



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

Meeting #: 4760th  
Date: Monday, December 16, 2024  
Time: 7:00 P.M.  
Location: Council Chamber, City Hall

Council Present: Mayor Ritsma - Chair Presiding, Councillor Biehn, Councillor Briscoe, Councillor Burbach, Councillor Henderson, Councillor Hunter, Councillor McCabe, Councillor Nijjar, Councillor Sebben, Councillor Wordofa

Regrets: Councillor Beatty

Staff Present: Joan Thomson - Chief Administrative Officer, Tatiana Dafoe - City Clerk, Kim McElroy - Director of Social Services, Tim Wolfe - Director of Community Services, Taylor Crinklaw - Director of Infrastructure Services, Karmen Krueger - Director of Corporate Services, Adam Betteridge - Director of Building and Planning Services, Neil Anderson - Director of Emergency Services/Fire Chief, Audrey Pascual - Deputy Clerk, Marc Bancroft - Manager of Planning, Connor Occleston - Deputy Chief Building Official, Alex Burnett - Planner

Also Present: Joani Gerber - CEO of SEEDCo./investStratford, Members of the Public and Media

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

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

Councillor Beatty provided regrets for this meeting.

Land Acknowledgment

Moment of Silent Reflection

Singing of O Canada

Respectful Conduct Statement

**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

There were no disclosures of pecuniary interest made at the December 16, 2024, Regular Council meeting.

**3. Adoption of the Minutes:**

R2024-497

**Motion by** Councillor Burbach

**Seconded by** Councillor Henderson

**THAT the Minutes of the Regular Meeting of Council of The Corporation of the City of Stratford dated November 25, 2024, be adopted as printed.**

**Carried**

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

R2024-498

**Motion by** Councillor Biehn

**Seconded by** Councillor Burbach

**THAT the Addenda to the Regular Agenda of Council and Standing Committees dated December 16 2024, be added to the Agenda as printed.**

**Carried**

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

**5.1 At the November 25, 2024, Session, under the Municipal Act, 2001, as amended, a matter concerning the following item was considered:**

4.1 Confidential Report of the Chief Executive Officer of investStratford with respect to the 2024 Annual Review of the City Industrial Land Pricing Policy - (CM-24-11) - 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).

R2024-499

**Motion by** Councillor Hunter

**Seconded by** Councillor Nijjar

**THAT the Industrial Land Prices Policy E.1.2 be amended as follows:**

- **the price per acre for Lot 2 in the Crane West Business Park be increased from \$250,000 per acre to \$350,000 per acre;**
- **the price per acre for Lot 3 in the Crane West Business Park be increased from \$250,000 per acre to \$350,000 per acre;**
- **the price per acre for Lot 4 in the Crane West Business Park be increased from \$250,000 per acre to \$350,000 per acre effective upon the transfer of lot ownership back to the City;**
- **the price per acre for 105 Wright Blvd. in the Wright Business Park be increased from \$250,000 to \$350,000 per acre effective June 1, 2025 should the current Agreement of Purchase and Sale not close by this date, and be subject to pricing adjustments for developable versus non-developable;**
- **the price per acre for the 4.7-acre parcel in the Wright Business Park be increased to from \$250,000 to \$350,000 per acre should it become accessible with a future road or is sold to owners of 530 Wright Blvd;**
- **the lands that are non-developable due to topography, soil conditions, environmental constraints and other factors be increased from \$40,000 per acre to \$60,000 per acre.**

**AND THAT the Industrial Land Prices Policy E.1.2 be amended to include the following housekeeping amendments:**

- **Section 2 be changed to: "That all agreements of purchase and sale state that if the building permits and construction conditions are not met within the specified time, then the property may be purchased back by the City at the price it was sold minus real estate commissions and other expenses incurred on behalf of the City."**
- **Section 4 be changed to: "That in addition to the purchase price, the purchaser pay a set connection cost from services located within the boulevard into the lot, and that the Engineering Department determine the said connection costs."**

**Carried**

**5.2 At the December 16, 2024, Session, under the Municipal Act, 2001, as amended, matters concerning the following items were considered:**

4.1 Confidential Report of the Chief Executive Officer of investStratford and the Chief Administrative Officer of the City of Stratford with respect to the Affordable Housing Purchase Proposal Update - (CM-24-13) - 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), 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)).

