



Stratford City Council
Regular Council Open Session
AGENDA

Meeting #: 4772nd
Date: Monday, June 9, 2025
Time: 7:00 P.M.
Location: Council Chamber, City Hall
Council Present: Mayor Ritsma - Chair Presiding, Councillor Beatty, Councillor Biehn, Councillor Briscoe, Councillor Burbach, Councillor Henderson, Councillor McCabe, Councillor Nijjar, Councillor Sebben, Councillor Wordofa
Staff Present: Adam Betteridge - Interim Chief Administrative Officer, Audrey Pascual - Deputy Clerk, Kim McElroy - Director of Social Services and Acting Director of Human Resources, Tim Wolfe - Director of Community Services, Taylor Crinklaw - Director of Infrastructure Services, Karmen Krueger - Director of Corporate Services, Neil Anderson - Director of Emergency Services/Fire Chief, Miranda Franken - Council Clerk Secretary

To watch the Council meeting live, please click the following link:

<https://video.isilive.ca/stratford/live.html>

A video recording of the meeting will also be available through a link on the City's website

<https://calendar.stratford.ca/meetings> following the meeting.

Pages

1. Call to Order:

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

Councillor Hunter has 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

3. Adoption of the Minutes:

8 - 23

Motion by

THAT the Minutes of the Regular Meeting of Council of The Corporation of the City of Stratford dated May 27, 2025 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 June 9, 2025 be added to the Agenda as printed.

5. Report of the Committee of the Whole In-Camera Session:**5.1 Committee of the Whole In-camera Session - June 9, 2025**

The June 9, 2025, Committee of the Whole In-camera Session has been cancelled.

6. Hearings of Deputations and Presentations:

None scheduled.

7. Orders of the Day:**7.1 Resolution - Proposed Disposition and Sale of City-Owned Land at 161 East Gore Street (COU25-069)**

24 - 26

Motion by

Staff Recommendation: THAT City Council hereby declare Plan 121, Lots 1, 2, 3 PT Lane Closed PT Whitney St Closed As RP 44R-2154 Parts 1, 2,

being PIN 53103-0045, municipally described as 161 East Gore Street, City of Stratford, County of Perth, Province of Ontario, to be surplus to the needs of The Corporation of the City of Stratford;

THAT the method of disposal of the surplus land be by direct negotiation and sale to Pol Quality Homes;

AND THAT Staff be directed to prepare a further report regarding the sale for Council's consideration.

- 7.2 Resolution - Proposed Disposition and Sale of City-Owned Land at 38 Coriano Street (COU25-070) 27 - 29**

Motion by

Staff Recommendation: THAT City Council hereby declare Plan 140 BLK BB PT BLK T, as in R159519, City of Stratford, Perth County, Province of Ontario, PIN 53157-0143 (LT), being city-owned land known municipally as 38 Coriano Street, to be surplus to the needs of The Corporation of the City of Stratford;

AND THAT the method of disposal of the surplus land be by direct negotiation and sale to Pol Quality Homes.

- 7.3 Resolution - T-2025-38 Asphalt Resurfacing Tender Award (COU25-068) 30 - 34**

Motion by

Staff Recommendation: THAT the Tender (T-2025-38) and additional scope of work for the Asphalt Resurfacing 2025 Contract be awarded to GIP Paving Inc. at a total tender price of \$2,679,765.06, including HST;

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

- 7.4 Resolution - T2025-33 Bridge and Culvert Repairs Contract Tender Award (COU25-071) 35 - 38**

Motion by

Staff Recommendation: THAT the tender (T-2025-33) for the Bridge and Culvert Repairs Contract be awarded to A2Z Civil 2608558 Ontario Limited, at a total tender price of \$174,539.80, including HST;

AND THAT the Mayor and Clerk, or their respective delegates, be authorized to sign the necessary Contract Agreement for construction contract T-2025-33.

- 7.5 Resolution - To Supply and Deliver Wheel Loader with a Plow and Snow Blower Attachments (COU25-072) 39 - 41**

Motion by

Staff Recommendation: THAT the supply and delivery of a new Wheel Loader with attachments, including plow and snow blower, be awarded to Willie North America Inc. of Stittsville Ontario at a total cost of \$551,851.27, including the HST.

7.6 Resolution - Resignation from the Stratfords of the World Advisory Committee

Motion by

THAT the resignation of Barbara Finklestein from the Stratfords of the World Advisory Committee be accepted.

7.7 Resolution - Resignation from the Accessibility Advisory Committee

Motion by

THAT the resignation of Brittany McCabe from the Accessibility Advisory Committee be accepted.

8. Business for Which Previous Notice Has Been Given:

None noted.

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 June 9, 2025 be adopted as printed.

9.1.1 Canada-Wide Early Learning and Child Care Implementation Update and Directed Growth Priorities (SOC25-007) 42 - 48

THAT the report titled, "Canada-Wide Early Learning and Child Care Implementation Update and Directed Growth Priorities" (SOC25-007), be received for information.

9.1.2 Homelessness and Housing Stability Update (SOC25-006) 49 - 52

THAT the report titled, "Homelessness and Housing Stability Update" (SOC25-006), be received for information.

10. Notice of Intent:

None noted.

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 11.4 be taken collectively.

Motion by

THAT By-laws 11.1 to 11.4 be read a First and Second Time.

Motion by

THAT By-laws 11.1 to 11.4 be read a Third Time and Finally Passed.

11.1 Award Tender for the Asphalt Resurfacing 2025 Contract 53

To authorize the acceptance of a tender, execution of the contract and the undertaking of work by GIP Paving Inc. for the Asphalt Resurfacing 2025 Contract (T-2025-38).

11.2 Appoint Acting Deputy Chief Building Official 54

To appoint an Acting Deputy Chief Building Official.

11.3 Award Bridge and Culvert Repairs Contract 55

To authorize the acceptance of a tender, execution of the contract and the undertaking of work by A2Z Civil 2608558 Ontario Limited for the Bridge and Culvert Repairs Contract (T-2025-33).

11.4 Supply and Delivery of a New Wheel Loader 56

To authorize the acceptance of a proposal by Willie North America Inc. for the supply and delivery of a new Wheel Loader with attachments, including plow and snow blower.

12. Consent Agenda: CA-2025-070 to CA-2025-077 57 - 67

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

13. New Business:

14. Adjournment to Standing Committees:

The next Regular Council meeting is June 23, 2025 in the Council Chamber, City

Hall.

Motion by

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

- **Finance and Labour Relations Committee [7:05 or thereafter following the Regular Council meeting]; and**
- **Infrastructure, Transportation and Safety Committee [7:10 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 June 9, 2025 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 Reading of the Confirmatory By-law (reconvene):

68

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

By-law 11.5 Confirmatory By-law

To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on June 9, 2025.

Motion by

THAT By-law 11.5 be read a First and Second Time.

Motion by

THAT By-law 11.5 be read a Third Time and Finally Passed.

15.3 Adjournment of Council Meeting

Meeting Start Time:

Meeting End Time:

Motion by

THAT the June 9, 2025, Regular Council meeting adjourn.



Stratford City Council Regular Council Open Session MINUTES

Meeting #: 4771st
 Date: Tuesday, May 27, 2025
 Time: 7:00 P.M.
 Location: Council Chamber, City Hall

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

Regrets: Councillor Henderson, Councillor Sebben

Staff Present: Adam Betteridge - Interim 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, Neil Anderson - Director of Emergency Services/Fire Chief, Miranda Franken - Council Clerk Secretary, Mandy Koroniak – Manager of Children’s Services, Marc Bancroft – Manager of Planning, Alexander Burnett – Intermediate Planner,

Also Present: Joani Gerber – CEO of investStratford, Kendra Fry – Housing Specialist of investStratford , Media and Members of the Public

1. **Call to Order:**

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

Councillor Henderson and Councillor Sebben provided regrets for the 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

Councillor Hunter declared a pecuniary interest on Item 9.2.1 "O'Loane Trunk Sanitary Sewer Extension Project – Open House and Recommendations (ITS25-008)". Councillor Hunter owns a beneficial interest in land that may benefit from the proposed extension.

3. Adoption of the Minutes:

R2025-215

Motion by Councillor Nijjar

Seconded by Councillor Biehn

THAT the Minutes of the Regular Meeting of Council of The Corporation of the City of Stratford dated May 12, 2025 be adopted as printed.

Carried

4. Adoption of the Addenda to the Agenda:

R2025-216

Motion by Councillor McCabe

Seconded by Councillor Burbach

THAT the Addenda to the Regular Agenda of Council and Standing Committees dated May 27, 2025 be added to the Agenda as printed.

Carried

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

5.1 May 27, 2025, Committee of the Whole In-camera Session

The May 27, 2025, Committee of the Whole In-camera Session was cancelled.

6. Hearings of Deputations and Presentations:

6.1 Request for Delegation by the Accessibility Advisory Committee

R2025-217

Motion by Councillor Burbach

Seconded by Councillor Biehn

THAT Diane Sims and Roger Koert on behalf of the Accessibility Advisory Committee be heard.

Carried

Diane Sims, Vice-Chair and Roger Koert, Chair, of the Accessibility Advisory Committee, provided an update on recent accomplishments and spoke to National AccessAbility week being held from May 25-31, 2025.

6.2 ADDED - Request for Delegation by Jane Marie Mitchell

R2025-218

Motion by Councillor Hunter

Seconded by Councillor Burbach

THAT Jane Marie Mitchell be heard.

Carried

Jane Marie Mitchell spoke to Council about Bill 5 and its implications and requested that a motion be passed requesting Bill 5 be withdrawn.

7. Orders of the Day:

7.1 Resolution - Zoning By-law Amendment Application Z01-25, 963 O'Loane Avenue (COU25-066)

Alexander Burnett, Intermediate Planner, referring to a PowerPoint presentation, presented the planning report on behalf of the City. The staff recommendation was to approve the Zoning By-law Amendment Application Z01-25 for the lands located at 963 O'Loane Avenue. The application would change the zoning of the subject lands from Residential Second Density (R2(1)-1) Zone to a Residential Fifth Density R5(2)-5 Zone

with site specific regulations. Approval was recommended for the following reasons:

1. The request is consistent with the Provincial Planning Statement, 2024;
2. The request is in conformity with the goals, objectives, and policies of the Official Plan;
3. The Zoning By-law Amendment application will facilitate the development of thirty-eight residential units within the City; and
4. Public comments have been received, reviewed, comprehensively considered, and appropriately addressed through the planning process.

Members of Council and staff discussed the application.

