% of prizes for a bingo and 3% of prizes for a raffle and \$10.00 per wheel of fortune per day
Break-open ticket lotteries where tickets are not sold in conjunction with another gaming event	3% of total prizes per box (unit)
Bingo Lotteries	\$100.00 per event
Catch the Ace lottery events	The payment of the lottery licence fee remains at 3% however the payment and timing of the fees may be spread out over the licence period.

Table A.2

Location	Rate	Effective Date
On-street Parking Rate	\$1.50 per hour	April 1, 2020
Off-street Parking Rate	\$1.25 per hour	April 1, 2020

Table B.1 – parking permits for municipal parking lots effective October 31, 2015

PARKING LOT	TIME PERIOD Up to a maximum of six months
York Street Parking Lot – 10 permits available, downtown residents only	\$100.66 + HST = \$113.75 per month
Erie Street Parking Lot – “Lower” sections B and C – 24 permits available	\$100.66 + HST = \$113.75 per month

Rear of Stratford Jail / Rear of Perth County Court House – 1 Huron Street – 4 permits available	\$100.66 + HST = \$113.75 per month
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Auditorium Rental Rates

Booking Fee (at time of Booking) \$150.00 plus 10% of estimated Rental Fee (non-refundable)

RENTAL PERIOD	CITY HALL AUDITORIUM	SHAKESPEARE ROOM (3 rd Floor) (Booked only in conjunction with Auditorium)
Monday to Friday between 8:30 a.m. and 11:30 p.m., *Holidays excluded	\$30.00 per hour (minimum 1 hour)	\$50.00 flat fee per day
After 11:30 p.m. Monday to Friday	\$150.00 per hour (minimum 1 hour)	\$60.00 per hour (minimum 1 hour)
Set-up and Take Down by City Staff Monday to Friday	\$30.00 per hour (minimum 3 hour)	n/a
Saturday and Sunday between 9:00 am and 11:30 pm	\$60.00 per hour (minimum 3 hour)	\$60.00 flat fee
*Holidays between 8:30 am and 11:30 pm	\$150.00 per hour (minimum 3 hour)	\$60.00 flat fee
After 11:30 pm	\$150.00 per hour (minimum 1 hour)	\$60.00 per hour (minimum 1 hour)
Set-up and Take Down by City Staff Saturday and Sunday	\$60.00 per hour (minimum 1 hour)	n/a
Wireless Internet Connection Fee *only available during regular business hour rentals	\$60.00 per day	\$60.00 per day

All rates are also subject to an annual Consumer Price Index increase as provided for in this By-law.

Registered charitable organizations receive a 20% discount of the booking fee and rental rates.

THIS IS SCHEDULE "E" TO BY-LAW XXX-2021
of The Corporation of the City of Stratford
passed this 20th day of December, 2021

**INFRASTRUCTURE AND DEVELOPMENT SERVICES
FEES AND CHARGES**

Miscellaneous

Item	Fee
Land transfer inquiries	\$60.00 per land transfer inquiry
Street Permit: Hoarding on City Sidewalk Excavation on Road Allowance	\$50.00
Subdivision Servicing Agreements	Now part of Planning Fee

Administrative Fees

Item	Fee
New Sewer and/or Water Connections	\$180.00 plus actual cost of the project
Sewer and/or Water Repairs	\$80.00 plus actual cost of the project
Private Sidewalk and Curb: Driveway widenings or relocation Curb or sidewalk replacement Damage deposit and repair	\$80.00 plus actual cost of the project
Sidewalk or Curb Repair for Utility Companies	\$40.00 per location plus actual cost of the project
Miscellaneous Invoice: Damaged sign and traffic signals Street cleaning (mud, fuel, oil) Sewer flushing Garbage pickup Road Closures for MTO, etc.	7% with minimum of \$80.00 Plus actual cost of the activity
Payroll Burden on invoices to the public	45%
Warehouse Fee on the invoices to the public for material taken from stock	15%
Temporary Access Across Municipal Property (Policy P.3.6) Fees and damage deposits subject to annual Consumer Price Index increase	\$50 per application, plus damage deposit of \$100 per metre of private property abutting city property
As Built Drawings	\$25.00 per sheet

Water Rates

Consumption Charge	2022
First 3 cubic metres	\$2.70/m ³
All additional cubic metres	\$1.10/m ³
Minimum consumption charge	\$8.10

Monthly Flat Charge	2022
Under 1 inch meter	\$8.50
1 inch meter	\$13.00
1½ inch meter	\$16.50
2 inch meter	\$20.25
3 inch meter	\$27.25
4 inch meter	\$35.75
6 inch meter	\$60.50
8 inch meter	\$82.00

Sanitary Sewer

Sewage Service Rate	2022
First 3 cubic metres	\$4.30/m ³
All additional cubic metres	\$1.75/m ³
Minimum consumption charge	\$12.90
Fixed monthly charge	\$8.50

Waste Management

Waste Management Rates	2022
Bag Tag	\$3.70
Bag or Can at Landfill Site	\$4.80
Minimum scale rate	\$20.00
Tip Fee – regular – loose loads of waste	\$85.50 per tonne
Tip Fee – regular – more than five (5) bags or cans of waste	\$85.50 per tonne
Tip Fee – regular – loads of recyclables, brush or yard waste 200 kilograms or greater	\$85.50 per tonne
Tip Fee – large hauler – waste haulers bringing in excess of 10,000 tonnes of waste in a twelve-month period	\$80.00 per tonne
Tip Fee – Asbestos	\$170.00 per tonne
Scale down – car	\$20.00
Scale down – truck	\$25.00
Scale down – trailer	\$22.75
Scale down- Roll off	\$12.25/cubic yard
Scale down – Packer	\$17.50/cubic yard
Large Item Tag	\$13.50
Recycle Box	\$7.30
Backyard Composter	\$28.32
White Goods – Freon removal	\$43.00
White Goods – No Freon	\$25.00
Televisions & computer monitors	\$0.00
Commission Fee on sale of garbage bag tags	5%
Finished compost produced through the City's organic diversion program to Commercial Users and Landscapers	\$3.50/cubic metre

An administrative fee of \$25.00, excluding applicable taxes, shall be charged by the City to provide duplicate copies of tickets for tipping fees when requested to do so.

Tipping Fees for Eligible Brownfields Sites

Developers of contaminated properties who are eligible for tax increment-based grant financing under the City's brownfields program will:

- A) pay the tipping fees for the minimum projected quantities of contaminated soil to be removed as recommended in a Phase II Environmental Assessment prepared by a recognized environmental engineering firm, such report to be accepted by the City's Director of Infrastructure and Development Services; and
- B) enter into an agreement with the City to pay the tipping fees, over time, for any quantities of contaminated soil that are actually delivered in excess of the projected

minimum amount by agreeing that the City shall deposit the amount of all tax increments, for which the developer would otherwise be entitled to relief by way of grant, to the tipping fee reserve until the balance of the amount owing is paid, with any portion of the tipping fees still owing to the City at the end of the tax increment-based grant financing period to be then immediately due and payable.

Further that the Director of Infrastructure and Development Services be authorized to make arrangements with developers who qualify under this policy to either accept contaminated soil at the Stratford landfill site or divert quantities to another landfill site.

THIS IS SCHEDULE "F" TO BY-LAW XXX-2021
of The Corporation of the City of Stratford
passed this 20th day of December, 2021

FIRE DEPARTMENT FEES AND CHARGES

SERVICE	FEE
Officer Incident Report	\$100
Fire Investigation Report	\$100
Property Records Search and Letter	\$100
Air Cylinder Refill, 30-45-60 minute capacity	\$10
Air Cylinder Refill, 300 cubic foot capacity	\$30
Nuisance/malicious responses (i.e. Open Burning By-law Violation)	Most current MTO rates (\$440) per fire vehicle responding.
Property Inspection and Letter (includes residential inspection for a Day Care)	Residential - \$150 for first unit plus \$25 for each additional unit per building. Commercial/Industrial - \$150 for first unit plus \$25 for each additional unit per building, plus \$25 for each 5,000 sq. ft. over 10,000 sq. ft.
Open Burn fire inspection and permit as in By-law 5-2006 as amended	\$100
Annual fire inspection fee for inns and short-term accommodation in residential zones	\$150 plus \$25 per unit for each unit over one.
LLBO Special Occasion Permit/Inspection	\$100
Liquor Licence Application and Inspection	\$150
Fire extinguisher training	\$130 per session, maximum 12 persons; \$10 per each additional person up to a maximum of 20. \$5 for personal certificate if requested. Trainee is required to supply their own extinguisher.
Fire Department Assistance beyond Normal Requirements or Circumstances (i.e. Fire Staff and Vehicle required for fire watch)	\$100 per firefighter per hour. Current MTO rate per fire vehicle (\$440).