ADDED - 5.1 Confidential Report of the Chief Administrative Officer with respect to a Shared Services Agreement (CM-24-14) - Advice that is subject to solicitor-client privilege including communications necessary for that purpose (section 239.(2)(f)); 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)).

At the In-camera Session, for Item 4.1 the report of the Chief Executive Officer of investStratford and the Chief Administrative Officer of the City of Stratford was received. For Item 5.1, the legal advice of the City Solicitor was received.

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

### **6.1 Public Meeting under the Building Code Act - Proposed Amendment to Building By-law 112-2005**

R2024-500

**Motion by** Councillor McCabe

**Seconded by** Councillor Wordofa

**THAT the Council meeting adjourn to a Public Meeting under the Building Code Act to hear from members of the public on the proposed changes to the Building By-law 112-2005, as amended, to increase permit fees for all types of building permits effective February 1, 2025.**

**Carried**

The Regular Council meeting adjourned to a Public Meeting at 7:07 p.m. and reconvened at 7:11 p.m.

### **6.2 Exemption Request from Stratford District Secondary School (SDSS)**

Mark Viani, SDSS Hockey Coach, requested Council consider an Exemption to the Facilities Code of Conduct Policy (C.1.13) for the December 20, 2024, school hockey game at the Rotary Complex to allow noise makers to be used during the game by the SDSS Spirit Committee. This request was considered under Item 7.9.

## **7. Orders of the Day:**

### **7.1 Resolution - Draft Plan of Subdivision 31T22-001; Official Plan Amendment OPA001-22; Zoning By-law Amendment Z07-22, Paradize Properties Development Ltd. Part of Lot 41, Concession 1 in the former Township of Easthope, County of Perth (COU24-152)**

Juliane van Westerholt, Consulting Planner from MHBC Planning presented the application on behalf of the City of Stratford. Highlights of the presentation included:

- the subject lands being located on Road 111 and proposed for a draft plan of subdivision consisting of 68 freehold townhouses;

- the subject lands being annexed from the Township of Perth East in 2016;
- an official plan and zoning by-law amendment being required to permit the residential development;
- an overview of the location of the subject lands and the abutting properties;
- an overview of the current designation of the lands and the permitted uses;
- an overview of the proposed zoning amendment for the subject lands and the special provisions being requested;
- an overview of some of the constraints to the development of the property resulting in the design of the subdivision and the draft plan approval conditions; and
- an overview of potential uses following the proposed rezoning.

Members of Council, the Director of Building and Planning Services, and the Consulting Planner held a discussion regarding the following:

- there being no parkland dedicated in the proposed subdivision;
- City staff recommending that a parcel is not required to be dedicated for parkland; and
- there being parklands to the west of the subject lands located 400 meters away.

R2024-501

**Motion by** Councillor Hunter

**Seconded by** Councillor Burbach

**THAT Punya Sagar Marahatta, Cameron Moffat, Jane Marie Mitchell, and Mike Sullivan be heard.**

**Carried**

Members of Council and the agent for the applicant, Punya Sagar Marahatta, Founder/Director MDPS Planning Services held a discussion regarding the following:

- there being design considerations to make some homes accessible;
- the applicant will be working with City staff at the design level to designate some units for low or medium income households; and
- there being no estimate on the cost for the units but that the applicant is working towards making them market affordable as well as working with the City to make affordable housing available.

Jane Marie Mitchell presented to Council regarding housing and lack of parks in the proposed development. Jane Marie Mitchell requested Council include definitions for affordable rental unit, ask for a written form of a climate lens to be included in the agreement and that a water rate review be undertaken.

Mike Sullivan presented to Council to request that the application be rejected.

Members of Council, staff, the Consulting Planner, and the agent for the applicant discussed the applications. Highlights of the discussion included:

- potential green and environmental initiatives that can be implemented;
- direction on affordable housing needing to be provided by Council;
- considering elements from the City's Facilities Accessibility Design Manual to improve accessibility;
- use of cash in lieu of parkland;
- affordable housing target in the City's Official Plan being 25% across the City and being at the discretion of developers;
- the Ontario Building Code and the provision of incentives; and
- the Provincial Planning Statement encouraging climate sensitive design through use of incentives but not being mandated.

