



Stratford City Council Regular Council Open Session MINUTES

Meeting #: 4740th
Date: Monday, April 8, 2024
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 Hunter, Councillor McCabe, Councillor Nijjar, Councillor Sebben, Councillor Wordofa

Staff Present: Joan Thomson - Chief Administrative Officer, Tatiana Dafoe - City Clerk, Kim McElroy - Director of Social Services, Tim Wolfe - Director of Community Services, Taylor Crinklaw - Director of Infrastructure Services, Karmen Krueger - Director of Corporate Services, Adam Betteridge - Director of Building and Planning Services, Neil Anderson - Director of Emergency Services/Fire Chief, Dave Bush - Director of Human Resources, Audrey Pascual - Deputy Clerk

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

Singing of O Canada

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 the following items:

- 6.2 - Request for Delegation by Robert Ritz on behalf of Tom Drake
- 9.1.1 - 386 William Street - Street Access Request onto Joffre Street (ITS24-004)

Councillor Hunter is the owner of the property abutting 386 William Street.

3. Adoption of the Minutes:

R2024-112

Motion by Councillor Nijjar

Seconded by Councillor Burbach

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

Carried

4. Adoption of the Addendas to the Agenda:

R2024-112

Motion by Councillor Biehn

Seconded by Councillor Burbach

THAT the Addendas to the Regular Agenda of Council and Standing Committees dated April 8, 2024, to add a delegation and correspondence be added to the Agenda as printed.

Carried

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

5.1 At the March 25, 2024, Reconvene Session, under the Municipal Act, 2001, as amended, the following matter was considered:

4.3 Shared Services Agreement Extension - Advice that is subject to solicitor-client privilege including communications necessary for that purpose (section 239.(2)(f)); and A position, plan, procedure, criteria or

instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board (section 239.(2)(k)).

At the In-camera Session, direction was given to the Chief Administrative Officer and the City Solicitor on this matter.

5.2 At the April 8, 2024, Session, under the Municipal Act, 2001, as amended, matters concerning the following items were considered:

4.1 Applications for Directors to the Stratford Economic Enterprise Development Corporation (SEEDCo./investStratford) - Personal matters about an identifiable individual(s) including municipal employees or local board employees (section 239.(2)(b));

4.2 Proposed Disposition of Land in the Wright Business Park - Proposed or pending acquisition or disposal of land by the municipality or local board (section 239.(2)(c)) (includes municipal property leased for more than 21 years).

At the In-camera Session, for Item 4.1, Council considered personal information about the candidates but there was no direction given. The Clerk noted a report will be listed on the April 22, 2024 Regular Council Agenda regarding this matter. For Item 4.2, direction was given to the City Clerk to prepare and list a resolution and a by-law on an addenda to the April 22, 2024 Regular Council Agenda regarding this matter.

6. Hearings of Deputations and Presentations:

6.1 Adjournment to a Public Meeting:

ADDED - Following the publishing of the agenda, the following comment was received on the establishment of fees for license applications under the City's Accommodation Licensing By-law 130-2022:

- Barb Shaughnessy dated April 4, 2024

R2024-113

Motion by Councillor Henderson

Seconded by Councillor Hunter

THAT the written correspondence from Barb Shaughnessy dated April 4, 2024, regarding the establishment of fees for license applications under the City's Accommodation Licensing By-law 130-2022, be received.

Carried

R2024-114

Motion by Councillor Sebben

Seconded by Councillor Burbach

THAT the Council meeting adjourn to a public meeting to hear from members of the public regarding the establishment of fees for license applications under the City's Accommodation Licensing By-law 130-2022 and to reconvene at the conclusion of the public meeting.

Carried

The Regular Council meeting adjourned to a Public Meeting at 7:09 p.m. and reconvened at 7:23 p.m.

6.2 ADDED - Request for Delegation by Robert Ritz on behalf of Tom Drake

R2024-115

Motion by Councillor McCabe

Seconded by Councillor Henderson

THAT Robert Ritz, Architect, on behalf of Tom Drake, Owner of 386 William Street regarding their request for an easement over lands governed by By-law 5050, be heard.