SERVICE	FEE
Response to False Automatic Fire Alarm	Current MTO rate (\$440) for attending per fire vehicle.
Failure to notify of system maintenance	Current MTO rate (\$440) for attending per fire vehicle.
Nuisance/malicious false alarms	Current MTO rate (\$440) for attending per fire vehicle.
Review of propane facility Risk and Safety Management Plans: a) Initial R&SMP review process for a new, existing or expanding propane facility b) Subsequent annual review for existing propane facilities	a) \$400 not including fees for third party or external review; b) \$200 not including fees for third party or external review.
Re-inspection for Fire Code Non-compliance and/or Deficiencies	\$150
Occupant Load Calculations	\$100
Tent Inspections	\$100
Storage Site Inspections	\$100

HST applied where applicable.

THIS IS SCHEDULE "G" TO BY-LAW XXX-2021
of The Corporation of the City of Stratford
passed this 20th day of December, 2021

SOCIAL SERVICES DEPARTMENT FEES AND CHARGES

Anne Hathaway Daycare Centre

Toddler (18 months to 2.5 years)

Length of Time	Fee
Weekly	\$240.60
Daily	\$58.84

Preschool (2.5 to 4 years)

Length of Time	Fee
Weekly	\$209.58
Daily (includes JK and SK)	\$50.35

Nursery School (9:30am to 1:30pm)

Length of Time	Fee
Daily	\$36.68

Before and After School

Length of Time	Fee
Kindergarten	\$14.50 am or pm
Grade 1-6	\$13.25 am or pm

Britannia Street Housing

General Repairs

Item	Fee
Replacement of screens	\$45.00 – small window \$55.00 – large window \$60.00 – exterior door
Replacement of windows (damaged, broken or missing)	\$150.00 – less than 1000 square inches \$500.00 – more than 1000 square inches
Drywall Repair	\$100.00 2 sq. ft., and under (per wall) \$120.00 2 sq.ft. and over (per wall)
Door Repair	\$50.00 (per door)
Window Repair	\$45.00 (per window)
Replacement of interior doors (includes labour and hardware, as required)	\$140.00 – without frame \$200.00 – with frame
Replacement of Main Building Door	\$5,000.00
Replacement of exterior doors (includes labour and hardware, as required)	\$900.00 – exterior door
Replace kitchen cupboard doors or hinges	\$90.00 per door \$50.00 per hinge pair
Replace kitchen countertop	\$60.00 per linear foot
Wallpaper/border removal (includes shelf/drawer liner)	\$100.00 per wall \$80.00 per border per wall
Additional coat of paint/stain blocking	At cost based on tender pricing
Removal of peel and stick tile	<100 sq ft - \$3.00 per square foot >100 sq ft - \$4.00 per square foot
Damage to flooring	\$10.00 per square foot
Missing handrails	\$100.00 per handrail
Parking for secondary vehicle	\$25.00 per month

Plumbing Repairs

Item	Fee
Install new toilet	\$300.00
Plugged toilet or drain	\$70.00 per occurrence
Kitchen taps	\$135.00 (installed)
Vanity sink and taps	\$135.00 (installed)

Electrical Repairs

Item	Fee
Missing light fixtures	\$50.00 – interior/exterior
Broken/Damaged/Painted Receptacles	\$15.00 – for the first three \$5.00/receptacle after first three
Missing (or tampered with) smoke detectors	\$150.00 each, plus possible fine by Fire Department (up to \$25,000.00)
Broken thermostat	\$75.00
No heat call with no issue	\$50.00
Missing/broken light shade	\$50.00

Locksmithing

Item	Fee
Replacement Fob	\$75.00
Repin lock	\$75.00
Replace Unit Door Lock	\$75.00 – replace lock
Replace door handle	\$75.00 – replace handle
Mailbox Key Replacement	\$75.00

Pest Control

Item	Fee
Obligation to comply with treatment plan	Costs will be assessed on a case by case basis

Appliance Replacement

Item	Fee
Fridge replacement caused by damage	\$850.00-\$925.00 plus tax per appliance
Stove replacement caused by damage	\$565.00 plus tax per appliance

Additional Cleaning

Item	Fee
Fridge	\$75.00
Stove & Oven	\$75.00
Kitchen	\$75.00
Bathroom	\$75.00
Cleaning – Nicotine	Up to \$900.00
Waste Removal of remaining personal property and furniture	\$75.00 – minimum Actual Cost



MANAGEMENT REPORT

Date: December 1, 2021
To: Mayor and Council
From: Quin Malott – Manager of Parks, Forestry & Cemetery
Report#: COU21-126
Attachments: Bid Summary

Title: 2022 Pruning, Removal & Disposal of Designated Trees & Stumps

Objective: To authorize the award of Tender T-2021-58 for the pruning, removal and disposal of designated trees and stumps along with regular and emergency pruning services in 2022.

Background: Each year the Community Services Department puts out a Tender for the pruning, removal and disposal of designated trees and stumps along with regular and emergency pruning. For 2022 the Tender request included:

- Remove and dispose from various locations within the City, of 68 designated trees that have been identified for removal by the Parks Division.
- Remove and dispose from various locations within the City, of 151 designated stumps that have been identified for removal by the Parks Division.
- Pruning and disposal from various locations within the City, of designated trees that have been identified for line clearance, or identified on a daily basis, by the Parks Division

Analysis: The tender closed on November 24, 2021 with five bids received from the following companies:

- Davey Tree Expert Co. of Canada, Limited
- Lange Bros. (Tavistock) Limited
- 1877980 Ontario Inc. o/a Kodiak Tree Services
- Ontario Line Clearing & Tree Experts Inc.
- Tree Tech, Tree and Property Maintenance Specialists Inc.

A clause included in the tender document issued by the City, provides for awarding a contract as follows:

The lowest or any compliant Bid will not necessarily be accepted. The City reserves the right to accept or reject any or all bids, to award the contract to other than the bidder submitting the lowest bid, or on a split-order basis, lump-sum or individual-item basis, or such combination as shall best serve the interests of the City.

- Tree Tech, Tree and Property Maintenance Specialists Inc. did not submit a bid for hourly, emergency or overtime pruning but were the low bidder for the removal of trees and stumps.
- Ontario Line Clearing & Tree Experts Inc. who submitted the lowest bid based on 2021 pruning hours would consider taking only the pruning & emergency portion of the contract if the City would ease the emergency response time to 120 minutes from 60 minutes. This is not an acceptable option for the City of Stratford.

This is a one-year contract paid through the Forestry Operational Budget. Bidders were provided with estimated number of pruning hours (from previous year) and included 1300 regular hours, 100 overtime hours and 100 emergency hours. Bidders are therefore aware that they are bidding on an estimated number of hours and these hours can increase or decrease each year.

Financial Impact: Total cost including HST for removal of trees and stumps is \$65,651.87 and the total cost for pruning is \$244,871 (total combined cost is \$310,522.87).

Total cost to the City after the HST rebate for the combined services is \$279,635.46, within the proposed 2022 budget. The total budgeted for 2022 for removals and pruning has not changed from 2021 and remains at \$285,000.

This request represents a pre-budget approval, as the service is to be performed in 2022, and the 2022 budget is not yet authorized.

Alignment with Strategic Priorities:

Developing our Resources

Optimizing Stratford's physical assets and digital resources. Planning a sustainable future for Stratford's resources and environment.

Staff Recommendation: THAT City Council award the tender for removal of designated trees and stumps in 2022 [T-2021-58] to Tree Tech, Tree and Property Maintenance Specialists Inc. in the amount of \$65,651.87 including HST;

AND THAT City Council award the tender for regular and emergency pruning services in 2022 [T-2021-58] to Lange Bros. (Tavistock) Limited in the amount of \$244,871 including HST.