R2025-219

Motion by Councillor Burbach

Seconded by Councillor Beatty

THAT Zoning By-law Amendment Application Z01-25, submitted by Baker Planning Group on behalf of Pol Quality Homes for the lands located at 963 O'Loane Avenue, to change the zoning of the subject lands from Residential Second Density (R2(1)-1) Zone to a Residential Fifth Density R5(2)-5 Zone with site specific regulations BE APPROVED to permit:

- a. **Minimum front yard depth of 4.5 metres**
- b. **Minimum front yard setback from an arterial road of 4.5 metres**
- c. **Minimum southernly side yard setback of 4.0 metres**
- d. **Maximum lot coverage of 40%**

AND THAT such approval be granted for the following reasons:

1. **The request is consistent with the Provincial Planning Statement, 2024;**
2. **The request is in conformity with the goals, objectives, and policies of the Official Plan;**

- 3. The Zoning By-law Amendment application will facilitate the development of thirty-eight residential units within the City; and**
- 4. Public comments have been received, reviewed, comprehensively considered, and appropriately addressed through the planning process.**

Carried

7.2 Resolution - Selection of Proponent, Request for Expression of Interest, 161 East Gore and 38 Coriano Street (COU25-063)

Kendra Fry, investStratford Housing Specialist, provided an overview of the report and the proposed developments at 161 East Gore Street and 38 Coriano Street.

Members of Council and the Housing Specialist discussed the report.

R2025-220

Motion by Councillor Biehn

Seconded by Councillor McCabe

THAT Council direct the investStratford Housing Specialist, in consultation with staff, to initiate a 90-day negotiation period with Pol Quality Homes as the Preferred Proponent for the development of affordable and mixed market housing at 161 East Gore Street and 38 Coriano Street;

THAT Council direct the City Clerk to issue Notice of Intent to Declare the subject lands at 161 East Gore Street and 38 Coriano Street as surplus to the needs of The Corporation of the City of Stratford, in accordance with Policy P.1.3 - Sale and Other Disposition of Land;

THAT, subject to completion of the required notice and surplus declaration process, the method of disposal be by direct sale to Pol Quality Homes, with the final negotiated terms to be brought forward by the Executive Director of investStratford and the Chief Administrative Officer, or their designates, for Council's consideration and approval;

AND THAT, subject to completion of the required notice and surplus declaration process, Council direct the investStratford

Housing specialist, in consultation with staff, to initiate the necessary processes, including preparation of a Reference Plan, to facilitate the proposed development of the lands.

Carried

7.3 Resolution - Application for Part Lot Control Exemption (PLC02-25) 3-51 Ford Drive (COU25-064)

R2025-221

Motion by Councillor McCabe

Seconded by Councillor Nijjar

THAT Council approve Application for Part Lot Control Exemption (PLC02-25) to exempt Lots 56-63 (inclusive) on Registered Plan 44M-96 from Part Lot Control for one year from the date of the passing of the By-law in accordance with Reference Plan 44R-6351 to create 16 separate parcels of land, each of which would contain a semi-detached dwelling unit.

Carried

7.4 Resolution - Application for Part Lot Control Exemption (PLC03-25) 4, 5, 6 Worsley Street (COU25-065)

R2025-222

Motion by Councillor McCabe

Seconded by Councillor Hunter

THAT Council approve Application for Part Lot Control Exemption (PLC03-25) to exempt Lot 4, 5 and 6 on Registered Plan 44M-91, to permit the creation of required easements over Lots 4 and 5, in favour of Lot 6.

Carried

7.5 Resolution - Class 4 Noise Area Classification (NPC-300) Request, Cachet Developments (COU25-060)

The Interim Chief Administrative Officer / Director of Building and Planning Services provided an overview of the report and the Class 4 Noise Area Classification.

Members of Council and staff discussed the report and classification.

R2025-223

Motion by Councillor Burbach

Seconded by Councillor Wordofa

THAT Tanner Kyle, Willms & Shier Environmental Lawyers LLP be heard;

AND THAT the letter from Marcus Gagliardi, Senior Land Development Manager, Cachet Homes, dated May 26, 2025, be received for information.

Carried

Tanner Kyle, Articling Student with Willms & Shier Environmental Lawyers LLP, advised Cooper Standard was in support of the Class 4 Noise Area Classification.

The health implications of the Class 4 Noise Area Classification were discussed.

R2025-224

Motion by Councillor Nijjar

Seconded by Councillor Beatty

THAT City Council classify the lands legally described as Lots 1 through 10, and 28 through 34, as well as Blocks 86, 87, 88, 113 and 116, on Registered Plan 44M-101, and as per Draft Plan Approval Application File No. 31T21-003, as a Class 4 Noise Area pursuant to Publication NPC-300 (Ministry of Environment and Climate Change Environment Noise Guideline- Stationary and Transportation Sources - Approval and Planning);

AND THAT City Council direct the City Clerk, or their designate, to forward a copy of the City Council resolution to the Ministry of Environment Conservation and Parks.

Carried

7.6 Resolution - Appointment to the Stratford Economic Enterprise Development Corporation Board of Directors (COU25-067)

R2025-225

Motion by Councillor Biehn

Seconded by Councillor McCabe

THAT John Wilkinson, representing the member of the public, be appointed to the Stratford Economic Enterprise Development

Corporation Board of Directors for a three-year term to June 2028, with an option to extend for an additional two year term, or until a successor is appointed by Council.

Carried

7.7 Resolution - To Supply and Deliver One Tandem Dump Truck (COU25-055)

R2025-226

Motion by Councillor Hunter

Seconded by Councillor Nijjar

THAT the quote for the supply and delivery of a new Mack Tandem Dump Truck be awarded to Vision Truck Group of Cambridge Ontario at a total cost of \$265,997.48, including HST.

Carried

7.8 Resolution - Dufferin Lions Arena Metal Roof Coating – Tender Award (COU25-061)

R2025-227

Motion by Councillor Beatty

Seconded by Councillor Wordofa

THAT the Tender for the supply and installation of the coating for the metal roofing system for the Dufferin Lions Arena, be awarded to Riverside Roofing Inc. at a total cost of \$268,829.26, including HST;

THAT Facilities Capital Reserve Fund R-R11-FACI be used to provide the funding required;

AND THAT if additional work is required, subject to approval by the Director of Community Services, an additional contingency be authorized to fund any potential issues that are not within the approved scope of work from Facilities Capital Reserve Fund R-R11-FACI and in accordance with Policy F.1.15 Capital Budget Authorization for Expenditures.

Carried

7.9 Resolution - T-2025-09 Erie Street Multi-Use Trail Tender Award (COU25-062)

R2025-228

Motion by Councillor Burbach

Seconded by Councillor Nijjar

THAT the Tender (T-2025-09) for the Erie Street Multi-Use Trail Reconstruction Contract be awarded to Armstrong Paving and Materials Group Ltd. at a total tender price of \$587,162.26, including HST;

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

The inclusion and location of a sidewalk and improving infrastructure to address safety were discussed.

Mayor Ritsma called the question on the motion.

Carried

7.10 Resolution - Stratford Rotary Club 28th Dragon Boat Festival Municipal Significance Request

The Stratford Rotary Club requested designation of the 28th Dragon Boat Festival to be held September 13, 2025 at Lower Queen's Park and Tom Patterson Island as a municipally significant event for the purpose of obtaining a liquor licence.

The Building Division, Community Services Division, Huron Perth Public Health and Stratford Police Services advised they had no concerns with the event.

Fire Prevention Services provided the following comments:

- A LLBO Special Occasions Permit/ Inspection will be required.
- A site plan is required to be provided for the event.
- If food trucks will be on site, vendors must submit a copy of their most recent fire safety certificates (hood suppression/ fire extinguisher) for review.

- An emergency lane with a minimum width of 6 metres must be maintained at all times.

R2025-229

Motion by Councillor Biehn

Seconded by Councillor Briscoe

THAT City Council hereby designates the 28th Dragon Boat Festival to be held September 13, 2025, at Lower Queen's Park between Front Street and Queen Street and Tom Patterson Island as having municipal significance for the purpose of obtaining liquor licences from the AGCO, subject to the necessary permits being obtained, compliance with the City's Municipal Alcohol Risk Policy, compliance with the conditions outlined by the Fire Department and adhered to at all times during the event, and the required certificates of insurance being provided prior to the event.

Carried

7.11 Proclamation - Stratford Summer Music Week

R2025-230

Motion by Councillor Burbach

Seconded by Councillor McCabe

THAT Stratford City Council hereby proclaims July 17-20, 2025 as Stratford Summer Music Week in celebration of the 25th anniversary of the event and in recognition of the vision to nurture, celebrate and grow music in Stratford and beyond and to be recognized as stewards of musical excellence.

Carried

8. Business for Which Previous Notice Has Been Given:

None noted.

9. Reports of the Standing Committees:

9.1 Report of the Finance and Labour Relations Committee:

R2025-231

Motion by Councillor Hunter

Seconded by Councillor Nijjar

THAT the Report of the Finance and Labour Relations Committee dated May 27, 2025 be adopted as printed.

Carried

9.1.1 Preliminary 2024 Year-End Results (FIN25-011)

THAT the report titled, "Preliminary 2024 Year-End Results" (FIN25-011) dated April 22, 2025, be received for information.

9.2 Report of the Infrastructure, Transportation and Safety Committee:

R2025-232

Motion by Councillor McCabe

Seconded by Councillor Burbach

THAT the Report of the Infrastructure, Transportation and Safety Committee dated May 27, 2025 be adopted as printed.

Carried

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

9.2.1 O'Loane Trunk Sanitary Sewer Extension Project – Open House and Recommendations (ITS25-008)

THAT the report titled, "O'Loane Trunk Sanitary Sewer Extension Project – Open House and Recommendations" (ITS25-008), be received for information;

THAT the design as presented to the public during the Open House on Engage Stratford be accepted;

THAT staff be authorized to proceed with construction tendering;

AND THAT the borrowing for the required amounts be authorized and structured as an internal loan from other existing Development Charges to be repaid by future development charges collected.

10. Notice of Intent:

None noted.

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:

R2025-233

Motion by Councillor Biehn

Seconded by Councillor McCabe

THAT By-laws 59-2025 to 66-2025 be taken collectively.

Carried unanimously

R2025-234

Motion by Councillor Burbach

Seconded by Councillor Briscoe

THAT By-laws 59-2025 to 66-2025 be read a First and Second Time.

Carried two thirds support

R2025-235

Motion by Councillor Nijjar

Seconded by Councillor Beatty

THAT By-laws 59-2025 to 66-2025 be read a Third Time and Finally Passed.

Carried

11.1 Acceptance of a Proposal for the Supply and Delivery of a Mack Tandem Dump Truck - By-law 59-2025

To authorize the acceptance of a proposal from Vision Truck Group of Cambridge Ontario for the supply and delivery of a new Mack Tandem Dump Truck.

11.2 Award Tender for the Dufferin Lions Arena Metal Roof Coating Project - By-law 60-2025

To authorize the acceptance of a tender from Riverside Roofing Inc. for the supply and installation of the coating for the metal roofing system for the Dufferin Lions Arena.