Carried

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

Robert Ritz, Architect, spoke on behalf of Tom Drake, owner of 386 William Street, regarding their street access request onto Joffre Street. Mr. Ritz provided a PowerPoint presentation discussing the following:

- historical background regarding the use of the land by previous homeowners;
- severed lot's proximity supporting the 15-minute city concept;
- the development of a house on the severed portion of the property generating additional taxes benefitting the City and supporting the Province's goal of increasing housing;
- Council to encourage densification in built areas of the City;

- request to Council to be permitted access through an easement over City lands to create a lot fronting on Joffre Street;
- residents current use of the subject land for personal purposes;
- configuration of Joffre Street for snow clearing operations;
- supporting the request will improve snow removal operations due to the addition of the driveway for the severed portion of the property;
- additional property taxes generated from severed lot will cover costs for additional snow clearing;
- Council and staff to follow Official Plan (OP) and Provincial Policy Statement (PPS) when considering request; and
- request for easement be granted with the conditions that owner has one year to apply for severance and that the driveway to be constructed be able to support heavy vehicles for snow removal purposes.

A member requested staff to comment on the delegate's statement relating to aligning with the OP and PPS. The Director of Planning and Building Services noted that the PPS is not intended to get into fine detail regarding specific instances as they relate to a severance. There is the ability to provide housing on the property without a severance, in line with the PPS's goal to promote housing. Policies, including in the OP and PPS, both promote certain matters and also seek to protect matters such as neighborhoods of scale, infrastructure, vehicular movement, and access to right-of-ways. When a past Council created the parcel of land to act as a reserve, it was a clear statement of non-intent for any future development to occur.

7. Orders of the Day:

7.1 Resolution - T-2024-09 Kenner Crescent Watermain Relining Tender Award (COU24-037)

R2024-116

Motion by Councillor Burbach

Seconded by Councillor Briscoe

THAT the tender (T-2024-09) for the Kenner Crescent Watermain Relining project be awarded to Fer-Pal Construction Ltd. at a total price of \$659,750.50, including HST;

AND THAT the Mayor and City Clerk, or their respective delegates, be authorized to sign the necessary Contract Agreement for the Kenner Crescent Watermain Relining project (T-2024-09).

Carried

7.2 Resolution - Dufferin Lions Arena Cooling Tower Replacement (COU24-038)

R2024-117

Motion by Councillor Beatty

Seconded by Councillor Hunter

THAT the supply and installation of a new cooling tower on the West roof of the Dufferin Lions Arena, from Cimco Refrigeration Inc. be accepted at a total cost of \$124,422.25, including HST;

AND THAT the purchase be funded, as budgeted, from the Recreation Capital Reserve Fund R-R11-RECR.

Carried

7.3 Proclamation - Human Values Day

R2024-118

Motion by Councillor McCabe

Seconded by Councillor Wordofa

THAT Stratford City Council hereby proclaims April 24, 2024, as "Human Values Day" in the City of Stratford in support of those attributes and qualities that are the heart of humanity, representing the highest expression of the human spirit.

Carried

7.4 Proclamation - ALS Awareness Designations

R2024-119

Motion by Councillor Sebben

Seconded by Councillor Burbach

THAT Stratford City Council hereby proclaims June 2024 as "ALS Awareness Month" to raise awareness of the 1,000 Canadians who are diagnosed with ALS each year and the journey they face;

AND THAT Stratford City Council authorizes the flying of the ALS Flag on June 21, 2024 for ALS Awareness Day in support of the approximately 4,000 Canadians living with ALS at any time.

Carried

8. Business for Which Previous Notice Has Been Given:

None scheduled.

9. Reports of the Standing Committees:

9.1 Report of the Infrastructure, Transportation and Safety Committee:

It was noted Item 9.1.1 should be taken separately as Councillor Hunter declared a pecuniary interest on this matter.

R2024-120

Motion by Councillor Beatty

Seconded by Councillor Burbach

THAT Items 9.1.2 and 9.1.3 of the Report of the Infrastructure, Transportation and Safety Committee dated April 8, 2024, be adopted as printed.

Carried

R2024-121

Motion by Councillor Beatty

Seconded by Councillor Briscoe

THAT the request by the Owner of 386 William Street to be permitted legal street access onto Joffre Street, be denied as the City of Stratford continues to require the use of this parcel of property for municipal purposes.

A recorded vote was requested for Item 9.1.1. - 386 William Street - Street Access Request onto Joffre Street.