Quin Malott, Manager of Parks, Forestry & Cemetery



David St. Louis, Director of Community Services



Joan Thomson, Chief Administrative Officer

T-2021-58 - Pruning, Removal and Disposal of Designated Trees & Stumps, 2022 - Removal of Trees and Stumps

<u>Line Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Tree Tech, Tree and Property Maintenance Specialists Inc.</u>		<u>1877980 Ontario Inc. o/a Kodiak Tree Services</u>		<u>Davey Tree Expert Co. of Canada, Limited</u>		<u>Ontario Line Clearing & Tree Experts Inc.</u>		<u>Lange Bros. (Tavistock) Limited</u>	
			<u>Submission 1</u>		<u>Submission 1</u>		<u>Submission 1</u>		<u>Submission 1</u>		<u>Submission 1</u>	
			<u>Unit Price</u>	<u>Total</u>	<u>Unit Price</u>	<u>Total</u>	<u>Unit Price</u>	<u>Total</u>	<u>Unit Price</u>	<u>Total</u>	<u>Unit Price</u>	<u>Total</u>
1	Removal of Trees	68	\$488.00	\$33,184.00	\$1,057.00	\$71,876.00	\$831.96	\$56,573.28	\$650.00	\$44,200.00	\$950.00	\$64,600.00
2	Removal of Stumps	151	\$165.00	\$24,915.00	\$315.00	\$47,565.00	\$346.70	\$52,351.70	\$350.00	\$52,850.00	\$250.00	\$37,750.00
				\$58,099.00		\$119,441.00		\$108,924.98		\$97,050.00		\$102,350.00

T-2021-58 - Pruning, Removal and Disposal of Designated Trees & Stumps, 2022 - Rates per Crew

<u>Line Item</u>	<u>Description</u>	<u>Estimated Number of Hours from 2021</u>	<u>Tree Tech, Tree and Property Maintenance Specialists Inc.</u>		<u>1877980 Ontario Inc. o/a Kodiak Tree Services</u>		<u>Davey Tree Expert Co. of Canada, Limited</u>		<u>Ontario Line Clearing & Tree Experts Inc.</u>		<u>Lange Bros. (Tavistock) Limited</u>	
			<u>Submission 1 - Opted out of table</u>		<u>Submission 1</u>		<u>Submission 1</u>		<u>Submission 1</u>		<u>Submission 1</u>	
			<u>Price per Hour</u>	<u>Total</u>	<u>Price per Hour</u>	<u>Total</u>	<u>Price per Hour</u>	<u>Total</u>	<u>Price per Hour</u>	<u>Total</u>	<u>Price per Hour</u>	<u>Total</u>
1	Pruning - Regular Hourly Rate	1300			\$195.00	\$253,500.00	\$153.14	\$199,082.00	\$126.00	\$163,800.00	\$143.00	\$185,900.00
2	Pruning - Overtime Hourly Rate	100			\$295.00	\$29,500.00	\$222.05	\$22,205.00	\$163.80	\$16,380.00	\$143.00	\$14,300.00
3	Pruning - Emergency Hourly Rate	100			\$325.00	\$32,500.00	\$222.05	\$22,205.00	\$176.40	\$17,640.00	\$165.00	\$16,500.00
						\$315,500.00		\$243,492.00		\$197,820.00		\$216,700.00



MANAGEMENT REPORT

Date: December 13, 2021
To: Mayor and Council
From: Tatiana Dafoe, City Clerk
Report#: COU21-127
Attachments: Map of Lands

Title: Lease Agreement Renewal with John and Lorraine Thomson

Objective: To consider entering into an extension agreement with John and Lorraine Thomson for lease of City-owned farmland located at 3188 Vivian Line 37.

Background: The City of Stratford owns 5.7 acres of largely farmable land located at Con 3 Pt Lot 45 NEH now in the City of Stratford as in 44R-1587 Part 2 and 44R-3838 Part 16 and municipally known as 3188 Vivian Line 37. These lands have been known in the past as the "Thomson Museum property". The lands are bordered by Vivian Line 37 with The Fields subdivision across the street, a condo development to the left, a single family home to the right and additional farmland to the rear of the property.

According to City records, John Thomson has been maintaining this parcel of agricultural land since at least 1999.

The last time the land was put out to tender was in 2017. The tender produced one bid from John and Lorraine Thomson with a price per acre of \$51.98. A lease agreement was entered into for a period of three years to 2019, with the possibility of two one-year extensions. Both of those extension periods were utilized.

Mr. Thomson has submitted his request, in writing, to continue renting the lands in 2022 at the same rate as was paid in 2021, and for the four years previous.

Analysis: Should Council wish to extend the lease, the lease agreement would be for a period of one year from January 1, 2022 to December 31, 2022, with the possibility for an extension at the discretion of the Chief Administrative Officer for one year to the end of 2023.

The agreement contains an early termination clause that can be invoked by the City should Council wish to use these lands for economic development or other purposes such as affordable housing during the term of the lease.

Financial Impact: \$296.29 plus HST charged to the property owner, for a total revenue to the city of \$296.29.

Alignment with Strategic Priorities:

Developing our Resources

Optimizing Stratford's physical assets and digital resources. Planning a sustainable future for Stratford's resources and environment.

Staff Recommendation: THAT an Extension Agreement with John and Lorraine Thomson for the continued lease of 5.7 acres of farmland described as Con 3 Pt Lot 45 NEH now in the City of Stratford as in 44R-1587 Part 2 and 44R-3838 Part 16, municipally known as 3188 Vivian Line 37, for a period of one (1) year, with an option for one (1) additional one (1) year extension, be approved;

AND THAT the Mayor and City Clerk or their respective delegates be authorized to sign the Extension Agreement.



Tatiana Dafoe, City Clerk



Karmen Krueger, CPA, CA, Acting Director of Corporate Services



Joan Thomson, Chief Administrative Officer



Subject Property

McManus Park

As You Like It

119

104

37

Vivian Line 37

Vivian Line 37

Vivian Line 37

Vivian Line 37

Vivian Line 37

Romeo St

Harrison St

Fairfield Dr

Rutherford Dr

Morrington

McManus Rd



MANAGEMENT REPORT

Date: December 1, 2021
To: Mayor Mathieson and City Councillors
From: Joan Thomson, CAO
Report#: COU21-128
Attachments: Aerial Photo

Title: Cooper Block – Update on Process to Restart Community Hub Project

Objective: To provide Council with an update to the July 26, 2021 Report (COU21-078) confirming the redevelopment strategy presented in the 2018 Grand Trunk Community Hub Master Plan; and approving steps to restart the process to create a Community Hub facility within the historic steam locomotive maintenance building.

Background: At its regular meeting on July 26, 2021, City Council approved the following recommendations.

THAT the City of Stratford confirm the revitalization strategy for the Cooper Block presented in 2018 Grand Trunk Community Hub Master Plan;

AND THAT staff be directed to proceed with necessary pre-construction activities for the new Community Hub within the historic steam locomotive maintenance building including:

- Preserving the structural elements of the historic buildings and removing asbestos and other designated substances as necessary prior to redevelopment;
- Confirming short and long-term servicing needs for the entire Site including electrical, potable water, fire suppression, natural gas, storm and sanitary sewers;
- Continuing to finalize a site-wide environmental remediation plan in cooperation with the Ministry of Environment, Conservation and Parks;
- Authorizing staff to retain professional services to an upset limit of \$55,000 to provide contract and design specifications for structural design, and removal of asbestos and non-structural roof components;
- Reporting back to Council with an Implementation Plan Update and Multi-Year Cost Projection in December 2021; and

- That staff be directed to report to Council with an update on anticipated project costs in Autumn 2021.

Long-term redevelopment plans for the 18 acre (7 ha) Cooper Block property currently include:

- Expansion of the University of Waterloo Campus
- Community Hub within the Historic Steam Locomotive Maintenance Building
- Creation of Market Rate/Student/Affordable Housing Units
- New Transit Terminal (**now complete**) and Additional Parking
- Other Complimentary / Compatible Uses to the Waterloo Campus.

As highlighted above, a new transit terminal has been constructed and is now fully operational. This new terminal has been well received by the community.

Analysis: This report presents an update to the previously approved high-level action plan to begin the restoration of the existing locomotive maintenance building, and for servicing the entire site. The report has been organized into five main sections as follows.

- 1) Removal of Deteriorated Roof and Stabilization/Preservation of Building Roof Structure
- 2) Selective Building Removal
- 3) Site Servicing Planning and Design
- 4) Project Cost Update
- 5) Plans for 2022 and 2023

1) Removal of Deteriorated Roof and Stabilization/Preservation of Building Roof Structure

The historic steel frame buildings not previously damaged by fire cover a footprint of over 100,000 square feet (9,000 m²). Previous sampling results confirmed the presence of asbestos in the roofing felt and tar. The felt and tar is supported by the original wooden planks placed on steel purlins between the roof trusses. This roof system is leaking, badly deteriorated and must be completely removed to properly restore and stabilize the building. It was also previously determined that the roof purlins connecting the steel trusses are undersized and need to be replaced.

Detailed design and tendering for this phase of work was completed this summer and fall and a companion report on this Agenda recommends approving the award of the tender to Gateman-Milloy Inc. of Kitchener. It is anticipated that field work will occur from January to June 2022.