**Motion by** Councillor Hunter

**Seconded by** Councillor Nijjar

**THAT the Zoning By-law amendment, as recommended by staff for application Z07-22 to rezone the subject lands municipally known as 3980 Road 111 to Residential Fourth Density Zone with site specific regulations (R4), BE APPROVED.**

**THAT the Official Plan amendment, as recommended by staff for application OPA 001-22 to redesignate the subject lands municipally known as 3980 Road 111 to Medium Density Residential BE APPROVED.**

**THAT Draft Plan of Subdivision 31T-2201, submitted by Paradize Properties Development Ltd. prepared by Municipal Development and Planning Services Inc. (MDPS), dated August 28, 2024 for lands known municipally as 3980 Road 111 originally surveyed by Trevor D.A. Mc Neill, O.L.S., on May 3,2022, BE APPROVED by the City of Stratford pursuant to Section 51(31) of the Planning Act subject to the conditions listed in Attachment 3 to Report (COU24-152).**

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

- 1. Public interest was considered;**
- 2. The recommended approvals are consistent with the Provincial Planning Statement;**
- 3. The recommended Official Plan and Zoning By-law amendments will facilitate development that is appropriate for the lands;**
- 4. It will provide for a range of housing types to meet the needs of existing and future residents; and**
- 5. It is an efficient use of land and infrastructure.**

Members of Council discussed the motion. A request was made to take the motions separately.

Discussion was held on the City's ability to require a portion of the development be for affordable housing units. The Director of Building and



Planning Services advised staff would need to review and provide additional information. It was recommended the matter be deferred to staff.

R2024-502

**Motion by** Councillor Burbach

**Seconded by** Councillor McCabe

**THAT the Zoning By-law amendment for application Z07-22, the Official Plan amendment for application OPA 001-22, and the Draft Plan of Subdivision 31T-2201, be deferred to obtain information on affordable housing units and possible green or environmental initiatives that can be implemented on the site.**

**Carried**

**7.2 Resolution - Animal Control and Pound Services Agreement Renewal with The Humane Society of Kitchener-Waterloo & Stratford-Perth (COU24-150)**

R2024-503

**Motion by** Councillor McCabe

**Seconded by** Councillor Biehn

**THAT the Mayor and Clerk, or their respective delegates, be authorized to execute an agreement with The Humane Society of Kitchener-Waterloo & Stratford-Perth (SPHS) for the provision of animal control and pound services for the City of Stratford, covering a term from January 1, 2025, to December 31, 2028.**

**Carried**

**7.3 Resolution - Bedding Plant Tender Award 2025 - 2028 (COU24-151)**

R2024-504

**Motion by** Councillor Hunter

**Seconded by** Councillor Henderson

**THAT the Tender (T-2024-34) for the supply and delivery of bedding plants in 2025, 2026, 2027 and 2028 be awarded to Ontario Oasis in the amount of \$113,001.60 per year (including HST).**

**Carried**

**7.4 Resolution - 2025 Interim Tax Levy By-law (COU24-153)**

R2024-505

**Motion by** Councillor Hunter

**Seconded by** Councillor McCabe

**THAT a by-law to authorize an interim tax levy for 2025 and establish the interim tax due dates for the fiscal year 2025 be adopted.**

**Carried**

**7.5 Resolution - 2025 Temporary Borrowing By-law (COU24-154)**

R2024-506

**Motion by** Councillor McCabe

**Seconded by** Councillor Wordofa

**THAT a by-law to authorize the temporary borrowing of funds from time to time to meet current expenditures during the fiscal period ending December 31, 2025, be adopted.**

**Carried**

**7.6 Resolution - Pre-budget 2025 Pruning, Removal & Disposal of Designated Trees & Stumps (COU24-156)**

R2024-507

**Motion by** Councillor Nijjar

**Seconded by** Councillor Burbach

**THAT the Tender (T-2024-31) for the removal of designated trees and stumps in 2025, be awarded to Tree Tech Tree and Property Maintenance Specialists Inc. in the amount of \$66,735.54, including HST;**