11.3 Award Tender for the Erie Street Multi-Use Trail Reconstruction Contract - By-law 61-2025

To authorize the acceptance of a tender from Armstrong Paving and Materials Group Ltd. for the Erie Street Multi-Use Trail Reconstruction Contract (T-2025-09).

11.4 Appoint Park Patrollers - By-law 62-2025

To amend By-law 60-2003 as amended, to appoint Park Patrollers for 2025.

11.5 Part Lot Control Exemption for 3-51 Ford Drive - By-law 63-2025

To exempt Lots 56, 57, 58, 59, 60, 61, 62 and 63, Registered Plan 44M-96, City of Stratford from the provisions of part-lot control for a period of one (1) year for the purpose of conveying semi-detached dwelling units to individual owners.

11.6 Part Lot Control Exemption for 4, 5, 6 Worsley Street - By-law 64-2025

To exempt certain lands from Part Lot Control being Lots 4, 5 and 6 on Registered Plan 44M-91, in the City of Stratford, County of Perth, for establishing easements for a retaining wall, sanitary sewers and storm drainage.

11.7 Appointment to the SEEDCo./investStratford Board of Directors - By-law 65-2025

To amend By-law 4-2023, as amended, to make an appointment to the Stratford Economic Enterprise Development Corporation Board of Directors.

11.8 Zoning By-law Amendment - Z01-25 - 963 O'Loane Avenue - By-law 66-2025

To amend Zoning By-law 10-2022 as amended, with respect to Zoning By-law Amendment Z01-25 – 963 O'Loane Avenue, to rezone all of Part Lot 1, Plan 93 Stratford, as in R229679.

12. Consent Agenda: CA-2025-061 to CA-2025-069

12.1 CA-2025-069

R2025-236

Motion by Councillor McCabe

Seconded by Councillor Burbach

THAT CA-2025-069, being a resolution from the Town of Shelbourne regarding Responsible Growth and Opposition to Elements of Bill 5, be endorsed.

A member requested that staff look into Indigenous Partners to see what information they have put forward and are calling for. The City Clerk confirmed staff would review.

Members discussed the proposed Bill 5.

Mayor Ritsma called the question on the motion.

Carried

13. New Business:

13.1 Strong Mayor Powers Charter Challenge

R2025-237

Motion by Councillor Hunter

Seconded by Councillor Nijjar

THAT Staff be directed to prepare a report in conjunction with the City Solicitor on the possibility of mounting a charter challenge to the Strong Mayor Powers.

Carried

13.2 Stratford Festival Opening Week

Mayor Ritsma extended congratulations to the Stratford Festival on their 2025 opening week.

13.3 Tom Patterson Bridge

R2025-238

Motion by Councillor Biehn

Seconded by Councillor Burbach

THAT the request to replace the bridge to Tom Patterson Island with an accessible bridge that satisfies the City's Facilities Accessibility Design Manual, Section 4.5.2 Outdoor Recreational Facilities, be referred to staff for review and to prepare a report for consideration.

Carried

14. Adjournment to Standing Committees:

The next Regular Council meeting is June 9, 2025 in the Council Chamber, City Hall.

R2025-239

Motion by Councillor Burbach

Seconded by Councillor Biehn

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

- **Social Services Committee [7:05 or thereafter following the Regular Council meeting]; and**

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 May 27, 2025 with respect to the following Items and re-stated at the reconvene portion of the Council meeting:

Name, Item and General Nature of Pecuniary Interest

No disclosures of pecuniary interest were made by a member at the May 25, 2025 Council Reconvene meeting.

15.2 Reading of the Confirmatory By-law:

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

By-law 11.9 Confirmatory By-law 67-2025

To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on May 27, 2025.

R2025-240

Motion by Councillor Hunter

Seconded by Councillor Burbach

THAT By-law 67-2025 be read a First and Second Time.

Carried two-thirds support

R2025-241

Motion by Councillor Briscoe

Seconded by Councillor Biehn

THAT By-law 67-2025 be read a Third Time and Finally Passed.

Carried

15.3 Adjournment of Council Meeting

R2025-242

Motion by Councillor Beatty

Seconded by Councillor Burbach

THAT the May 27, 2025 Regular Council meeting adjourn.

Carried

Meeting Start Time: 7:00 P.M.

Meeting End Time: 8:39 P.M.

Reconvene Meeting Start Time: 8:46 P.M.

Reconvene Meeting End Time: 8:47 P.M.

Mayor - Martin Ritsma

Clerk - Tatiana Dafoe



MANAGEMENT REPORT

Date: June 9, 2025
To: Stratford City Council
From: Tatiana Dafoe, City Clerk
Report Number: COU25-069
Attachments: None

Title: Proposed Disposition and Sale of City-Owned Land at 161 East Gore Street

Objective: To seek Council approval to declare as surplus and to dispose of city-owned land at 161 East Gore Street, Stratford for the proposed development of 6 semi-detached dwellings each containing 3 units to be developed. Of these, 8 would be affordable housing units, maintained for 40 years and managed by Pol Quality Homes.

Background: At the May 27, 2025, Regular meeting, Council adopted the following resolution:

THAT Council direct the investStratford Housing Specialist, in consultation with staff, to initiate a 90-day negotiation period with Pol Quality Homes as the Preferred Proponent for the development of affordable and mixed market housing at 161 East Gore Street and 38 Coriano Street;

THAT Council direct the City Clerk to issue Notice of Intent to Declare the subject lands at 161 East Gore Street and 38 Coriano Street as surplus to the needs of The Corporation of the City of Stratford, in accordance with Policy P.1.3 - Sale and Other Disposition of Land;

THAT, subject to completion of the required notice and surplus declaration process, the method of disposal be by direct sale to Pol Quality Homes, with the final negotiated terms to be brought forward by the Executive Director of investStratford and the Chief Administrative Officer, or their designates, for Council's consideration and approval;

AND THAT, subject to completion of the required notice and surplus declaration process, Council direct the investStratford Housing specialist, in consultation with staff, to initiate the necessary processes, including

preparation of a Reference Plan, to facilitate the proposed development of the lands.

The City owns this property which is approximately .24 hectares (0.59 acres). This property is currently designated a Residentially Zoned R2(1) Area. The lands are under consideration as being surplus and for disposal by direct negotiation and sale to Pol Quality Homes for the proposed development of 6 semi-detached dwellings each containing 3 units to be developed. Of these, 8 would be affordable housing units, maintained for 40 years and managed by Pol Quality Homes.

Analysis: In accordance with Policy P.3.1 – Sale and Other Disposition of Land, there are requirements for Council to declare the Land to be surplus to the needs of the City and to determine the method of disposal at a meeting open to the public.

The sale of the surplus land is subject to Council approval.

Notice under the Policy was provided on the City's website on May 30, 2025, as well as in the Town Crier of the local newspaper on May 31, 2025.

If Council declares the land to be surplus and determines the method of disposal, next steps will be to prepare a further report for Council's consideration on the sale of the property following completion of negotiations.

Financial Implications:

Financial impact to current year operating budget:

There is no direct impact on the 2025 operating budget with respect to declaring the Land as surplus and disposing of the surplus Land by Council.

Financial impact on future year operating budget:

No known impacts on future years have been identified at this time.

Link to asset management plan and strategy:

Disposition of the City-owned asset will result in removal of the asset from the City's asset inventory, and any future asset obligations associated with the parcel.

Legal considerations:

Legal counsel will be involved in the disposition of the Land, subject to approval by Council.

Insurance considerations:

The proposed disposal of this land does not have any insurance considerations to the City.

Alignment with Strategic Priorities:

Build Housing Stability

This report aligns with this priority as the disposition of this land, if approved, will result in the development of 6 semi-detached dwellings each containing 3 units to be developed. Of these, 8 would be affordable housing units, maintained for 40 years and managed by Pol Quality Homes.

Alignment with One Planet Principles:

Equity and Local Economy

Creating safe, equitable places to live and work which support local prosperity and international fair trade.

Culture and Community

Nurturing local identity and heritage, empowering communities and promoting a culture of sustainable living.

Staff Recommendation: THAT City Council hereby declare Plan 121, Lots 1, 2, 3 PT Lane Closed PT Whitney St Closed As RP 44R-2154 Parts 1, 2, being PIN 53103-0045, municipally described as 161 East Gore Street, City of Stratford, County of Perth, Province of Ontario, to be surplus to the needs of The Corporation of the City of Stratford;

THAT the method of disposal of the surplus land be by direct negotiation and sale to Pol Quality Homes;

AND THAT Staff be directed to prepare a further report regarding the sale for Council's consideration.

Prepared by: Tatiana Dafoe, City Clerk

Recommended by: Karmen Krueger, CPA, CA, Director of Corporate Services
Adam Betteridge, Interim Chief Administrative Officer



MANAGEMENT REPORT

Date: June 9, 2025
To: Stratford City Council
From: Tatiana Dafoe, City Clerk
Report Number: COU25-070
Attachments: None

Title: Proposed Disposition and Sale of City-Owned Land at 38 Coriano Street

Objective: To seek Council approval to declare as surplus and to dispose of city-owned land at 38 Coriano Street, Stratford for the proposed development of 9 units, in 3 triplexes on severed lots, all at market rates.

Background: At the May 27, 2025, Regular meeting, Council adopted the following resolution:

THAT Council direct the investStratford Housing Specialist, in consultation with staff, to initiate a 90-day negotiation period with Pol Quality Homes as the Preferred Proponent for the development of affordable and mixed market housing at 161 East Gore Street and 38 Coriano Street;

THAT Council direct the City Clerk to issue Notice of Intent to Declare the subject lands at 161 East Gore Street and 38 Coriano Street as surplus to the needs of The Corporation of the City of Stratford, in accordance with Policy P.1.3 - Sale and Other Disposition of Land;

THAT, subject to completion of the required notice and surplus declaration process, the method of disposal be by direct sale to Pol Quality Homes, with the final negotiated terms to be brought forward by the Executive Director of investStratford and the Chief Administrative Officer, or their designates, for Council's consideration and approval;

AND THAT, subject to completion of the required notice and surplus declaration process, Council direct the investStratford Housing specialist, in consultation with staff, to initiate the necessary processes, including preparation of a Reference Plan, to facilitate the proposed development of the lands.

The City owns this property which is approximately .15 hectares. This property is currently designated a Residentially Zoned R1(4) Area. The lands are under consideration as being surplus and for disposal by direct negotiation and sale to Pol Quality Homes for the development of 9 units, in 3 triplexes on severed lots, all at market rates.

Analysis: In accordance with Policy P.3.1 – Sale and Other Disposition of Land, there are requirements for Council to declare the Land to be surplus to the needs of the City and to determine the method of disposal at a meeting open to the public.