Work of the tender includes:

- 1) Complete Removal of Leaking Roof Over Historic Steel Trusses
 - Removal and Storage of Historic Skylights
 - Removal and Storage of Original Wooden Roof Planks
 - Removal and Disposal of all Asbestos Containing Felt/Tar Roofing
- 2) Cleaning/Repair/Priming of Historic Steel Trusses in Community Hub Area
- 3) Bracing and Stabilization of All Salvageable Trusses (unknown future use)

These actions will:

- 1) Eliminate Environmental Liability of Asbestos Roofing Over Trusses
- 2) Eliminate Safety Concerns from Leaking/Falling Roof
- 3) Preserve Skylights and Wooden Planks for Future Assessment
- 4) Completely Repair and Restore Steel Trusses in Community Hub
- 5) Brace and Stabilize all Other Salvageable Trusses

Gateman-Milloy Inc. is a qualified general contractor, and the tender bid represents good value for the City. The total project cost including engineering inspection and oversight is approximately \$2.4 million including net HST after rebate.

As the roof removal process progresses, the skylight frames will undergo a detailed inspection related to condition and heritage significance. Other building structural elements will also undergo inspection in anticipation of future building removal and remediation efforts for non-roof components. No action on skylight frames or building removals will be taken without specific Council approval.

It remains premature to speculate on the suitability of specific roof features including solar panels, a green roof or skylights at this time. Staff will take no action which limits future roof options without specific Council approval.

2) Selective Building Removal

Once the deteriorated roof removal is underway, a more thorough inspection of all site buildings will be completed. A *Removal Plan* for buildings of no heritage significance, and for all fire damaged buildings will be presented to Council for approval by June 2022. Building removals and necessary remediation and structural preservation efforts will likely be completed in late 2022 or early 2023 subject to Council approval.

3) Site Servicing Planning and Design

Initial tasks are underway to develop a comprehensive site servicing plan including identification of legal survey-based road allowances and easements. Festival Hydro has been advised of upcoming projects and will be evaluating short and long-term system

needs and underground servicing within the site. Previous roadway construction projects allowed for suitable connections to the storm and sanitary sewer.

It is anticipated that a preliminary site-wide roadway and servicing plan will be available by spring 2022.

4) Project Cost Update

A preliminary budget of \$5 million has been established to address initial redevelopment efforts related to building restoration and removals, site servicing, environmental remediation and design for the Community Hub. It is difficult to estimate future costs until roof removal has been completed and environmental matters resolved. Budget allocations currently are as follows, but it is noted that costs may be higher, particularly related to environmental remediation as this is only a preliminary budget to address initial redevelopment efforts:

Tender T-2021-54 (Roof Removal and Stabilization)	\$2.4 million
Building Removals	\$0.6 million
Environmental Remediation	\$1.0 million
Phase 1 Servicing	\$0.5 million*
Architectural and Eng. Design (Hub Building)	\$0.5 million

*This amount to be refined as detailed design work is undertaken

5) Plans for 2022 and 2023

A listing of anticipated future tasks related to implementation of the Grand Trunk Community Hub Master Plan at the Cooper Site is provided below. Routine Council updates are planned for each six month period but may be more frequent to seek direction or approval on specific issues.

- | | |
|----------------------------------------------|-----------------------|
| • Roof Removal and Building Stabilization | Winter/Spring 2022 |
| • Site Servicing and Internal Roadway Design | Winter/Spring 2022 |
| • Scoping of Building Removals | Spring 2022 |
| • Selection of Architect for Community Hub | Spring 2022 |
| • Council Update | June/July 2022 |
| • Community Hub Design | Fall/Winter 2022/2023 |
| • Building Removals | Fall/Winter 2022/2023 |
| • Phase 1 Servicing and Roadway Construction | 2023 |
| • Environmental Remediation | 2023 |
| • Council Update | January 2023 |

Financial Impact: A budget of \$5 million has been allocated for these redevelopment activities. Council approval will be sought for future activities.

It is recommended that the \$150,000 fundraising consulting work also be taken from the \$5 million in the reserve from the sale of the former Fairgrounds and Kiwanis Community Centre properties.

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.

Developing our Resources

Optimizing Stratford's physical assets and digital resources. Planning a sustainable future for Stratford's resources and environment.

Widening our Economic Opportunities

Strengthening Stratford's economy by developing, attracting and retaining a diversity of businesses and talent.

Staff Recommendation: THAT the Report entitled Cooper Block – Update on Process to Restart Community Hub Project (COU21-128) dated December 1, 2021 be received;

THAT staff be authorized to proceed with next steps related to the action plan;

AND THAT staff be directed to report to Council with an update in Summer 2022.



Joan Thomson, Chief Administrative Officer



ft

AREA 1

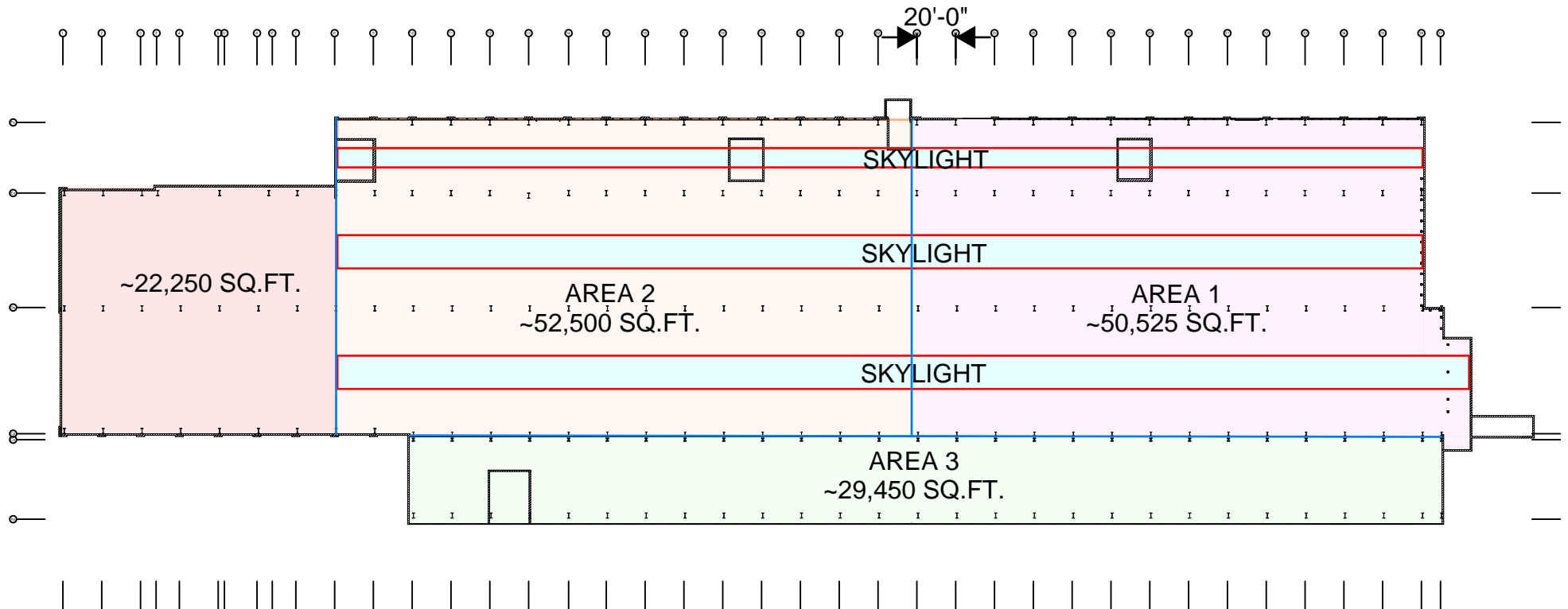
Remove and dispose of all asbestos containing felt/tar roofing.
 Remove and store original wood roof decking that is in good condition.
 Remove existing lead paint from roof steel.
 Repair, reinforce existing roof trusses and bracing.
 Remove and replace existing purlins and install additional purlins where required.
 Prime and paint all cleaned and new roof steel.

AREA 2

Remove and dispose of all asbestos containing felt/tar roofing.
 Remove and store original wood roof decking that is in good condition.
 Install new steel bracing.

AREA 3

Designated storage area. No work to be done in this area.





MANAGEMENT REPORT

Date: December 13, 2021
To: Mayor and Council
From: Taylor Crinklaw, Director of Infrastructure and Development Services
Report#: COU21-129
Attachments: Bid Summary T2021-54

Title: Cooper Site Rehabilitation Project - Tender Award for Contract T-2021-54

Objective: To obtain Council approval to accept the Gateman-Milloy Inc. bid of \$2,498,430.00 including HST, for the Cooper Site Rehabilitation Project contract T2021-54.