**THAT the Tender (T-2024-31) for the removal of designated stumps in 2025, be awarded to Tree Tech Tree and Property Maintenance Specialists Inc. in the amount of \$11,342.94, including HST;**

**AND THAT the Tender (T-2024-31) for the regular, overtime, and emergency pruning services in 2025, be awarded to Lange Bros. (Tavistock) Limited in the amount of up to \$257,075, including HST.**

**Carried**

**7.7 Resolution - Amendments to Municipal Golf Course Agreement (COU24-158)**

R2024-508

**Motion by** Councillor Nijjar

**Seconded by** Councillor Wordofa

**THAT Council authorize the requested changes to the agreement with the Stratford Municipal Golf Course Association for the lease of the golf course on Norfolk Street;**

**AND THAT Mayor and City Clerk, or designates, be authorized to sign the amending agreement.**

**Carried**

**7.8 Resolution - Intent to Designate 15 Huron Street (The Shakespearean Gardens) under Part IV, Section 29 of the Ontario Heritage Act (COU24-159)**

The Planner, referring to a PowerPoint presentation, provided an overview the request to designate 15 Huron Street. Highlights of the presentation included:

- the previous and current owner of the property being noted;
- a formal request to designate the site having been received on December 18, 2024, by the Friends of Shakespearean Gardens;
- the site meeting the criteria set out in the Heritage Act; and
- it being recommended that a notice of intent to designate 15 Huron Street be issued.

R2024-509

**Motion by** Councillor McCabe

**Seconded by** Councillor Briscoe

**THAT City Council issue a notice of intention, consistent with Heritage Stratford's recommendation, to designate 15 Huron Street under Part IV, Section 29 of the *Ontario Heritage Act*, specifically the:**

- a. Dufton Chimney Tower and features; including the top structure with weathervane**
- b. Original stone walls throughout the garden design**

- c. Huron Street lychgate**
- d. Knot Garden**
- e. Herb Garden**
- f. Rose Garden**
- g. Perennial Border Garden**
- h. Walkway lamp lighting**
- i. Sundial within the confines of the Garden**
- j. Bust of William Shakespeare**

**AND THAT, subject to designation, a commemorative plaque be installed on the subject lands.**

**Carried**

**7.9 ADDED Resolution - Request for an Exemption to Facilities Code of Conduct Policy - Use of Artificial Noise Makers at the Rotary Complex (COU24-161)**

**Motion by** Councillor Nijjar

**Seconded by** Councillor Briscoe

THAT the request from the Stratford District Secondary School to permit the use of up to 15 noisemakers by the school's spirit committee during the December 20, 2024, ice rental at the Rotary Complex be approved.

Members of Council discussed the motion, specifically the issues with permitting noise makers and the benefits. A recorded vote was requested.

The motion was clarified to reflect the use of only those noisemakers which were requested by the School and that there would be a limit of 15 noisemakers permitted per school. A recorded vote was taken on the motion as clarified:

R2024-510

**Motion by** Councillor Nijjar

**Seconded by** Councillor Briscoe

**THAT the request from the Stratford District Secondary School to permit the use of up to 15 noisemakers by the school's spirit committee and the opposing school, limited to simple types**

**identified in the request, during the December 20, 2024, ice rental at the Rotary Complex be approved.**

In Support (9): Councillor Hunter, Councillor Nijjar, Councillor Burbach, Councillor Sebben, Councillor Biehn, Councillor Briscoe, Councillor McCabe, Councillor Wordofa, and Mayor Ritsma

Opposed (1): Councillor Henderson

**Carried**

**7.10 ADDED Resolution - 100 St. Patrick Street – Justice Building Lease (Courthouse) (COU24-162)**

R2024-511

**Motion by** Councillor Henderson

**Seconded by** Councillor Hunter

**THAT Council authorize The Corporation of the City of Stratford to enter into an Extension and Amending Agreement with His Majesty the King in Right of Ontario as represented by the Minister of Infrastructure for the lease of a portion of space at 100 St. Patrick Street (Administration of Justice Building) for five years commencing on January 1, 2025, and expiring on December 31, 2029;**