The sale of the surplus land is subject to Council approval.

Notice under the Policy was provided on the City's website on May 30, 2025 as well as in the Town Crier of the local newspaper on May 31, 2025.

If Council declares the land to be surplus and determines the method of disposal, next steps will be to prepare a further report for Council's consideration on the sale of the property following completion of negotiations.

Financial Implications:

Financial impact to current year operating budget:

There is no direct impact on the 2025 operating budget with respect to declaring the Land as surplus and disposing of the surplus Land by Council.

Financial impact on future year operating budget:

Financial impacts for future use of this surplus land will be included in a future report.

Link to asset management plan and strategy:

Disposition of the City-owned asset will result in removal of the asset from the City's asset inventory, and any future asset obligations associated with the parcel.

Legal considerations:

Legal counsel will be involved in the disposition of the Land, subject to approval by Council.

Insurance considerations:

The proposed disposal of this land does not add risk to the City's insurance coverage.

Alignment with Strategic Priorities:

Build Housing Stability

This report aligns with this priority as the disposition of this land, if approved, will result in the development of 9 units, in 3 triplexes on severed lots, all at market rates.

Alignment with One Planet Principles:

Equity and Local Economy

Creating safe, equitable places to live and work which support local prosperity and international fair trade.

Culture and Community

Nurturing local identity and heritage, empowering communities and promoting a culture of sustainable living.

Staff Recommendation: THAT City Council hereby declare Plan 140 BLK BB PT BLK T, as in R159519, City of Stratford, Perth County, Province of Ontario, PIN 53157-0143 (LT), being city-owned land known municipally as 38 Coriano Street, to be surplus to the needs of The Corporation of the City of Stratford;

AND THAT the method of disposal of the surplus land be by direct negotiation and sale to Pol Quality Homes.

Prepared by: Tatiana Dafoe, City Clerk

Recommended by: Karmen Krueger, CPA, CA, Director of Corporate Services
Adam Betteridge, Interim Chief Administrative Officer



MANAGEMENT REPORT

Date: June 9, 2025
To: Mayor and Council
From: Nathan Bottema, Project Engineer
Report Number: COU25-068
Attachments: T-2025-38 Bid Summary

Title: T-2025-38 Asphalt Resurfacing Tender Award

Objective: To obtain Council approval to accept the lowest bid from GIP Paving Inc. of \$2,088,692.00 including HST, for the Asphalt Resurfacing Contract T-2025-38 and to propose additional resurfacing work for Council consideration.

Background: The Asphalt Resurfacing project scope of work for 2025 includes partial or full depth asphalt replacement of Willow Street from Canterbury Avenue to Devon Street (1.2 km), Downie Street from Lorne Avenue East to the CN Rail Crossing (1.3 km), Regent Street from Front Street to King Street (0.56 km) and Britannia Street from the Churchill Circle to Mornington Street (0.5 km). The road pavement quality was assessed in 2022 as being in poor to very poor condition. The storm sewers, sanitary sewers and watermain on Willow St., Regent St. and Britannia St., are in acceptable condition. The municipal mains on Downie Street are aged but operating well, and the 10-year forecast does not identify improvements for Downie Street.

The Asphalt Resurfacing tender was posted on the City website Bid Opportunity page and on Bids and Tenders on April 25, 2025. The tender closed on May 16, 2025.

Analysis: There was a total of twenty-one (21) contractors that picked up plans for the project, with six (6) submitting official bids. The lowest qualified bid of \$2,088,692.00 including HST was submitted by GIP Paving Inc. The submission was reviewed, and their experience and references were checked with positive results. The Contractor has successfully completed projects of similar scope in the City. The GIP Paving Inc. bid of \$2,088,692.00 is \$1,880,931.84 after the HST rebate.

The 2025 capital budget was approved for \$2,050,000.00 for asphalt resurfacing and annual crack sealing activities, funded from Canada Community-Building Fund (CCBF, formally known as the Federal Gas Tax) and existing reserve funds.

The estimated total project costs for this tender award are:

Construction Contract (after HST rebate)	\$	\$1,880,931.84
Geotechnical fees (estimated)	\$	20,000.00
Total	\$	1,900,931.84

Additional Scope:

Due to the competitive pricing received through this tender and the Erie Street Multi-Use Trail Reconstruction Tender (COU25-062) recently awarded by Council, staff have identified budgeted, but unutilized reserves that could be considered to perform additional road work. There is \$170,000 available plus \$621,000 from the Erie St project, that if approved would allow for additional resurfacing to proceed in 2025.

Delamere Street, between Mornington Street and Romeo Street, is collector street with a very poor pavement quality rating and has been identified as an ideal candidate for consideration which was planned for 2026.

Waterloo Street north of Ontario Street and Downie Street north of the rail line were also evaluated; however, the presence of bricks in the road base adds complexity to the design and replacement process. As a result, these sections are proposed for replacement in 2026.

Staff asked GIP Paving Inc. whether they would consider extending the project to include Delamere Avenue at the supplied tender rates. GIP Paving Inc. has confirmed their availability to undertake this additional work, with a total cost of \$591,073.06, including HST or \$532,279.60 after the HST rebate, just slightly less than the identified underbudgeted projects above.

Staff recommend that council authorize the additional scope of work for a total project cost of \$2,679,765.06 or \$2,413,211.84 after the HST rebate:

Revised total project costs for this tender award are:

Construction Contract (after HST rebate)	\$	\$1,880,931.84
Geotechnical fees (estimated)	\$	20,000.00
Delamere Avenue (after HST rebate)	\$	512,280
Total	\$	2,413,211.84

Funding as follows:

CCBF	\$	1,750,000	R-R11-RFED
Wastewater Reserve	\$	100,000	R-R11-WWTR
Water Reserve	\$	100,000	R-R11-WATR
Storm Reserve	\$	100,000	R-R11-STRM
Public Works Reserve	\$	363,211	R-R11-PWCA
Total	\$	2,413,211	

The total award still leaves approximately \$271,000 which will allow for the crack sealing tender that is forthcoming, and which has historically been approximately \$60,000. Any remaining funds will be retained in reserves for future capital projects.

Very competitive pricing in 2025 has presented an opportunity to reduce the backlog of work with no impact to the 2025 approved investment levels.

Financial impact to current year operating budget:

There are no anticipated impacts if the project is approved to proceed to construction currently as funding is available in existing reserve funds.

Financial impact on future year operating budget:

There would be reduced annual operating and maintenance costs in future years. The new road surface would not need as much maintenance (pothole repair, crack sealing, patching) and would be in good condition for many years.

Link to Asset Management: Being able to complete an additional section of road that is identified in poor condition will have a positive impact on the asset management plan and infrastructure deficit by improving the overall condition profiles and extending the useful lives of the road segments. Completing the work in 2025, will allow funds in 2026 to be directed to the next highest priorities.

Alignment with Strategic Priorities:

Mobility, Accessibility and Design Excellence

Improving ways to get around, to and from Stratford by public transit, active transportation, and private vehicle.

Developing our Resources

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

Alignment with One Planet Principles:

Equity and Local Economy

Creating safe, equitable places to live and work which support local prosperity and international fair trade.

Staff Recommendation: THAT the Tender (T-2025-38) and additional scope of work for the Asphalt Resurfacing 2025 Contract be awarded to GIP Paving Inc. at a total tender price of \$2,679,765.06, including HST;

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

Prepared by: Nathan Bottema, Project Manager

Recommended by: Taylor Crinklaw, Director of Infrastructure
Adam Betteridge, Interim Chief Administrative Officer

T-2025-38

Asphalt Resurfacing

Closing Date: June 7, 2024

Submission Summary

<u>Vendor</u>	<u>City/Province</u>	<u>Submission Name</u>	<u>Bid Submission</u>
GIP Paving Inc.	Petersburg, Ontario	Submission 1	\$2,088,692.00
Steve Smith Construction Corporation	Stratford, Ontario	Submission 1	\$2,104,272.98
Cox Construction Limited	Guelph, Ontario	Submission 1	\$2,292,874.66
Steed and Evans Limited	St. Jacobs, Ontario	Submission 1	\$2,384,300.00
Dufferin Construction Company, A division of CRH Canada Group Inc.	London, Ontario	Submission 1	\$2,439,098.39
Armstrong Paving and Materials Group Ltd.	St. Marys, Ontario	Submission 1	\$2,781,366.8



MANAGEMENT REPORT

Date: June 9, 2025
To: Mayor and Council
From: Nathan Bottema, Project Engineer
Report Number: COU25-071
Attachments: T2025-33 Bid Summary

Title: T2025-33 Bridge and Culvert Repairs Contract Tender Award

Objective: To obtain Council approval to accept the lowest bid from A2Z Civil 2608558 Ontario Limited of \$786,199.47 including HST, for the Bridge and Culvert Repairs Contract T-2025-33.

Background: The legislated bi-annual visual inspection (2023 OSIM) identified Structures 02-CU-02 and 01-FB-03 as needing repairs within a 1-to-5-year period, to provide additional service life.

Structure 02-CU-02 is a culvert located on Delamere Avenue, 100 metres east of James Street, crossing the Idington Creek. The structure is a rectangular concrete culvert with a span of 2.45 meters and retaining walls at both ends. It has an overall length of 19.5 meters and was built in 1958. The 2023 OSIM report recommends patch repairs to isolated locations of the concrete abutments, and erosion protection at both ends of the structure. Previous attempts to provide erosion protection have washed down stream and are to be removed. Once this culvert is completed, the surface portion of the work will be completed within the asphalt tender award that covered this segment of road.

Structure 01-FB-03 is a 13.5m span pedestrian footbridge in TJ Dolan Natural Area. The steel beam bridge is supported by concrete abutments and a wood pile system at each end to support fill. The 2023 OSIM report recommends erosion protection at each abutment and hand railing improvements.

Both structures are in an area regulated by the Upper Thames River Conservation Authority (UTRCA) and permits are required from UTRCA and the Fisheries and Oceans Canada (DFO). In-water construction timing windows also apply to this project.

The City engaged B.M. Ross and Associates Limited (BM Ross) in November 2024 to develop the design, contract specifications and detailed estimate. This structural

engineering consulting firm has been retained to provide construction contract administration and inspection.

The tender was posted on the City website Bid Opportunity page and in the Bids and Tender public forum on April 24, 2025. The tender closed on May 15, 2025.

Analysis: There were a total of twenty-five registered bidders for the project, with four submitting official bids. The lowest qualified bid of \$174,539.80 including HST was provided by A2Z Civil 2608558 Ontario Limited. The submission was reviewed, and their experience and references were checked with positive results. The A2Z Civil 2608558 Ontario Limited bid of \$174,539.80 is \$157,178.50 after the HST Partial Rebate.