Background: On July 26, 2021, Council approved a redevelopment strategy for the Cooper Site consistent with the 2018 Grand Trunk Community Hub Master Plan. The work of this tender represents the first significant construction effort to restore and rehabilitate over 100,000 square feet (9,000 m²) of the historic steel truss roof structure.

For the historic steel frame buildings, previous sampling results confirmed the presence of asbestos in the roofing felt and tar. The felt and tar is supported by the original wooden planks placed on steel purlins between the roof trusses. This roof system is leaking, badly deteriorated and must be completely removed to properly restore and stabilize the building. Given that the roofing material contains asbestos, removal will be completed in a carefully managed and controlled manner to protect the health and safety of workers and the nearby community.

It was also previously determined that the roof purlins connecting the steel trusses are undersized and need to be replaced. Steel trusses in the Community Hub/YMCA portion of the building will be cleaned (remove lead paint), purlins replaced, minor repairs completed and then coated with steel primer to preserve the structure. All areas with salvageable trusses will be braced and stabilized to preserve options for future development. The scope of work for this tender is as follows.

- 1) Complete Removal of Leaking Roof Over Historic Steel Trusses
 - Removal and Storage of Historic Skylights
 - Removal and Storage of Original Wooden Roof Planks
 - Removal and Disposal of all Asbestos Containing Felt/Tar Roofing
- 2) Cleaning/Repair/Priming of Historic Steel Trusses in Community Hub/YMCA Area
- 3) Bracing and Stabilization of All Salvageable Trusses (unknown future use)

These actions will:

- 1) Eliminate Environmental Liability of Asbestos Roofing Over Trusses
- 2) Eliminate Safety Concerns from Leaking/Falling Roof
- 3) Preserve Skylights and Wooden Planks for Future Assessment
- 4) Completely Repair and Restore Steel Trusses in Community Hub/YMCA Area
- 5) Brace and Stabilize all Other Salvageable Trusses

The design and contract specifications were completed by NA Engineering Associates Inc.

Analysis: There were a total of 5 general contractors prequalified for this project with all submitting bids. The total cost after partial HST rebate is \$2,249,913.60. The submission was reviewed and found to be complete.

Financial Impact: The estimated total project costs are:

Construction contract (after HST rebate)	\$	2,249,913.60
Consultant fees (contract admin, inspection, material testing)	\$	140,000.00
Total	\$	2,389,913.60

The 2022 capital budget contains a total of \$5,000,000 for initial redevelopment efforts at the Cooper Site including this tender. The project will be funded from reserves.

Consultation services as noted above include contract administration and inspection of structural elements, permitting, heritage consultation, environmental testing and general engineering assessment for a total estimated cost of \$140,000 excluding HST. Included in the \$140,000 is project management services from Archibald Engineering at an estimated cost of \$35,000 excluding HST.

Other redevelopment projects planned for 2022 and 2023 include selective demolition of irreparably damaged structures, building preservation, site servicing, internal roadways and subsurface environmental remediation. Each of these projects will be presented to Council for formal approval prior to implementation.

Alignment with Strategic Priorities:

Developing our Resources

Optimizing Stratford's physical assets and digital resources. Planning a sustainable future for Stratford's resources and environment.

Staff Recommendation: THAT Council award Tender T-2021-54 for the Cooper Site Rehabilitation Project to Gateman-Milloy Inc. at a total tender price of \$2,498,430 including HST;

THAT the Mayor and Clerk be authorized to sign the necessary Contract Agreement;

AND THAT Council authorize consultant fees in the amount of \$140,000 excluding HST for contract administration, inspection and material testing.



Taylor Crinklaw, Director of Infrastructure and Development Services



Joan Thomson, Chief Administrative Officer

Cooper Site Rehabilitation Project

Closing Date: Thursday, November 4, 2021

Submission Summary

Vendor	City/Province	Submission Name	Unofficial Value or Notes
Gateman-Milloy Inc.	Kitchener, Ontario	Submission 1	\$2,498,430.00
Phoenix Restoration Inc	Whitby, Ontario	Submission 1	\$4,011,500.00
Brook Restoration Ltd.	Toronto, Ontario	Submission 1	\$4,229,166.25
Elgin Contracting and Restoration Ltd.	St. Thomas, Ontario	Submission 1	\$7,228,610.00
Collaborative Structures Limited	Cambridge, Ontario	Submission 1	\$7,502,070.00

 Witness (Print Name) Signature Date

 Witness (Print Name) Signature Date

 Witness (Print Name) Signature Date



MANAGEMENT REPORT

Date: November 9, 2021
To: Social Services Sub-committee
From: Kim McElroy, Director of Social Services
Report#: SOC21-014
Attachments: None

Title: Purchase of Service Agreement with the United Way Perth-Huron

Objective: To consider approval for the Director of Social Services and Chief Administrative Officer to enter into a Purchase of Service Agreement with the United Way Perth-Huron.

Background: Historically, the United Way Perth-Huron has submitted grant proposals to help support the Social Resource and Planning Council's (SRPC) operations that would develop, and support research needed for community action in the amount of \$25,000 and an additional \$15,000 to update their website: myPerthHuron.ca data. With the understanding that the United Way Perth-Huron services all of Perth County, it was proposed that this grant would be better purposed as a purchase of service agreement under the Social Services portfolio. The Purchase of Service has a detailed scope of deliverables outlined within the document, as well as an annual requirement to report on outcomes.

Analysis: After a review of what the scope of deliverables that were needed to address ongoing gaps within the community, it was determined that the funding provided by the City to the United Way Perth-Huron would be allocated for the following purposes for the terms of this agreement.

1. The Social Research and Planning Council will conduct research, studies, reports and projects that are aligned with and move forward the "Roadmap for Collaboration: A Community Safety and Well-being Plan for Stratford, St. Marys, North Perth, West Perth, Perth East and Perth South (2021-2024). The studies will focus on the four priority areas and their accompanying goals and objectives:
 - Systems Planning and Integration
 - Affordable, Accessible, and Suitable Housing
 - Affordable and Accessible Health, Social and Recreation Services

- Social Inclusion
2. To increase the capacity of local non-profit organizations that may include board governance through training, education, and resource sharing on best practices.

Funding was attributed to alternative streams at the United Way Perth-Huron in the past, the need to align with and move forward the Community Safety and Well-being plan with supporting research, studies, reports, and projects by the SRPC became a priority for this purchase of service agreement. This will help ensure there is a collaboration between the two organizations and help with the municipality's legislative requirements of this plan and mitigate the need to hire external consultants on similar research, studies, reports, and projects by the municipalities.

The second scope of deliverables that was identified was the need to support our local non-profit organizations that were greatly impacted during the pandemic and for some of these organizations they will need extra support to rebuild. This service will allow the United Way Perth-Huron to give guidance to these agencies on areas such as:

- Governance structure and models
- Effective policy and procedure development
- Strategic planning
- Efficient financial management
- Organizational Resiliency and mediation

Financial Impact: The \$40,000 will go from an operating grant on the Social Services budget that is cost-shared between the municipalities, to a Purchase of Service agreement within the Social Services budget that will be cost shared between the municipalities with no net impact to the City's budget.

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 the report titled "Purchase of Service Agreement with the United Way Perth-Huron" (SOC21-014) be received for information;

AND THAT the Director of Social Services and Chief Administrative Officer be authorized to enter into a Purchase of Service Agreement with United Way Perth-Huron.

K.L. McElroy

Kim McElroy, Director of Social Services

Joan Thomson

Joan Thomson, Chief Administrative Officer



MANAGEMENT REPORT

Date: November 9, 2021
To: Social Services Sub-committee
From: Kelly Stone, Supervisor of Social Services
 Kim McElroy, Director of Social Services
Report#: SOC21-015
Attachments: None

Title: Update on the Homeless Access to Care Program

Objective: To provide an update to Council on the Homeless Access to Care Program, a service delivery partnership between the City of Stratford Social Services Department, the Huron Perth Healthcare Alliance, and Perth County Paramedic Services.

Background: The Homeless Access to Care program began as a pilot program in January 2021 when the Huron Perth Healthcare Alliance reached out to the Social Services Department about a partnership that could address the lack of primary care for individuals who are experiencing homelessness or are precariously housed. After the initial success of the program, the Social Services Department utilized Social Services Relief Funding to extend the program and expand the parameters to ensure the needs were also met for clients who reside within the Perth & Stratford Housing Corporation portfolio.