**AND THAT the Mayor and City Clerk, or their respective delegates, be authorized to sign the agreement.**

**Carried**

**7.11 ADDED Resolution - Stratfords of the World Committee (Ontario) Advisory Committee Appointments (COU24-163)**

R2024-512

**Motion by** Councillor Nijjar

**Seconded by** Councillor Hunter

**THAT the motion to appoint Joan Ayton to the Stratfords of the World (Ontario) Advisory Committee be reconsidered.**

**Carried**

R2024-513

**Motion by** Councillor Nijjar

**Seconded by** Councillor Hunter

**THAT Joan Ayton be appointed as a citizen representative to the Stratfords of the World (Ontario) Advisory Committee to**

**November 14, 2026, or until a successor is appointed by Council and that an exemption be granted from the term limit in the Appointments Policy C.3.1.**

**Carried**

R2024-514

**Motion by** Councillor Henderson

**Seconded by** Councillor Biehn

**THAT the Terms of Reference for the Stratfords of the World (Ontario) Advisory Committee be amended to decrease the number of citizen appointments from eight (8) to seven (7) members.**

**Carried**

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

**8.1 Resolution - Removal of Holding Provision (H22) for the lands located at 16 Kastner Street and legally described as Block 44 on Plan 44M-93 (COU24-157)**

The Manager of Planning, referring to a PowerPoint presentation, provided an overview of the application seeking the removal of a holding provision (H22) on the lands located at 16 Kastner Street. Highlights of the presentation included:

- the holding provision H22 having been applied to ensure remediation works were completed to the satisfaction of the City and the Conservation Authority;
- no concerns having been received from members of the public or agencies; and
- the City's Infrastructure Services Department and the Conservation Authority having advised they were satisfied with the remediation and had no concerns with the removal of the holding provision.

R2024-515

**Motion by** Councillor Hunter

**Seconded by** Councillor Biehn

**THAT the City of Stratford Comprehensive Zoning By-law 10-2022 be amended by removing the Holding Provision (H22) from the property known municipally as 16 Kastner Street being Block 44 on Plan 44M-93 for the following reasons:**

- **The prerequisite for the removal of the Holding Provision has been satisfied;**
- **Removal of the Holding Provision shall allow the development of the subject lands in conformity with the City of Stratford Official Plan and consistent with the Provincial Planning Statement.**

**Carried**

**8.2 Resolution - 2024 Water and Wastewater Rate Study and O. Reg 453/07 Financial Plan with Recommendations (COU24-160)**

The Regular Council meeting recessed at 8:58 p.m. and resumed at 9:04 p.m.

R2024-516

**Motion by** Councillor Burbach

**Seconded by** Councillor Hunter

**THAT Council adopt the City of Stratford's 2024 Water and Wastewater Rate Study and O. Reg 453/07 Financial Plan prepared by DFA Infrastructure International Incorporated;**

**THAT Council approve the proposed Water and Wastewater Rates for implementation effective January 1, 2025;**

**AND THAT Council amend Fees and Charges By-law 99-2024 to revise the Water and Wastewater Rates for implementation effective January 1, 2025.**

**Carried**

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

**9.1 Report of the Social Services Committee**

R2024-517

**Motion by** Councillor Henderson

**Seconded by** Councillor Briscoe

**THAT the Report of the Social Services Committee dated December 16, 2024, be adopted as printed.**

**Carried**

**9.1.1 Update on the Provincial Centralized Intake Initiative (SOC24-013)**

THAT the report titled, "Update on the Provincial Centralized Intake Initiative" (SOC24-013), be received for information.

**9.1.2 EarlyON Service Provider Transition Update (SOC24-014)**

THAT the report titled, "EarlyON Service Provider Transition Update" (SOC24-014), be received for information.

**10. Notice of Intent:**

**10.1 Notice of Public Meeting**

Notice was provided that Stratford City Council will hold a public meeting on Thursday, January 16, 2025, at 5:30 p.m., in Council Chambers to hear all interested persons with respect to the proposed declaration as surplus and disposition of 270 Water Street, Stratford.

Additional details about the public meeting and the proposed disposition were provided in the Notice attached to the agenda.