The estimated total project costs are:

Construction Contract (after HST rebate)	\$	157,178.50
Consultant fees (incl. contract admin)	\$	46,000.00
Geotechnical & Material Testing fees (estimated)	\$	5,000.00
Total	\$	208,178.50

The 2025 capital budget contains a total of \$900,000 for Bridge Improvements to be funded by Federal Gas Tax (R-R-11-RFED).

The unspent budget is intended for a second bridge maintenance contract planned for 2025. This tender award recommendation will be forthcoming to an upcoming Council meeting.

Financial impact to current year operating budget:

There are no anticipated impacts if the project is approved to proceed to construction at this time as funding is available.

Financial impact on future year operating budget: The eventual capital replacement work would result in decreased annual operating and maintenance cost in future years once the bridge structures are repaired.

Link to asset management plan and strategy:

This project represents a rehabilitation of an existing asset identified in the asset management plan. The planned actions will extend the useful life of the current infrastructure by an estimated 25 years. Asset replacement and significant rehabilitation activities that extend the useful life are planned for based on remaining estimated useful life. The adjustment to the asset management plan will impact future capital planning forecasts and funding strategies will be updated accordingly.

Alignment with Strategic Priorities:

Enhance our Infrastructure

This report aligns with this priority as the new asset will maintain the longevity and safety of a critical transportation route.

Mobility, Accessibility and Design Excellence

Improving ways to get around, to and from Stratford by public transit, active transportation, and private vehicle.

Developing our Resources

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

Alignment with One Planet Principles:

Equity and Local Economy

Creating safe, equitable places to live and work which support local prosperity and international fair trade.

Land and Nature

Protecting and restoring land for the benefit of people and wildlife.

Travel and Transport

Reducing the need to travel, encouraging walking, cycling and low carbon transport.

Staff Recommendation: THAT the tender (T-2025-33) for the Bridge and Culvert Repairs Contract be awarded to A2Z Civil 2608558 Ontario Limited, at a total tender price of \$174,539.80, including HST;

AND THAT the Mayor and Clerk, or their respective delegates, be authorized to sign the necessary Contract Agreement for construction contract T-2025-33.

Prepared by: Nathan Bottema, Project Engineer

Recommended by: Taylor Crinklaw, Director of Infrastructure
Adam Betteridge, Interim Chief Administrative Officer

T-2025-33

Bridge & Culvert Repairs (Structures 01-FB-03, 02-CU-02)

Closing Date: May 15, 2025

Submission Summary

<u>Vendor</u>	<u>City/Province</u>	<u>Submission Name</u>	<u>Bid Submission</u>
A2Z Civil 2608558 Ontario Limited Prince	Edward County, Ontario	Submission 1	\$174,539.80
AJN Builders Inc.	Seaforth, Ontario	Submission 1	\$211,931.50
VanDriel Excavating Inc.	Clinton, Ontario	Submission 1	\$224,162.46
Vasq Ltd.	Guelph, ON	Submission 1	\$306,881.4



MANAGEMENT REPORT

Date: June 9, 2025
To: Mayor and Council
From: Brent Raycraft, Supervisor of Fleet
Report Number: COU25-072
Attachments: None

Title: To Supply and Deliver Wheel Loader with a Plow and Snow Blower Attachments

Objective: To obtain approval to award one Wheel Loader with a plow and blower Attachments to Wille North America Inc. from Stittsville Ontario.

Background: The City of Stratford participates from time to time in procurement programs that are conducted by cooperative buying groups. The Canoe Procurement Group of Canada is a buying group through the Local Authority Service (LAS) and Association of Municipalities of Ontario (AMO) that helps municipalities purchase products and services that they regularly use at preferential pricing. Under the Canoe Procurement Group, municipalities can access high-quality, competitively priced good and services without having to formally issue tenders or RFPs themselves, as LAS has done much of the vetting.

The 2025 Budget included approval to proceed with acquiring a Wheel Loader equipped with plow and snow blower attachments (D.7.11, D.7.12), replacing the 2006 John Deere Tractor and its attachments along with the 2005 RPM snow blower.

Five potential suppliers were contacted using the Canoe Procurement Group of Canada and three responses were received. Wille North America Inc. from Stittsville was identified as providing the only complete package meeting the specified requirements for the attachments needed.

Staff received submissions from the following companies:

- Caterpillar
- Willie North America Inc.
- Case/Delta Equipment.

Analysis: As the City of Stratford progresses toward achieving its Climate Change emissions targets, this Wheel Loader features the latest emissions technology, along with a hydraulic snow blower unit that integrates with the Wheel Loader, eliminating the need for a separate diesel engine like the current blower. This acquisition would enhance the current fleet of heavy equipment and bolster the City's capacity for winter maintenance to meet the operational demands of multiple departments. The addition of a plow unit, coupled with the capacity to clear snow from the downtown core, streets, and large snowbanks using the blower attachment, improving safety and reducing liability for the City.

Financial Implications:

Financial impact to current year operating budget:

The 2025 budget was approved for the expenditure of \$420,000 for the loader and plow and \$98,000 for the snow blower, for a total of \$518,000.00, funded from the Fleet Reserve Fund (R-R11-FLET). The actual spend is \$488,363.96 excluding HST, which equates to \$496,666.15 with non-recoverable HST. Any unspent amounts remain in the fleet reserve for future use.

Financial impact on future year operating budget:

Future years will include preventative maintenance service only of an estimated \$19,000, once manufacturers warranty has expired.

Link to asset management plan and strategy:

Based on the estimated future timing and replacements cost of this system, there should be an annual impact on future year operating budgets of approximately \$35,000. This is captured during the budget process, in the transfers to capital reserves to set aside funds for the eventual replacement with a useful lifecycle of 15 years and does not represent an incremental increase to the tax levy.

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.

Alignment with One Planet Principles:

Mobility, Accessibility and Design Excellence

Improving ways to get around, to and from Stratford by public transit, active transportation and private vehicle.

Material and Products

Using materials from sustainable sources and promoting products which help people reduce consumption.

Zero Waste

Reducing consumption, reusing and recycling to achieve zero waste and zero pollution.

Zero Carbon Energy

Making buildings and manufacturing energy efficient and supplying all energy with renewables.

Staff Recommendation: THAT the supply and delivery of a new Wheel Loader with attachments, including plow and snow blower, be awarded to Willie North America Inc. of Stittsville Ontario at a total cost of \$551,851.27, including the HST.

Prepared by:	Brent Raycraft, Supervisor of Fleet
Recommended by:	Taylor Crinklaw, Director of Infrastructure
	Adam Betteridge, Interim Chief Administrative Officer



MANAGEMENT REPORT

Date: May 13, 2025
To: Social Services Sub-committee
From: Calvin Mackenzie, Research and Program Analyst
 Mandy Koroniak, Manager of Children's Services
 Kim McElroy, Director of Social Services
Report Number: SOC25-007
Attachments: Canada-Wide Early Learning and Child Care (CWELCC) System
 Priority Areas for Directed Growth 2023-2026

Title: Canada-Wide Early Learning and Child Care Implementation Update and Directed Growth Priorities

Objective: To provide Sub-committee with an update regarding implementation of the Canada-Wide Child Care (CWELCC) System and priorities for the directed growth of CWELCC spaces in Stratford, St. Marys, and Perth County.

Background: On March 28, 2022, the Province of Ontario entered into an agreement with the Government of Canada for implementation of the CWELCC System in Ontario, which was to reduce fees to an average of \$10 per day for children under the age of 6 in participating licensed childcare programs by March 2026. This information was previously shared with Council through Report SOC22-006 in April 2022.

In 2025, the maximum daily fee (or "base fee") was prescribed as \$22.00/day for all CWELCC-enrolled programs in Ontario. The Province also implemented a new Cost-Based Funding Formula, intended to provide operational funding representative of the costs of providing high-quality childcare to eligible children in Ontario.

As part of its plan to reach a provincial childcare access rate of 37%, Ontario committed to create 86,000 new CWELCC spaces (relative to 2019) by the end of 2026 and provided Service System Managers with notional targets for growth.

To support reaching this target, the Province undertook a space recalibration exercise and on March 31, 2025, shared updated growth targets for the remainder of the current CWELCC agreement, along with new information on the Early Learning and Child Care (ELCC) Infrastructure Fund. In addition, Service System Managers have been instructed to develop directed growth plans for the expansion of CWELCC spaces.

Analysis:

2025 Parent Fee Reduction and Cost-Based Funding Formula

In 2025, the maximum daily fee that may be charged in respect to an eligible child in a CWELCC-enrolled program is \$22.00/day, and the minimum fee is \$12.00/day. This is the mandatory fee (the base fee for childcare services) that that families pay to receive childcare. Information about any further parent fee reduction towards the \$10 per day average has not yet been shared by the Province.

The new Cost-Based Funding Formula replaces the previous revenue-replacement approach. Under this new funding model, childcare programs in Ontario that are not enrolled in CWELCC and serve children under the age of 6 are no longer eligible to receive many types of direct funding, including:

- Wage Enhancement Grant (WEG) and Home Child Care Enhancement Grant (HCCG)
- Special Needs Resourcing program staff and equipment
- Childcare fee subsidy
- General Operating

At this time, 100% of eligible childcare programs in Stratford, St. Marys, and Perth County are enrolled in CWELCC, however new licensed childcare programs that do not enroll, or cannot be enrolled will be impacted by these changes. For-profit daycares are not eligible for the CWELCC funding.

A new accountability framework has additionally been implemented for administration of this funding by Service System Managers. These include the requirement to assess the eligibility of costs for cost-based funding, a third-party Direct Engagement to Report on Compliance on a sample of centres to verify the eligibility of costs and compliance with Ministry guidelines, and cost reviews by Service System Managers of a sample of centres receiving disproportionately large top-up allocations to identify potential cost reductions. This applies to the City-operated Anne Hathaway Daycare as well other supported providers in our area.

Updated CWELCC Space Targets, Allocations, and ELCC Infrastructure Fund

In its March 31, 2025, memo to Service System Managers, Stratford was provided with updated CWELCC space targets for the period of 2024-2026.

Revised CWELCC Space Targets for the City of Stratford, March 31, 2025

Type of Setting	2024	2025	2026	Total
School-based	49	88	0	137
Community-based	0	120	204	324
Total	49	208	204	461

The revised CWELCC space targets represent a reduction of 108 spaces in total for the 5-year period of the current CWELCC agreement.

The Ministry has indicated that 100% of any growth should be not-for-profit. 235 of the 461 total spaces have been committed to previously approved licensed childcare expansions. Priority areas for growth are included in the attached report, City of Stratford Canada-Wide Early Learning and Child Care (CWELCC) Priority Areas for Growth 2023-2026.