The program partners the Social Services Outreach Worker Program (Outreach) with a Nurse Practitioner (NP), Pharmacist, and the Perth County Paramedic Services (EMS). The team focuses on community paramedicine in an effort to provide primary care, medication management and assistance with urgent medical issues in both a mobile capacity and through on-site clinics at local community agencies. Within the community, individual assessments are completed either at a fixed location, in client homes or within the ambulance for those who are unsheltered.

At times, community partners have involved their staff with these clinics to provide a more holistic approach to the overall well-being of the individual. For example, Choices for Change will provide a staff member when addition support is a focus. The program travels to different locations within the County as a way of providing access to service for the entire service area. A weekly on-site clinic operates at The Local Community

Food Centre on Friday afternoons. This has proved to be a successful time and location for the community and transportation is available for clients who require it.

Analysis: Currently there are over 40 individuals rostered with the Nurse Practitioner who are receiving primary care support on an ongoing basis. Since the onset of the program the NP has facilitated rostering over 100 individuals with a family physician, either as new referrals or re-connections to their previous family physician.

From July 2021 – September 2021 over 20 individuals have been supported by the Pharmacist with prescription management.

The community paramedicine services provided by Perth County EMS have also been a vital component of the program, providing service 12 hours per day, 7 days per week, while ensuring that all urgent care needs are met; individual assessment, referral to the Nurse Practitioner, COVID testing, emergency response, as well as avoiding unnecessary visits to the Emergency Room. To date the Perth County EMS have completed over 268 individual assessments.

The community paramedicine team was also able to partner with Huron Perth Public Health to create mobile vaccination clinics.

Initial feedback from the clients served indicated that they feel more supported and are better able to manage their medication with the support of this service. A follow up survey will be completed with participants to obtain more evidence-based data on the outcomes of this service.

Financial Impact: The program has been funded through the Social Services Relief Fund which is 100% provincial funding through the Ministry of Municipal Affairs and Housing.

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 the report titled "Update on the Homeless Access to Care Program" (SOC21-015) be received for information.



Kelly Stone, Supervisor of Social Services

K.L. McElroy

Kim McElroy, Director of Social Services

Joan Thomson

Joan Thomson, Chief Administrative Officer



MANAGEMENT REPORT

Date: October 25, 2021
To: Community Services Sub-committee
From: David St. Louis, Director of Community Services
Report#: COM21-014
Attachments: Drawing

Title: Licence of Land Use Renewal Agreement – Hydro One Corridor

Objective: To renew the agreement with The Minister of Government and Consumer Services, as represented by Ontario Infrastructure and Lands Corporation for a Licence of Land for Public Recreation Purposes at the Festival Hydro Community Park.

Background: In 1992 the City entered into an Easement Agreement with Hydro One (now Ontario Infrastructure and Lands Corporation) for the bicycle path on Erie St. that crosses a Hydro One corridor.

This same Hydro One corridor exists where the Packham Road Soccer Complex is located, specifically the artificial turf field and parking area (4.16 acres), and therefore a Licence of Land for Public Recreation Purposes agreement was required and entered into in 2017.

This agreement expires December 31, 2021.

Analysis: Hydro One contacted staff advising that they wish to renew the Licence of Land Agreement for a further five-year term commencing January 1, 2022 (expiring December 31, 2026).

The Grant of Easement Agreement that was also entered into does not have an expiration date.

Financial Impact: Cost to City is fifty percent (50%) of the annual realty taxes or grants and/or payments in lieu thereof. In 2019 and 2020 the amount that was paid each year was \$127.70.

The amount will increase as the amount of annual realty taxes increases.

Alignment with Strategic Priorities:

Developing our Resources

Optimizing Stratford's physical assets and digital resources. Planning a sustainable future for Stratford's resources and environment.

Staff Recommendation: THAT the agreement with The Minister of Government and Consumer Services, as represented by Ontario Infrastructure and Lands Corporation, for a Licence of Land for Public Recreation Purposes at the Festival Hydro Community Park be renewed for a further five years, commencing January 1, 2022;

AND THAT the Mayor and Clerk or their respective delegates, be authorized to sign the Licence Agreement on behalf of the municipal corporation.



David St. Louis, Director of Community Services



Joan Thomson, Chief Administrative Officer

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Schedule "A"

HONI File: Stratford C 632.1-503

Tenant: THE CORPORATION OF THE CITY OF STRATFORD

Legal Description: Part of Lot 1, Concession 4, Township of Downie
City of Stratford, County of Perth

Licence Area: 4.16 acres

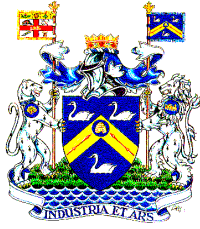


Lands Owned by Her Majesty the Queen in the Right of Ontario



Licence Lands

HONI File #: STRATFORD C 632.1-503



**BY-LAW NUMBER XXX-2021
OF
THE CORPORATION OF THE CITY OF STRATFORD**

BEING a By-law to authorize the entering into and execution of a licence renewal agreement (recreational) with Her Majesty the Queen in right Of Ontario as represented by The Minister of Government and Consumer Services for a grant of easement and licence of lands for public recreation purposes.

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

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

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

AND WHEREAS Her Majesty the Queen in Right of Ontario as represented by The Minister of Government and Consumer Services (formerly the Minister of Infrastructure) is the owner of certain lands located in the City of Stratford described as Part of Lot 1, Concession 4, Geographic Township of Downie, comprising an area of approximately 4.16 acre(s), (the "Lands");

AND WHEREAS the Council of The Corporation of the City of Stratford enacted By-law 13-92 to enter into a Licence agreement dated the 27th day of January, 1992 with Ontario Hydro for use of the Lands for recreational purposes, and specifically, a bicycle path;

AND WHEREAS subsequently, an artificial turf field and parking area have since been constructed and a storm service installed underground on the Lands;

AND WHEREAS the Parties entered into a Licence of Land for Public Recreational Purposes and Grant of Easement dated the 27th day of November, 2017 between Her Majesty the Queen in Right of Ontario as represented by The Minister of Infrastructure as represented by Ontario Infrastructure and Lands Corporation and The Corporation of the City of Stratford;

AND WHEREAS the Parties deem it necessary to enter into a further Licence Renewal Agreement – (Recreational) with The Minister of Government and Consumer Services, as represented by Ontario Infrastructure and Lands Corporation for public

recreation purposes at the Festival Hydro Community Park for a further five years, commencing January 1, 2022;

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

1. That the Licence Renewal Agreement – (Recreational) commencing January 1, 2022 between Her Majesty the Queen in Right of Ontario as represented by The Minister of Government and Consumer Services, as represented by Ontario Infrastructure and Lands Corporation, and The Corporation of the City of Stratford be entered into and the Mayor and Clerk of The Corporation of the City of Stratford or their respective delegates, be and the same are hereby authorized to execute the said agreement on behalf of The Corporation of the City of Stratford and to affix the corporate seal of this Corporation thereto.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 13th day of December, 2021.

Mayor – Daniel B. Mathieson

Clerk – Tatiana Dafoe



**BY-LAW NUMBER XXX-2021
OF
THE CORPORATION OF THE CITY OF STRATFORD**

BEING a By-law to authorize the transfer (conveyance) to Hamidreza Pouramin of Parts 13, 17, 18 and 19, Plan 44R-5904, in the Crane West Business Park.

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

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

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

AND WHEREAS Section 10(2) of the *Municipal Act 2001* provides that a single-tier municipality may pass by-laws respecting economic, social and environment well-being of the municipality;

AND WHEREAS the Council of The Corporation of the City of Stratford delegated authority by By-law 135-2017 as amended, to the Chief Administrative Officer to enter into agreements of purchase and sale in accordance with established Council policies, for vacant city-owned land in the Wright Business Park or in city-owned land in an industrial plan of subdivision, or in a city-owned designated business park, under certain conditions;

AND WHEREAS The Corporation of the City of Stratford entered into an Agreement of Purchase and Sale dated the 19th day of November, 2021 with Hamidreza Pouramin for certain property described in Paragraph 2 herein;

AND WHEREAS a condition of the Agreement of Purchase and Sale is the passage of a by-law to authorize the sale of the property upon the terms and conditions contained in the Agreement by Council of The Corporation of the City of Stratford;

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

1. That the lands described in Paragraph 2 herein shall be conveyed to Hamidreza Pouramin.
2. That the lands referred to in Section 1 hereof are described as:
 - a. Part of Lots 1 and 2, Concession 3 (Downie), now designated as Parts 13, 17, 18 and 19, Plan 44R-5904, subject to a drainage easement over Parts

18 and 19, Plan 44R-5904 as in PC78278, being part of PIN 53264-0091 (LT).