**11. 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:

R2024-518

**Motion by** Councillor Biehn

**Seconded by** Councillor Nijjar

**THAT By-laws 136-2024 to 148-2024 be taken collectively.**

**Carried** unanimously

R2024-519

**Motion by** Councillor McCabe

**Seconded by** Councillor Burbach

**THAT By-laws 136-2024 to 148-2024 be read a First and Second Time.**

**Carried** two-thirds support

R2024-520

**Motion by** Councillor Henderson

**Seconded by** Councillor Briscoe

**THAT By-laws 136-2024 to 148-2024 be read a Third Time and Finally Passed.**

**Carried**



**11.1 Animal Control and Pound Services Agreement with the Humane Society - By-law 136-2024**

To authorize the entering into and execution of an agreement with The Humane Society of Kitchener-Waterloo and Stratford-Perth for the provision of animal control and pound services from January 1, 2025, to December 31, 2028.

**11.2 Award Tender for Bedding Plants - By-law 137-2024**

To authorize the acceptance of a tender, execution of the contract and the undertaking of the work by Ontario Oasis for the supply and delivery of bedding plants for 2025 through 2028 (T-2024-34).

**11.3 Zoning By-law Amendment - 3980 Road 111 - Deferred**

To amend By-law 10-2022 as amended, with respect to Zoning By-law Amendment application Z07-22 by Paradize Properties Development Ltd. to amend the zoning at 3980 Road 111 within Draft Plan of Subdivision 31T22-001 to be 'Medium Density Residential' (R4) as described herein.

**11.4 Adopt Official Plan Amendment No. 35 - 3980 Road 111 - Deferred**

To adopt Official Plan Amendment No. 35 to redesignate the lands municipally known as 3980 Road 111 in the City of Stratford to "Medium Density Residential" designation.

**11.5 Interim Tax Levy By-law - By-law 138-2024**

To authorize an interim tax levy for 2025 and to govern and regulate the finances of The Corporation of the City of Stratford for the fiscal year ending December 31, 2025.

**11.6 Temporary Borrowing By-law - By-law 139-2024**

To authorize the temporary borrowing of funds from time to time to meet current expenditures during the fiscal year ending December 31, 2025 until municipal taxes are collected.

**11.7 Award Tender for the Removal of Designated Trees and Stumps in 2025 - By-law 140-2024**

To authorize the acceptance of a tender, execution of the contract and the undertaking of the work by Tree Tech Tree and Property Maintenance

Specialists Inc. for the removal of designated trees and stumps in 2025 (T-2024-31).

**11.9 Award Tender for the Regular, Overtime and Emergency Pruning Services in 2025 - By-law 142-2024**

To authorize the acceptance of a tender, execution of the contract and the undertaking of the work by Lange Bros. (Tavistock) Limited for regular, overtime, and emergency pruning services in 2025 (T-2024-31).

**11.8 Award Tender for the Removal of Designated Stumps in 2025 - By-law 141-2024**

To authorize the acceptance of a tender, execution of the contract and the undertaking of the work by Tree Tech Tree and Property Maintenance Specialists Inc. for the removal of designated stumps in 2025 (T-2024-31).

**11.11 Golf Course Lease Agreement Amendments - By-law 144-2024**

To authorize the execution of an Amendment to the Lease Agreement with the Stratford Municipal Golf Course Association for the lease of the municipal golf course on Norfolk Street.

**11.10 Amend Fees and Charges By-law - Water and Wastewater Rates - By-law 143-2024**

To amend the Fees and Charges By-law 99-2024, to change the rates for water and wastewater services.

**11.12 Amendments to the Kelly Drain Improvement By-law - By-law 145-2024**

To amend drainage assessments estimated in the Engineer's Report based on actual costs incurred for the construction of the Kelly Drain in the City of Stratford.

**11.13 Removal of Holding Provision - 16 Kastner Street - By-law 146-2024**

To amend By-law 10-2022 as amended, with respect to the removal of Holding Provision (H22) from the zoning of certain lands legally described as Part of Lot 5, Concession 2 (geographic Township of Ellice), now City of Stratford, being Block 44 on Plan 44M-93.