Four municipalities have been identified as priority areas: North Perth, Perth East, Perth South, and Stratford. These municipalities were prioritized based on low current access rates, low numbers of infant spaces, and a high proportion of the total number of children aged 0-5.

New allocations under the Early Learning and Child Care (ELCC) Infrastructure Fund were also shared. This fund supports infrastructure projects with a goal of increasing inclusion in childcare for underserved communities. Eligible projects are for spaces that are centre-based, community-based, provided by a not-for-profit operator or directly operated by a Service System Manager, and approved for enrolment in CWELCC. In 2025, Stratford was provided with an allocation of \$1,619,188.

Stratford's 2025 Child Care Allocations have been accordingly revised as follows:

Allocation	Initial 2025	Revised January 2025	Variance
Cost-Based Allocation	\$19,623,924	\$15,983,381	(\$3,640,543)
Start-up Grants	\$2,781,900	\$421,208	(\$2,360,692)
ELCC Infrastructure Fund	-	\$1,619,188	\$1,619,188
Administration	\$399,046	\$384,030	(\$15,016)

Financial Implications:

Financial impact to current year operating budget:

The 2025 Social Services operating budget was estimated not knowing either the initial nor revised figures provided by the province, so the 2025 budgets estimates were based on 2024. Therefore, the revised Child Care Allocation does not impact the required municipal contribution for 2025, and Children's Services is working to manage the reduction to the Administration allocation within the remaining budget.

Financial impact on future year operating budget:

The Ministry of Education has not yet provided information on future funding plans, therefore impacts to operating budgets in 2026 and beyond are unknown currently.

Alignment with Strategic Priorities:**Work Together For Greater Impact**

This report aligns with this priority as the Children's Services Division works with community-based childcare operators to plan for and provide funding to support the expansion of affordable, high-quality licensed childcare in Stratford, St. Marys, and Perth County.

Alignment with One Planet Principles:**Health and Happiness**

Encouraging active, social, meaningful lives to promote good health and wellbeing.

Equity and Local Economy

Creating safe, equitable places to live and work which support local prosperity and international fair trade.

Staff Recommendation: THAT the report titled, "Canada-Wide Early Learning and Child Care Implementation Update and Directed Growth Priorities" (SOC25-007), be received for information.

Prepared by:

Mandy Koroniak, Manager of Children's Services

Recommended by:

Kim McElroy, Director of Social Services

Adam Betteridge, Interim Chief Administrative Officer



Canada-Wide Early Learning and Child Care (CWELCC) System Priority Areas for Directed Growth 2023-2026

Introduction

The Canada-Wide Early Learning and Child Care (CWELCC) System has an ambitious goal to add an additional 53,000 licensed child care spaces in Ontario between the years 2023 and 2026. This goal is directly related to Ontario's target to increase the access rate to licensed child care for children age 0-5 to 37% by 2026. This equates to one affordable child care space for every 2.7 children aged 0-5 in Ontario.

The Ministry of Education has provided the City of Stratford, as the Consolidated Municipal Service Manager (CMSM) for Stratford, St. Marys, and Perth County, with a CWELCC space allocation target, which requires the City of Stratford to determine priority areas for the creation of new licensed child care spaces to be enrolled into the CWELCC System.

CWELCC Space Allocation for City of Stratford

The CWELCC space allocation for the City of Stratford, shown in Table 1, is 461 spaces for children age 0-5 from 2023 to 2026, with 100% of those spaces designated to be operated by not-for-profit child care organizations. 137 of those will be spaces located in schools and 324 of those spaces will be community-based.

Within the allocation, the City of Stratford has projected that up to 150 spaces will be realized through its home child care locations. The City of Stratford will be the lead agency responsible for planning for, and delivering, licensed home child care through its directly operated licensed home child care agency as it has the enhanced resources internally to ensure the project is delivered at a high service level standard. An additional 235 spaces have been committed to previously approved licensed child care expansions. This leaves the opportunity for at least 76 licensed centre-based child care spaces to be realized to meet the provincial target.

Table 1: Ministry of Education targets for Stratford (March 31, 2025 memo):

	2024	2025	2026	Total
School-based	49	88	0	137
Community-based	0	120	204	324
Total	49	208	204	461



Current Licensed Child Care Access Rates and Population

Supporting access to full-time licensed child care for children age 0-4, prior to school entry, is recognized as critical to supporting workforce participation. The current licensed child care access rates for these children in the City of Stratford, Town of St. Marys, Municipality of North Perth, Municipality of West Perth, Township of Perth East, and the Township of Perth South are shown in Table 2. Ontario has set a target of 37% access to licensed child care spaces for children age 0-5, which also includes the kindergarten age children, by the year 2026.

As shown in Table 2, currently no municipality has reached that target. Many gaps remain, as the total access rate across Stratford, St. Marys, and Perth County is currently just 15%.

The lowest access rate is found in Perth South, however St. Marys is found within its geography and has the highest access rate in the area, at 28.9%.

Perth East has the next lowest recorded access rate of 1.6%, followed by North Perth at 12.5%, Stratford at 21.1%, West Perth at 25.2%, and finally St. Marys at 28.9%. Overall, the age category with the lowest access rate is infants at 5%.

Table 2: Licensed Child Care Access Rates (2025)

Municipality	Infant	Toddler	Preschool	Total 0-4
North Perth	5.6%	12.2%	16.9%	12.5%
Perth East	0.0%	0.0%	3.2%	1.6%
Perth South	0.0%	0.0%	0.0%	0.0%
St. Marys	11.4%	46.2%	31.5%	28.9%
Stratford	4.4%	25.6%	29.3%	21.1%
West Perth	12.3%	22.7%	33.4%	25.2%
Total	5.0%	17.1%	20.2%	15.0%

Note: Table 2 does not include the Kindergarten age group, which is included in Ontario's target access rate as children of this age are often also served through other licensed child care age groupings.

The population of children age 0-5 in Perth County is shown in Table 3. The municipality with the largest population of children age 0-5 is Stratford with 1,855, followed by North Perth with 1,415, Perth East with 1,160, West Perth with 680, St. Marys with 680, and Perth South with 245. Although Stratford has the highest total number of children, it has the second lowest proportion of children when compared to the total population



at 5.6%. The highest proportions of children age 0-5 are found in Perth East at 9.2%, and North Perth at 9.1%.

Table 3: Population of Children in Stratford, St. Marys, and Perth County

Geography	Total Population	Total Children Age 0-5	% Age 0-5 of Total Population
Stratford	33,235	1,855	5.6%
Perth South	3,775	245	6.5%
St. Marys	7,385	365	4.9%
West Perth	9,035	680	7.5%
Perth East	12,595	1,160	9.2%
North Perth	15,540	1,415	9.1%
Total	81,565	5,735	7.0%

Priority Areas

Through its Access and Inclusion Framework, the Ministry of Education has identified that new community-based child care spaces to be enrolled in the CWELCC System must be located in areas that best support the needs of families. Children's Services has determined priority areas for Stratford, St. Marys, and Perth County based upon the data presented in this report on current access rates and the population of children age 0-5.

Four municipalities have been designated as priority areas for the directed growth of CWELCC spaces: North Perth, Perth East, Perth South, and Stratford. Each of these municipalities have access rates for children age 0-4 lower than 25% and have access rates for infants lower than 6%. In addition, Stratford, North Perth, and Perth East account for 77% of the total population of children age 0-5.

Although these municipalities have been selected as priority areas, St. Marys and West Perth may still experience growth of licensed child care spaces under CWELCC to advance towards Ontario's target of an access rate of 37%, and to support the needs of children and families in those communities.



MANAGEMENT REPORT

Date: May 13, 2025
To: Social Services Sub-committee
From: John Ritz: Supervisor of Homelessness and Housing Stability
 Kim McElroy: Director of Social Services
Report Number: SOC25-006
Attachments: Homelessness and Housing Stability Infographic

Title: Homelessness and Housing Stability Update

Objective: To inform and update Sub-committee of recent achievements and progress regarding homelessness and housing stability.

Background: The City of Stratford works collaboratively with community agencies towards a shared goal of ending homelessness. This report is intended to provide updates on recent achievements and ongoing progress on this collaborative effort. These achievements include the creation of the 3-year pilot Community Safety and Well-Being By-law Officer role, collaborations with the Perth County Mobile Integrated Health Team, the Town of St. Marys and the Municipality of North Perth, and the implementation of the Homeless Individuals and Families Information System.

Analysis: The Community Safety and Well-Being By-law Officer role was created in January 2024 as a three-year pilot, funded from federal program funding. This position is intended to be an additional resource for community members and local businesses to contact, to provide information, or to act as an alternative to the use of police. It has had a positive impact on the community and its citizens using education and diversion, resulting in 52 diversions from formal enforcement.

The continuation of the Community Paramedic Program in partnership with the Perth County Mobile Integrated Health Team has been a success across the service area and has had over 420 individuals supported. This program is a collaborative effort between organizations to provide health-based outreach supports and system navigation tools to under-resourced and vulnerable populations. Additional services offered through the program include medication reviews, providing food resources through local partnerships, collaborating with the Unattached Care Clinic to refer individuals to a family doctor, as well as referring and working collaboratively with community partners and organizations to ensure they are connected to the appropriate supports.

The introduction of the Community Developer roles in St. Marys and North Perth has helped to support local needs and assist with system navigation. These positions provide local support and increase community programming. In 2024, they served over 140 unique households.

In addition to new positions and partnerships, there has also been a growing need to track data and respond to trends occurring in the community. To facilitate this, the Homeless Individuals and Families Information System (HIFIS) is being implemented. Developed by the Government of Canada, Homeless Individuals and Families Information System (HIFIS) is a Homelessness Management Information System (HMIS) designed to support the day-to-day operational activities of Canadian homelessness service providers. As described on their website, HIFIS is a comprehensive data collection and case management system. HIFIS enables participating service providers within the same community to access, collect, and share local real-time homelessness data to ensure individuals and families accessing services are prioritized and referred to appropriate services at the correct time. Over the past 12 months, Social Services outreach staff have been testing the system internally and will soon begin implementation with local service providers. The implementation of HIFIS has necessitated a transition in how individuals accessing rooms for rent are categorized and they will begin to be considered housed rather than provisionally accommodated. This change will ensure that those with the highest needs are given the highest priority.

In 2024, there were 115 households housed as well as 135 newly identified individuals and households entering homelessness during this time. These statistics are important to recognize as successes and as a reminder that there is ongoing work that needs to be done.

Financial Implications:

Financial impact to current year operating budget:

Initiatives and programs identified in this report have been included in the 2025 budget.

Alignment with Strategic Priorities:

Build Housing Stability

These initiatives contribute to the strategic priority of Build Housing Stability by supporting individuals and families exit homelessness and maintain their housing stability.