- b. And more commonly known as "Lot 4" in the Crane West Business Park.
- 3. That the Mayor and Clerk or their respective delegates, representing The Corporation of the City of Stratford, are hereby authorized to execute all necessary documents to transfer (convey) the lands described in Paragraph 2 herein to Hamidreza Pouramin that have been prepared by or reviewed by the City's Solicitor.

Read a FIRST, SECOND and THIRD time and
FINALLY PASSED this 13th day of December, 2021.

Mayor – Daniel B. Mathieson

Clerk – Tatiana Dafoe



**BY-LAW NUMBER XXX-2021
OF
THE CORPORATION OF THE CITY OF STRATFORD**

BEING a By-law to amend By-law 178-2018, as amended, to make appointments to the Accessibility Advisory Committee, Active Transportation Advisory Committee, Communities in Bloom Committee, Energy and Environment Committee, Heritage Stratford, and the Stratfords of the World (Ontario) Committee.

WHEREAS Council of The Corporation of the City of Stratford adopted By-law 178-2018 to appoint Council Members to Sub-committees of Council and Standing Committees of Council and to Advisory Committees, Boards and Agencies and to appoint Citizens to Advisory Committees and Boards during the 2018 term of municipal office;

AND WHEREAS Council of The Corporation of the City of Stratford deems it necessary to make further appointments to its Advisory Committees, Committees and Boards;

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

1. That By-law 178-2018 as amended, is further amended by deleting Section 2.1 (f) and replacing with the following new section:

"2.1 (f) Peter Zein is hereby re-appointed to the Accessibility Advisory Committee as a citizen representative for a two-year term to November 30, 2023 or until a successor is appointed by City Council."
2. That By-law 178-2018 as amended, is further amended by deleting Section 2.1 (g) and replacing with the following new section:

"2.1 (g) Andy Mark is hereby appointed to the Accessibility Advisory Committee as a citizen representative for a two-year term to November 30, 2023 or until a successor is appointed by City Council."
3. That By-law 178-2018 as amended, is further amended by adding the following new section:

"2.1 (i) Pam Mugford is hereby appointed to the Accessibility Advisory Committee as a citizen representative for a two-year term to November 30, 2023 or until a successor is appointed by City Council."
4. That By-law 178-2018 as amended, is further amended by deleting Section 2.2 (e) and replacing with the following new section:

"2.2 (e) Pat Ranney is hereby appointed as a Cycle Stratford representative to the Active Transportation Advisory Committee for a two-year term to November 30, 2023, or until a successor is appointed by City Council."

5. That By-law 178-2018 as amended, is further amended by deleting Section 2.2 (f) and replacing with the following new section:

“2.2 (f) Donald Hathaway is hereby appointed as a citizen representative on the Active Transportation Advisory Committee for a two-year term to November 30, 2023 or until a successor is appointed by City Council.”
6. That By-law 178-2018 as amended, is further amended by deleting Section 2.2 (g) and replacing with the following new section:

“2.2 (g) David Daghish is hereby re-appointed as a citizen representative on the Active Transportation Advisory Committee for a two-year term to November 30, 2023 or until a successor is appointed by City Council.”
7. That By-law 178-2018 as amended, is further amended by deleting Section 2.5 (a) and replacing with the following new section:

“2.5 (a) Kimberly Richardson is hereby re-appointed as a citizen representative to the Communities in Bloom Advisory Committee for a two-year term to November 30, 2023 or until a successor is appointed by City Council.”
8. That By-law 178-2018 as amended, is further amended by deleting Section 2.5 (b) and replacing with the following new section:

“2.5 (b) Carys Wyn Hughes is hereby re-appointed as a citizen representative to the Communities in Bloom Advisory Committee for a two-year term to November 30, 2023 or until a successor is appointed by City Council and an exemption be granted from the Appointments Policy.”
9. That By-law 178-2018 as amended, is further amended by deleting Section 2.5 (c) and replacing with the following new section:

“2.5 (c) Mary-Anne Krutila is hereby appointed as a citizen representative to the Communities in Bloom Advisory Committee for a two-year term to November 30, 2023 or until a successor is appointed by City Council.”
10. That By-law 178-2018 as amended, is further amended by deleting Section 2.6 (g) and replacing with the following new section:

“2.6 (g) Patricia Osoko is hereby appointed as a citizen representative to the Energy and Environment Committee for a two-year term to November 30, 2023 or until a successor is appointed by City Council.”
11. That By-law 178-2018 as amended, is further amended by deleting Section 2.6 (h) and replacing with the following new section:

“2.6 (h) Geoff Krauter is hereby re-appointed as a citizen representative to the Energy and Environment Committee for a two-year term to November 30, 2023 or until a successor is appointed by City Council.”
12. That By-law 178-2018 as amended, is further amended by deleting Section 2.6 (i) and replacing with the following new section:

“2.6 (i) Anita Jacobsen is hereby re-appointed as a citizen representative to the Energy and Environment Committee for a two-year term to November 30, 2023 or until a successor is appointed by City Council.”
13. That By-law 178-2018 as amended, is further amended by deleting Section 2.6 (j) and replacing with the following new section:

- "2.6 (j) Felicity Sutcliffe is hereby appointed as a citizen representative to the Energy and Environment Committee for a two-year term to November 30, 2023 or until a successor is appointed by City Council."
14. That By-law 178-2018 as amended, is further amended by deleting Section 2.9 (e) and replacing with the following new section:
- "2.9 (e) Jeff Atchison is hereby appointed as a citizen representative to the Heritage Stratford Committee for a two-year term to November 30, 2023 or until a successor is appointed by City Council."
15. That By-law 178-2018 as amended, is further amended by deleting Section 2.9 (f) and replacing with the following new section:
- "2.9 (f) Brian Johnson is hereby re-appointed as a citizen representative to the Heritage Stratford Committee for a two-year term to November 30, 2023 or until a successor is appointed by City Council."
16. That By-law 178-2018 as amended, is further amended by deleting Section 2.9 (g) and replacing with the following new section:
- "2.9 (g) Jacob VanKooten is hereby re-appointed as the Stratford and Area Builders' Association representative for a two-year term to November 30, 2023 or until a successor is appointed by City Council."
17. That By-law 178-2018 as amended, is further amended by deleting Section 2.9 (h) and replacing with the following new section:
- "2.9 (h) Laura Dent is hereby appointed as a citizen representative to the Heritage Stratford Committee for a two-year term to November 30, 2023 or until a successor is appointed by City Council, and an exemption be granted from the Appointments Policy."
18. That By-law 178-2018 as amended, is further amended by deleting Section 2.9 (g) and replacing with the following new section:
- "2.9 (g) Jacob VanKooten is hereby re-appointed as the Stratford and Area Builders' Association representative for a two-year term to November 30, 2023 or until a successor is appointed by City Council."
19. That By-law 178-2018 as amended, is further amended by deleting Section 2.17 (e) and replacing with the following new section:
- "2.17 (e) Ken Clarke is hereby re-appointed as a citizen representative to the Stratfords of the World-Ontario Committee for a two-year term to November 30, 2023 or until a successor is appointed by City Council."
20. That By-law 178-2018 as amended, is further amended by deleting Section 2.17 (f) and replacing with the following new section:
- "2.17 (f) June Sharon Wells is hereby re-appointed as a citizen representative to the Stratfords of the World-Ontario Committee for a two-year term to November 30, 2023 or until a successor is appointed by City Council."
21. That By-law 178-2018 as amended, is further amended by deleting Section 2.17 (g) and replacing with the following new section:
- "2.17 (g) Mary-Anne Krutila is hereby appointed as a citizen representative to the Stratfords of the World-Ontario Committee for a two-year term to November 30, 2023 or until a successor is appointed by City Council."

22. That By-law 178-2018 as amended, is further amended by deleting Section 2.17 (h) and replacing with the following new section:

“2.17 (h) Virginia Burrow is hereby appointed as a citizen representative to the Stratfords of the World-Ontario Committee for a two-year term to November 30, 2023 or until a successor is appointed by City Council.”

23. All other provisions of By-law 178-2018 remain in force and effect.
24. This By-law shall come into force and take effect upon final passage thereof.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 13th day of December, 2021.

Mayor – Daniel B. Mathieson

Clerk – Tatiana Dafoe



**BY-LAW NUMBER XXX-2021
OF
THE CORPORATION OF THE CITY OF STRATFORD**

BEING a By-law to authorize the awarding of a tender, entering into of a contract and the undertaking of the work for the pruning, removal and disposal of designated trees and stumps along with regular and emergency pruning services in 2022 [T-2021-58].

