



Stratford City Council Special Council Open Session MINUTES

Date: Thursday, December 7, 2023
Time: 6:00 P.M.
Location: Council Chamber, City Hall

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

Regrets: Councillor Briscoe

Staff Present: Tatiana Dafoe - City Clerk, Kim McElroy - Director of Social Services, Taylor Crinklaw - Director of Infrastructure Services, Tim Wolfe - Director of Community Services, Adam Betteridge - Director of Building and Planning Services, Chris Bantock - Deputy Clerk, Neil Anderson - Director of Emergency Services/Fire Chief, Danielle Clayton - Recording Secretary, Jeff Leunissen - Interim Manager of Planning, Alex Burnett - Planner, Anthony Fletcher - Planning Coordinator, Vincent Wen - Planner

Also Present: Members of the public and media

1. Call to Order:

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

Land Acknowledgment

Moment of Silent Reflection

2. Declarations of Pecuniary Interest and the General Nature Thereof:

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

Name, Item and General Nature Thereof

No declarations of pecuniary interest were made by a member at the December 7, 2023, Special Council meeting.

3. Report of the Director of Building and Planning Services:

3.1 Resolution - City of Stratford Official Plan Five-Year Comprehensive Review (COU23-135)

R2023-525

Motion by Councillor Burbach

Seconded by Councillor Nijjar

THAT the "Background Review Report" and associated presentation by WSP Canada Inc. for the City of Stratford Official Plan Review be received together with the accompanying "Phase 1 Background Report" of Watson & Associates Economists Ltd.;

THAT Staff be directed to proceed with the Section 26 Official Plan Review as outlined in the WSP "Background Review Report" and this report entitled "Special and Public Meeting - City of Stratford Official Plan Five-Year Comprehensive Review";

AND THAT Council hears all interested parties with respect to the Official Plan Five-Year Comprehensive Review.

Carried

4. Adjournment to a Public Meeting under the Planning Act:

R2023-526

Motion by Councillor McCabe

Seconded by Councillor Wordofa

THAT the Special Council Meeting adjourn to a Public Meeting pursuant to subsection 26(3) of the Planning Act, to hear from members of the public on what revisions may be required as part of a proposed update

to the City's Official Plan and to reconvene following the Public Meeting.

Carried

The Special Council meeting adjourned to a Public Meeting at 6:02 p.m., and reconvened at 7:31 p.m.

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

- the Zoning By-law potentially permitting mobile homes but there being Building Code implications for placement of mobile homes on a property;
- ensuring the Official Plan review discussions include clear requirements for affordable and accessible homes and what tools are available to Council under the Planning Act;
- staff intending to review definitions for affordability and affordable housing;
- municipalities incentivizing developers to make homes more accessible and affordable but having limited tools to make it a requirement;
- looking at options to include language in the Official Plan regarding geothermal heating; and
- advocating for affordable housing and tiny home communities similar to what is seen in the Waterloo Region.

5. Reading of the By-laws:

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

5.1 Confirmatory By-law - By-law 145-2023

To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on December 7, 2023.

R2023-527

Motion by Councillor Hunter

Seconded by Councillor Nijjar

THAT By-law 145-2023 be read a First and Second Time.

Carried two-thirds support

R2023-528

Motion by Councillor Burbach

Seconded by Councillor Biehn

THAT By-law 145-2023 be read a Third Time and Finally Passed.

Carried

6. Adjournment:

R2023-529

Motion by Councillor Henderson

Seconded by Councillor Sebben

THAT the December 7, 2023 Special Council Meeting adjourn.

Carried

Meeting Start Time: 6:00 P.M.

Meeting End Time: 7:45 P.M.

Mayor – Martin Ritsma

Clerk - Tatiana Dafoe