Alignment with One Planet Principles:

Health and Happiness

This report aligns with the Health and Happiness Principal as it is focused on how to best support vulnerable community members in becoming active, social, and meaningful members of their community.

Staff Recommendation: THAT the report titled, "Homelessness and Housing Stability Update" (SOC25-006), be received for information.

Prepared by: John Ritz, Supervisor of Homelessness and Housing Stability
Recommended by: Kim McElroy, Director of Social Services
Adam Betteridge, Interim Chief Administrative Officer

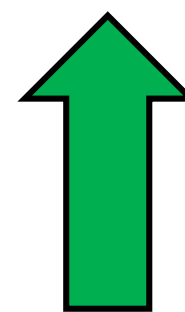
SOCIAL SERVICES HOMELESSNESS - YEAR IN REVIEW

Stratford, Perth County, & St. Marys



115

Households who became housed



This is an increase from 2023, when there were **83** households who became housed



155

Average number of homeless households (Jan to Dec)



135

New households entering into homelessness



78

Households returned to service area or reconnected with services



38

Households who lost their housing



137

Households who left the service area or had no contact with service provider

Community Supports

421

 Participants served – ARC Program

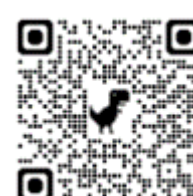
The ARC Program is a partnership between the Perth County Mobile Integrated Health Team, and the Social Services Department with the City of Stratford. A Community Paramedic and Intensive Housing and Community Outreach Coordinator work together to provide health-based outreach support, and social services and healthcare system navigation to folks considered to be in the vulnerable or under resourced population of Perth County.

52

 Diversions from Enforcement

In January 2024, the introduction of the Community Safety and well-being By-law Officer was introduced, providing an additional resource for community members and local businesses within the downtown core and surrounding area.

For more information about housing and homelessness services and supports please visit: <https://www.stratford.ca/en/inside-city-hall/Homelessness.aspx>





**BY-LAW NUMBER XXX-2025
OF
THE CORPORATION OF THE CITY OF STRATFORD**

BEING a By-law to authorize the acceptance of a tender, execution of the contract and the undertaking of work by GIP Paving Inc. for the Asphalt Resurfacing 2025 Contract (T-2025-38).

WHEREAS Section 8.(1) of the Municipal Act, 2001, S.O. 2001, c.25 as amended, ("the Municipal Act, 2001") 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 the Council of The Corporation of the City of Stratford as follows:

1. That the tender (T-2025-38) of GIP Paving Inc. for the Asphalt Resurfacing 2025 Contract, 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. That the accepted amount of the tender (T-2025-38) for the Asphalt Resurfacing 2025 Contract is \$2,679,765.06, including HST.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 9th day of June, 2025.

Mayor – Martin Ritsma

Clerk – Tatiana Dafoe



**BY-LAW NUMBER XX-2025
OF
THE CORPORATION OF THE CITY OF STRATFORD**

BEING a By-law to appoint an Acting Deputy Chief Building Official.

WHEREAS section 3(2) of the Building Code Act, 1992, as amended, provides for the appointment of a Chief Building Official and Inspectors;

AND WHEREAS section 77 of the Legislation Act, 2006, as amended, provides for the appointment of Deputies;

AND WHEREAS section 23.1 of the Municipal Act, S.O. 2001, c.25, as amended, authorizes a municipality to delegate its powers and duties;

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

1. That Michael Unrau is hereby appointed as Acting Deputy Chief Building Official for The Corporation of the City of Stratford effective June 2, 2025 and shall remain in effect until such appointment is rescinded or a successor is appointed.
2. That as directed by the Chief Building Official or when the Chief Building Official is absent, the Acting Deputy Chief Building Official shall have all the powers and duties of the Chief Building Official. For the purposes of this section, "absent" includes when the Chief Building Official is on leave or unavailable for any reason.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 9th day of June, 2025.

Mayor – Martin Ritsma

Clerk – Tatiana Dafoe



**BY-LAW NUMBER XXX-2025
OF
THE CORPORATION OF THE CITY OF STRATFORD**

BEING a By-law to authorize the acceptance of a tender, execution of the contract and the undertaking of work by A2Z Civil 2608558 Ontario Limited for the Bridge and Culvert Repairs Contract (T-2025-33).

WHEREAS Section 8.(1) of the Municipal Act, 2001, S.O. 2001, c.25 as amended, ("the Municipal Act, 2001") 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 the Council of The Corporation of the City of Stratford as follows:

1. That the tender (T-2025-33) of A2Z Civil 2608558 Ontario Limited for the Bridge and Culvert Repairs Contract, 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. That the accepted amount of the tender (T-2025-33) for the Bridge and Culvert Repairs Contract is \$174,539.80, including HST.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 9th day of June, 2025.

Mayor – Martin Ritsma

Clerk – Tatiana Dafoe



**BY-LAW NUMBER XXX-2025
OF
THE CORPORATION OF THE CITY OF STRATFORD**

BEING a By-law to authorize the acceptance of a proposal by Willie North America Inc. for the supply and delivery of a new Wheel Loader with attachments, including plow and snow blower.

WHEREAS Section 8.(1) of the Municipal Act, 2001, S.O. 2001, c.25 as amended, ("the Municipal Act, 2001") 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 the Council of The Corporation of the City of Stratford as follows:

1. That the proposal of Willie North America Inc. for the supply and delivery of a new Wheel Loader with attachments, including plow and snow blower, be accepted.
2. That the accepted amount of the proposal for the supply and delivery of a new Wheel Loader with attachments, including plow and snow blower is \$551,851.27, including HST.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 9th day of June, 2025.

Mayor – Martin Ritsma

Clerk – Tatiana Dafoe



STRATFORD CITY COUNCIL

CONSENT AGENDA

June 9, 2025

REFERENCE NO. CONSENT AGENDA ITEM

CA-2025-070 In accordance with By-law 135-2017 as amended, the Infrastructure Services Department is providing notification that:

- Perth Line 36 from Mornington Avenue to O'Loane Avenue, Stratford will be temporarily closed to through traffic, local traffic only, beginning May 28, for approximately 2 days. This road closure is necessary to pave the watermain crossing road cut on Perth Line 36 for the Knightsbridge Subdivision Development.
- Albert Street from Front Street to Queen Street, Stratford will be temporarily closed to through traffic, local traffic only, beginning Tuesday May 6 until approximately July 31, 2025. This is due to the Albert Street Reconstruction Project.

CA-2025-071 Road Closure Request – Kinsmen Car Show

I, Taylor Crinklaw, Director of Infrastructure Services, as authorized by By-law 102-2008, do hereby authorize the temporary closure to vehicular traffic of the below noted streets for the time period noted:

Sunday, June 8, 2025, from 6:00 a.m. to 3:00 p.m.:

- Lakeside Drive from Front Street to Lakeside Drive North
- Queen Street from Lakeside Drive to the Festival Theatre Parking Lot

Sunday, August 31, 2025, from 6:00 a.m. to 3:00 p.m.:

- Lakeside Drive from Front Street to Lakeside Drive North
- Queen Street from Lakeside Drive to the Festival Theatre Parking Lot

That these temporary street closures are not subject to Ministry of Transportation approval with respect to a connecting link;

That the event organizer provides the Events Coordinator with the required certificate of insurance at least 48 hours prior to the event;

That the Events Coordinator cause notice of these temporary street closures to be posted to the City's website and to be sent to emergency services, Chamber of Commerce, and Stratford Tourism Alliance; and

That the Clerk's Office advise Council of these authorized temporary street closures on the next available Consent Agenda.

CA-2025-072 Road Closure Request – Canada Day Celebration in Market Square

I, Taylor Crinklaw, Director of Infrastructure Services, as authorized by By-law 102-2008, do hereby authorize the temporary closure to vehicular traffic of the below noted streets for the time period noted:

Tuesday, July 1, 2025, from 6:00 a.m. to 5:00 p.m.:

- Wellington Street from St. Patrick Street to Downie Street
- Downie Street from Albert Street to George Street West
- Market Place from Wellington Street to Downie Street

That these temporary street closures are not subject to Ministry of Transportation approval with respect to a connecting link;

That the event organizer provides the Events Coordinator with the required certificate of insurance at least 48 hours prior to the event;

That the Events Coordinator cause notice of these temporary street closures to be posted to the City's website and to be sent to emergency services, Chamber of Commerce, and Stratford Tourism Alliance; and

That the Clerk's Office advise Council of these authorized temporary street closures on the next available Consent Agenda.

CA-2025-073 Road Closure Request – Stratford Summer Music

I, Taylor Crinklaw, Director of Infrastructure Services, as authorized by By-law 102-2008, do hereby authorize the temporary closure to vehicular traffic of the below noted streets for the time period noted:

Monday, July 14, 2025, from 8:30 a.m. to 10:30 a.m.:

- Lakeside Drive North from Lakeside Drive to William Street

Monday, August 11, 2025, from 8:30 a.m. to 10:30 a.m.:

- Lakeside Drive North from Lakeside Drive to William Street

That these temporary street closures are not subject to Ministry of Transportation approval with respect to a connecting link;

That the event organizer provides the Events Coordinator with the required certificate of insurance at least 48 hours prior to the event;

That the Events Coordinator cause notice of these temporary street closures to be posted to the City's website and to be sent to emergency services, Chamber of Commerce, and Stratford Tourism Alliance; and

That the Clerk's Office advise Council of these authorized temporary street closures on the next available Consent Agenda.

CA-2025-074

Municipal Information Form for Liquor License Application for an indoor area at 51 York Street (End Times Bar & Beer Shop)

Section 2 – To be completed by the City Clerk.

Section 3 – Asking if Council has specific concerns regarding zoning, non-compliance with by-law or general objections to this application.

The Planning Division, Stratford Police Services and Public Health have not expressed concerns with this application.

The Building Division provided the following comments:

- A separate AGCO letter will be required from the Building Department. The applicant will be required to submit the following:
 - Payment of the required fee. The current fee (2025) for applications is **\$85.00**
 - A floor plan completed by a qualified designer is required to be provided demonstrating:
 - The areas desired to be licensed
 - The occupant loads for licensed areas
 - Exits/egress paths from the licensed areas
 - Washrooms
 - The attached AGCO template form filled out within the "Re" section and send to building@stratford.ca.
- A Building Permit may be required to be obtained for alterations to the suite. Discussions regarding Building Permit requirements have already been relayed to the tenants. A Building Permit if required to be obtained, would require works completed and permit close off

prior to an Agency Letter being released by the Building Department.

Fire Prevention provided the following comments:

- On site fire inspection and Agency Letter of Approval required prior to issuance of license.

CA-2025-075 Following the May 27, 2025, Regular meeting, staff located a draft letter prepared by the Chiefs of Ontario which can be sent to the Premier and Local MPP in opposition to Bill 5.