**11.14 Appointments to Stratfords of the World (Ontario) Advisory Committee - By-law 147-2024**

To amend By-law 4-2023, as amended, to make appointments to the Stratfords of the World (Ontario) Advisory Committee.

**11.15 ADDED - Lease Agreement - 100 St. Patrick Street - By-law 148-2024**

To authorize the entering into and execution of a Lease Agreement with His Majesty the King in Right of Ontario as represented by the Minister of Infrastructure, with respect to the continued lease of certain space at the Administration of Justice Building, 100 St. Patrick Street, for a five-year term from January 1, 2025 to December 31, 2029.

**12. Consent Agenda: CA-2024-195 to CA-2024-209**

**12.1 CA-2024-197**

R2024-521

**Motion by** Councillor Burbach

**Seconded by** Councillor McCabe

**THAT CA-2024-197, being resolutions requesting the redistribution of Provincial Land Transfer Tax and GST to municipalities for sustainable infrastructure funding, be endorsed.**

**Carried**

**12.2 CA-2024-195**

R2024-522

**Motion by** Councillor Hunter

**Seconded by** Councillor McCabe

**THAT CA-2024-195, being a resolution from the City of Toronto regarding Respecting Local Democracy and Cities, be endorsed.**

**Carried**

### **12.3 CA-2024-207**

R2024-523

**Motion by** Councillor Burbach

**Seconded by** Councillor McCabe

**THAT CA-2024-207, being a resolution from the City of Guelph regarding Enabling Municipalities to Charge Fees for use of Municipal Property by Gas Utilities, be endorsed.**

**Carried**

### **13. New Business:**

#### **13.1 To Stratford with Love Banquet**

A member thanked Richard & Ruth Kneider for their work on the annual To Stratford With Love Christmas Banquet. Approximately 750 people are served annually with over 200 individual volunteers. The main objective of the event is to encourage face to face interactions. Volunteers, businesses, and churches were thanked.

#### **13.2 Thanks to Council and Staff**

Members of Council and staff were thanked for their work in 2024.

### **14. Adjournment to Standing Committees:**

The next Regular Council meeting is January 13, 2025 in the Council Chamber, City Hall.

R2024-524

**Motion by** Councillor Sebben

**Seconded by** Councillor Burbach

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

- **Infrastructure, Transportation and Safety Committee [7:05 or thereafter following the Regular Council meeting]; and**
- **Finance and Labour Relations Committee [7:10 or thereafter following the Regular Council meeting];**

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

**Carried**

**15. Council Reconvene:**

**15.1 Declarations of Pecuniary Interest made at Standing Committees**

The Municipal Conflict of Interest Act requires any member of Council declaring a pecuniary interest and the general nature thereof, where the interest of a member of Council has not been disclosed by reason of the member's absence from the meeting, to disclose the interest at the first open meeting attended by the member of Council and otherwise comply with the Act.

Declarations of Pecuniary Interest made at Standing Committee meetings held on December 16, 2024, 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

There were no disclosures of pecuniary interest made by a member at the December 16, 2024 Council Reconvene meeting.

**15.2 Reading of the Confirmatory By-law (reconvene):**

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

**By-law 11.16 Confirmatory By-law - By-law 149-2024**

To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on December 16, 2024.

R2024-525

**Motion by** Councillor Biehn

**Seconded by** Councillor Nijjar

**THAT By-law 149-2024 be read a First and Second Time.**

**Carried** two-thirds support

R2024-526

**Motion by** Councillor Henderson

**Seconded by** Councillor Sebben

**THAT By-law 149-2024 be read a Third Time and Finally Passed.**

**Carried**

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

Mayor Ritsma provided holiday greetings and thanked Council and staff for their service.

R2024-527

**Motion by** Councillor Hunter

**Seconded by** Councillor Burbach

**THAT the December 16, 2024, Regular Council meeting adjourn.**

**Carried**

Meeting Start Time: 7:00 P.M.

Meeting End Time: 9:16 P.M.

Reconvene Meeting Start Time: 9:23 P.M.

Reconvene Meeting End Time: 9:25 P.M.

"Martin Ritsma"

Mayor - Martin Ritsma

"Tatiana Dafoe"

Clerk - Tatiana Dafoe