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

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

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

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

1. That the tender [T-2021-58] of Tree Tech, Tree and Property Maintenance Specialists Inc. for the removal of designated trees and stumps in 2022 in the City of Stratford be accepted and the Mayor and Clerk, or their respective delegates, be and the same are hereby authorized to execute the contract for the said work and to affix the corporate seal thereto.
2. The accepted amount of the tender T-2021-58 related to removal of trees and stumps is \$65,651.87 including HST.
3. That the tender [T-2021-58] of Lange Bros. (Tavistock) Limited for regular and emergency pruning services in 2022 in the City of Stratford be accepted and the Mayor and Clerk, or their respective delegates, be and the same are hereby authorized to execute the contract for the said work and to affix the corporate seal thereto.
4. The accepted amount of the tender T-2021-58 related to regular and emergency pruning services is \$244,871 including HST.
5. That Tree Tech, Tree and Property Maintenance Specialists Inc. is authorized to undertake the removal of designated trees and stumps in 2022 in the City of Stratford and Lange Bros. (Tavistock) Limited is authorized to undertake regular and emergency pruning services in 2022 in the City of Stratford, pursuant to the said tender and as directed by the Director of Community Services, or designate, of The Corporation of the City of Stratford.

Read a FIRST, SECOND and THIRD time and
FINALLY PASSED this 13th day of December, 2021.

Mayor – Daniel B. Mathieson

Clerk – Tatiana Dafoe



**BY-LAW NUMBER XXX-2021
OF
THE CORPORATION OF THE CITY OF STRATFORD**

BEING a By-law to authorize the entering into and execution of an Agreement Amending Option Agreement/Agreement of Purchase and Sale with Greenseal Cannabis Company Ltd, for Lots 27, 28 and 29 (Plan 44M-38) and Lots 28, 29 and 30 (original McNeil Surveying Ltd. survey), in the Wright Business Park, City of Stratford, County of Perth.

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

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

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

AND WHEREAS Section 10(2) of the *Municipal Act 2001* provides that a single-tier municipality may pass by-laws respecting economic, social and environment well-being of the municipality;

AND WHEREAS The Corporation of the City of Stratford entered into an Agreement of Purchase and Sale with Greenseal Cannabis Company Ltd., for certain property described as Lots 27, 28 and 29, Plan 44M-38;

AND WHEREAS Council of The Corporation of the City of Stratford adopted By-law 90-2015 to convey Lot 28 and Lot 29, Plan 44-38 to Greenseal Cannabis Company Ltd., and to authorize an option to purchase of Lot 27;

AND WHEREAS Council of The Corporation of the City of Stratford adopted By-law 1-2018 to enter into an Option to Purchase/Agreement of Purchase and Sale with Greenseal Cannabis Company Ltd. for Lots 25, 26, 27, 28, 29, and 30 and part of Street A as shown on the draft plan of subdivision prepared by McNeil Surveying Limited;

AND WHEREAS Council of The Corporation of the City of Stratford adopted By-law 182-2019 to enter into an Agreement Amending Option Agreement/Agreement of Purchase and Sale with Greenseal Cannabis Company Ltd. for Lots 25, 26, 27, 28, 29, and 30 and part of Street A as shown on the draft plan of subdivision prepared by McNeil Surveying Limited to extend the Option to Purchase to December 20, 2021;

AND WHEREAS Council of The Corporation of the City of Stratford now intends to enter into a further Agreement Amending Option Agreement/Agreement of Purchase and Sale with Greenseal Cannabis Company Ltd. for Lots 27, 28 and 29 (Plan 44M-38) and Lots

28, 29 and 30 (original McNeil Surveying Ltd. survey), in the Wright Business Park, City of Stratford, County of Perth to December 20, 2022;

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

1. That the Agreement Amending Option Agreement/Agreement of Purchase and Sale with Greenseal Cannabis Company Ltd., be entered into and that the Mayor and Clerk or their respective delegates, of The Corporation of the City of Stratford are hereby authorized to execute the said agreement on behalf of the municipal corporation.
2. The lands referred to in Section 1 hereof are described as being Parts of Block 31, Plan 44M-38, designated as Lots 25, 26, 27, 28, 29, and 30 and part of Street A as shown on the draft plan of subdivision prepared by McNeil Surveying Limited, City of Stratford, County of Perth located in the Wright Business Park.
3. That the Mayor and Clerk or the Chief Administrative Officer, or their respective delegates, representing The Corporation of the City of Stratford, are hereby authorized to execute all necessary documents with respect to the lands described in Section 2 herein that have been prepared by or reviewed by the City's Solicitor.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 13th day of December, 2021.

Mayor – Daniel B. Mathieson

Clerk – Tatiana Dafoe



**BY-LAW NUMBER XXX-2021
OF
THE CORPORATION OF THE CITY OF STRATFORD**

BEING a By-law to authorize the awarding of a tender, entering into of a contract and the undertaking of the work for the Cooper Site Rehabilitation Project [T-2021-54].

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

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

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

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

1. That the tender [T-2021-54] of Gateman-Milloy Inc. for the Cooper Site Rehabilitation Project be accepted and the Mayor and Clerk, or their respective delegates, be and the same are hereby authorized to execute the contract for the said work and to affix the corporate seal thereto.
2. The accepted amount of the tender T-2021-54 related to the Cooper Site Rehabilitation Project is \$2,498,430 including HST.
3. That Gateman-Milloy Inc. is authorized to undertake the Cooper Site Rehabilitation Project, pursuant to the said tender and as directed by the Director of Infrastructure and Development Services, or designate, of The Corporation of the City of Stratford.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 13th day of December, 2021.

Mayor – Daniel B. Mathieson

Clerk – Tatiana Dafoe



STRATFORD CITY COUNCIL
CONSENT AGENDA

December 13, 2021

REFERENCE NO. CONSENT AGENDA ITEM

- CA-2021-138 In accordance with By-law 135-2017, the Infrastructure and Development Services Department provides notification that the following streets were temporarily closed to through traffic, local traffic only:
- Nile Street from Milton Street to Shakespeare Street on Thursday, December 2 for one day only for water main repair.
- CA-2021-139 Resolution from the City of St. Catherines regarding a national childcare program.
- Attachment – Letter from St. Catherines dated December 1, 2021
- Endorsement of the resolution is requested.



December 1, 2021

The Honourable Doug Ford, M.P.P.
Premier of Ontario
Legislative Building
Queen's Park
Toronto, ON M7A 1A1

Sent via email: premier@ontario.ca

**Re: National Childcare Program
Our Files:**

Dear Premier Ford,

At its meeting held on November 15, 2021, St. Catharines City Council approved the following motion:

“WHEREAS the province of Ontario has the most expensive childcare in the country, presenting a financial hardship for many families and a barrier for women’s full economic participation; and

WHEREAS the \$34 billion early learning and childcare spending commitment announced this year by the federal government will bring transformative change to childcare by lowering parent fees and expanding the supply of regulated not-for-profit and public childcare in this country; and

WHEREAS the federal government has already reached childcare agreements with BC, Nova Scotia, Manitoba, Saskatchewan, Yukon Territory, PEI, Newfoundland and Labrador and Quebec; and

WHEREAS the provisions of each agreement vary to some degree, but the majority of the jurisdictions have agreed to use the federal funds to:

- (a) lower parent fees by 50 per cent by the end of 2022 and to \$10 a day by 2025-26 or sooner;
- (b) improve the wages and working conditions of early childhood educators, and
- (c) publicly fund the expansion of not-profit and public childcare;

THEREFORE BE IT RESOLVED that the City of St. Catharines request that the provincial government take the necessary steps to work with the federal government on



a bilateral agreement to ensure the new national child care program be made available to Ontarians, and that it focuses on increased access, affordability, quality and responsiveness, all of which are essential to the COVID-19 pandemic response; and

BE IT FURTHER RESOLVED that staff actively monitor federal developments and engage in provincial and regional discussions; and

BE IT FURTHER RESOLVED that City Council request the City Clerk circulate Council's decision to other municipalities in Ontario, the Ontario Municipal Social Services Association and the Association of Municipalities of Ontario.”

If you have any questions, please contact the Office of the City Clerk at extension 1524.

A handwritten signature in blue ink, appearing to read "Bonnie Nistico-Dunk".

Bonnie Nistico-Dunk, City Clerk
Legal and Clerks Services, Office of the City Clerk
.mb

cc: Niagara Area MPPs
Ontario Municipal Social Services Association
Ontario Municipalities
Association of Municipalities of Ontario, amo@amo.on.ca



**BY-LAW NUMBER XXX-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 December 13, 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 December 13, 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 13th day of December, 2021.

Mayor – Daniel B. Mathieson

Clerk – Tatiana Dafoe