Attachment – Draft Letter from the Chiefs of Ontario dated May 28, 2025.

For the consideration of Council.

Endorsement of the following resolutions have been requested:

CA-2025-076 Resolution from the Town of Blue Mountains regarding Advocating for Reduced Provincial Tax Rate on Ontario Made Cider.

Attachment – Resolution from The Town of Blue Mountains dated May 14, 2025.

CA-2025- 077 Resolution from the District of Parry Sound regarding Supporting Municipal Ethics Through Access and Education.

Attachment – Resolution from the District of Parry Sound as adopted May 23, 2025.



Alcohol and Gaming
Commission
of Ontario

Telephone: 416 326-8700
1 800 522-2876 toll free in Ontario
Fax: 416 326-5555

Agency Letter of Approval

Note: A separate letter is required from Building, Fire and Health authority.

THIS FORM IS NOT REQUIRED FOR CHANGES IN OWNERSHIP ONLY.

Attention: Approving Agency

This form is supplied for the convenience of approving authorities.
Any individual agency may choose to utilise their own specific correspondence.

Name of approving agency				
City of Stratford				
Address				
Street Number	Street Name	Street Type	Direction	Suite/Floor/Apt.
82	Erie St			
Lot/Concession/Rural Route		City/Town/Municipality	Postal Code	
		Stratford ON	N 5 A 2 M 4	
Re:				
Name of Establishment			Municipality	
Street Number	Street Name	Street Type	Direction	Suite/Floor/Apt.
Lot/Concession/Rural Route		City/Town	Postal Code	
Please indicate: <input type="checkbox"/> New Building OR <input type="checkbox"/> Alterations <input type="checkbox"/> Indoor Areas <input type="checkbox"/> Outdoor Areas				
<input type="checkbox"/> Agency has no objections to the use of this facility as a licensed premises under the <i>Liquor Licence Act</i> . No determination or assessment has, or will be made, at this time with respect to the occupant load.				
<input type="checkbox"/> Agency has no objections to the use of this facility as a licensed premises under the <i>Liquor Licence Act</i> . A total occupant load has been established at Indoor _____ Outdoor _____ <i>Note: If the total occupant load should be segmented into specific areas, please define below or provide appropriate attachment.</i>				
<input type="checkbox"/> Agency has no objections to the use of this facility as a licensed premises under the <i>Liquor Licence Act</i> following compliance with the identified requirements. <i>Note conditions below or provide appropriate attachment.</i>				
<div style="text-align: right;"><input type="checkbox"/> See attachment</div>				
Name of approving official (please print)		Title of approving official		Date
Signature of approving official		Telephone number	Fax number	
		() —	() —	

Proposed wording for a letter to the Premier and Local MPP from the Chiefs of Ontario

"I am writing to express my opposition to Bill 5: *Protect Ontario by Unleashing our Economy Act, 2025*. As an Ontario resident, I am alarmed by the sweeping changes proposed under this omnibus bill and the harmful consequences it poses to First Nations and our constitutional rights, the environment, and the future of the province.

This bill undermines critical environmental protections, fast-tracks resource extraction, and disregards the duty to consult with First Nations by weakening the ***Environmental Assessment Act***, the ***Endangered Species Act***, and the ***Mining Act***, among others.

The changes proposed in schedule 5 give unchecked power to the Minister of Energy and Mines to authorize mining operations without regard for the principle of **free, prior, and informed consent**. Declaring areas like the Ring of Fire as "special economic zones" without comprehensive engagement with the many First Nations affected by these developments is a direct violation of First Nations rights and sovereignty.

Schedule 7 of the bill is equally concerning. Granting the Lieutenant Governor the power to exempt development from archeological assessments risks erasing and disturbing sacred sites, burial grounds, and cultural heritage. First Nations must be notified and involved when ancestral remains or sacred belongings are discovered. Anything less is a continuation of colonial violence and a betrayal of Ontario's commitment to truth and reconciliation.

Bill 5 also enables an exemption to species at risk protections for the sake of "economic growth" which reveals a dangerous shift in priorities away from environmental stewardship. This is painfully shortsighted, as there can be no economy without a healthy and resilient environment. The removal of recovery strategies for endangered species and exclusion of First Nations from these processes only deepen the harm.

As an individual who believes in justice, environmental protection, and upholding the rights of First Nations, I urge you to withdraw Bill 5 immediately. True economic prosperity cannot come at the cost of violating treaty rights, silencing First Nations voices, and sacrificing our environment for short-term industry gain.

Ontario must respect the inherent, treaty, and constitutional rights of First Nations and the Crown must fulfill its legal and moral obligations to consult, collaborate, and obtain consent before proceeding with any developments that affect First Nations lands and waters.

May 28, 2025

I stand in solidarity with First Nations Leadership in opposing Bill 5.

Sincerely,"



**The Town of The Blue Mountains, Special Meeting of Council
Special Meeting of Council**

Date: Wednesday, May 14, 2025

Time: 4:28 PM

Moved by: Councillor Ardiel

Seconded by: Deputy Mayor Bordignon

WHEREAS the Town of The Blue Mountains boasts a robust agricultural sector and a thriving agritourism industry, with numerous local cideries contributing significantly to the local economy, employment, and tourism;

AND WHEREAS Ontario's craft cider industry is experiencing substantial growth, with over 60 craft cideries across the province, many of which are situated in rural communities and utilize 100% Ontario-grown apples and are 100% made in Ontario, thereby supporting local agriculture and local economies;

AND WHEREAS under the current provincial tax structure, cider is officially classified and taxed at the same rate as imported wine which results in higher markups and taxes compared to craft beer, despite cider's comparable production processes and market positioning;

AND WHEREAS this tax disparity places Ontario's craft cider producers at a competitive disadvantage compared to craft brewers, despite the fact that Ontario cider utilize 100% Ontario-grown apples and is 100% made in Ontario;

AND WHEREAS the Ontario Craft Cider Association (OCCA) has been actively advocating for a tax structure that levels the playing field between craft cider and craft beer, recognizing the potential for job creation, economic growth, and the promotion of local agriculture;

AND WHEREAS the Town acknowledges and appreciates the Province's investment in marketing and promotional support for the craft cider industry, but maintains that long-term sustainability and competitiveness for Ontario cider producers requires an adjustment to the underlying tax framework;

AND WHEREAS this motion is meant to support, not oppose, initiatives for fair taxation of the Ontario Craft Cider industry the Province of Ontario may be considering.

THEREFORE BE IT RESOLVED THAT the Council of the Town of The Blue Mountains:

1. Supports the efforts of the Ontario Craft Cider Association in advocating for a fair and equitable tax structure for Ontario-made craft cider.
2. Urges the Province of Ontario to review and amend the current tax regulations to align the tax rate of craft cider with that of craft beer, thereby fostering a more balanced and supportive environment for local cider producers.
3. Acknowledges the Province of Ontario's recent investment in marketing initiatives for the cider sector, while calling for complementary reform of the tax and markup structure that continues to disadvantage cider producers relative to other craft alcohol categories;

4. Directs the Mayor to forward this resolution to the Premier of Ontario, the Minister of Finance, the Minister of Agriculture, Food and Rural Affairs, MPP Brian Saunderson, MPP Paul Vickers and MPP Nina Tangri and the County of Grey requesting their consideration and support.
5. Directs the Mayor to forward this resolution to all municipalities in Ontario, encourages other municipalities with vested interests in agriculture and agri-tourism to adopt similar resolutions, amplifying the collective voice advocating for the prosperity of Ontario's craft cider industry.

YES: 5**NO: 0****ABSENT: 2****The motion is Carried****YES: 5**

Deputy Mayor Bordignon Councillor Ardiel
Councillor Porter

Councillor Hope

Councillor Maxwell

NO: 0**ABSENT: 2**

Mayor Matrosovs

Councillor McKinlay



District of Parry Sound Municipal Association

c/o Township of McKellar, 701 Hwy 124 McKellar, ON P0G 1C0

President: Lynda Carleton **Secretary-Treasurer:** Karlee Britton

RE: Supporting Municipal Ethics Through Access and Education

The District of Parry Sound Municipal Association (DPSMA), representing the twenty-three Municipalities within the District of Parry Sound, held its Spring 2025 meeting on May 23, 2025, in the Municipality of Callander. At this meeting, the following resolution was carried:

Moved by: Kathy Hamer (Municipality of McDougall)

Seconded by: Daniel O'Halloran (Township of McMurrich Monteith)

Whereas democracy is an open process – one that requires ongoing engagement between citizens and their elected officials; and

Whereas ethics and integrity are at the core of public confidence in government and in the political process; and

Whereas proper policies and procedures protect the democratic process; and

Whereas sections 223.2 and 223.3, Municipal Act, 2001 state all municipalities are required to adopt a Code of Conduct for members of Council and to appoint an Integrity Commissioner; and

Whereas it is the role of the Integrity Commissioner to educate member of Council on the Councillor Code of Conduct policy as well as to investigate alleged breaches of the Code of Conduct, at the municipality's expense; and

Whereas there are many new elected officials each term of Council who need access to information and proper training in order to do the work effectively and responsibly; and

Whereas Municipal Affairs and the Ombudsman's Office are hesitant to give information, so there is nowhere to ask questions and learn; and

Whereas the only source of information is to pay for fee-for-service on a case-by-case basis from the Integrity Commissioner which is very cost-prohibitive for small municipalities; and

Whereas Council is expected to oversee the management of taxpayers money and taxpayers deserve to know where their tax dollars are being spent;

Now Therefore Be It Resolved That the District of Parry Sound Municipal Association calls upon the Ontario government to provide free access to information so that Councils can be effective in their role in our democratic system; and

Further That the DPSMA hereby requests that Municipal Affairs and/or the Ombudsman's Office and/or the Integrity Commissioner provide, if requested by a municipality, sufficient particulars of each investigation to permit the municipality to fully understand and address the subject matter of each investigation.

Further That this resolution be forwarded to the Honourable Doug Ford, Premier of Ontario, the Honourable Graydon Smith, MPP Parry Sound-Muskoka and to all Ontario Municipalities for support.

Forwarded on behalf of the District of Parry Sound Municipal Association; For questions and/or inquiries, please contact:



Karlee Britton | Secretary-Treasurer
District of Parry Sound Municipal Association
clerk@mckellar.ca
(705) 389-2842 x4

cc:

Honourable Doug Ford, Premier of Ontario
Honourable Graydon Smith, MPP Parry Sound-Muskoka
Municipalities within the District of Parry Sound
All Ontario Municipalities



**BY-LAW NUMBER XX-2025
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 June 9, 2025.

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

AND WHEREAS subsection 5(3) of the Municipal Act, 2001, 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 June 9, 2025, 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 9th day of June, 2025.

Mayor – Martin Ritsma

Clerk – Tatiana Dafoe