In Support (6): Councillor McCabe, Councillor Briscoe, Mayor Ritsma, Councillor Beatty, Councillor Nijjar, and Councillor Burbach

Opposed (4): Councillor Sebben, Councillor Biehn, Councillor Wordofa, and Councillor Henderson

Conflict (1): Councillor Hunter

Carried

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

9.1.1 386 William Street – Street Access Request onto Joffre Street (ITS24-004)

THAT the request by the Owner of 386 William Street to be permitted legal street access onto Joffre Street, be denied as the City of Stratford continues to require the use of this parcel of property for municipal purposes.

9.1.2 Drinking Water Quality Management Standard 2023 Infrastructure Review (ITS24-002)

THAT the Drinking Water Quality Management Standard 2023 Infrastructure Review (ITS24-002) be received by Council to fulfil the requirement of the Ontario Drinking Water Quality Management Standard.

9.1.3 Drinking Water Quality Management Standard 2023 Management Review (ITS24-003)

THAT the Management Review Minutes 2023 and Summary Table of Action Items 2023 attached to Report ITS24-003, be received by Council to fulfil the requirement of the Ontario Drinking Water Quality Management Standard.

9.2 Report of the Finance and Labour Relations Committee:

R2024-122

Motion by Councillor McCabe

Seconded by Councillor Hunter

THAT the Report of the Finance and Labour Relations Committee dated April 8, 2024, be adopted as printed.

Carried

9.2.1 SEEDCo/investStratford Update to December 31 2023 (FIN24-006)

THAT the Stratford Economic Enterprise Development Corporation (SEEDCo./investStratford) Update (FIN24-006) for the period ending December 31, 2023 be received for information.

**9.2.2 Local Improvement Financing Charges for Works
Constructed Under the Local Improvement Act R.S.O. 1990,
and O.Reg. 586/06 Local Improvement Charges – Priority
Lien Status (FIN24-013)**

THAT staff be directed to use the terms outlined in Report FIN24-013 for any current or upcoming Local Improvement projects pending the development of a Policy to be adopted by Council at a future meeting.

9.3 Report of the Community Services Committee

R2024-123

Motion by Councillor Beatty

Seconded by Councillor Nijjar

THAT the Report of the Community Services Committee dated April 8, 2024, be adopted as printed.

Carried

**9.3.1 Reciprocal Agreement - Use of Community Facilities
(COM24-001)**

THAT the Reciprocal Agreement between The Corporation of the City of Stratford, YMCA of Three Rivers (Midwestern Ontario), Avon Maitland District School Board and The Huron-Perth Catholic District School Board for the sharing of facility usage be renewed for a further two years, for 2024 and 2025;

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

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:

R2024-124

Motion by Councillor Burbach

Seconded by Councillor Biehn

THAT By-laws 35-2024 to 37-2024 be taken collectively.

Carried unanimously

R2024-125

Motion by Councillor Hunter

Seconded by Councillor Henderson

THAT By-laws 35-2024 to 37-2024 be read a First and Second Time.

Carried two-thirds support

R2024-126

Motion by Councillor Biehn

Seconded by Councillor Briscoe

THAT By-laws 35-2024 to 37-2024 be read a Third Time and Finally Passed.

Carried

11.1 Award Tender for Kenner Crescent Watermain Relining T-2024-09 – By-law 35-2024

To authorize the acceptance of a tender, execution of a contract and the undertaking of work by Fer-Pal Construction Ltd. for the Kenner Crescent Watermain Relining Project (T-2024-09).

11.2 Approve Dufferin Lions Arena Cooling Tower Replacement – By-law 36-2024

To authorize the supply and installation of a new cooling tower on the West roof of the Dufferin Lions Arena from Cimco Refrigeration Inc.

11.3 Authorize Reciprocal Use of Community Facilities Agreement – By-law – 37-2024

To authorize the execution of an Agreement with the Avon Maitland District School Board, the Huron-Perth Catholic District School Board, and the YMCA of Three Rivers for the sharing of facilities amongst the parties.

12. Consent Agenda: CA-2024-048 to CA-2024-056

12.1 CA-2024-055

R2024-127

Motion by Councillor Henderson

Seconded by Councillor McCabe

THAT CA-2024-055, being a resolution from The Corporation of the County of Prince Edward regarding a Call to Action to Meet the Deadline of an Accessible Ontario by 2025, be endorsed.

Carried

12.2 CA-2024-049

R2024-128

Motion by Councillor Burbach

Seconded by Councillor Sebben

THAT CA-2024-049, being a resolution from Loyalist Township regarding solutions to resolve significant financial and budgetary pressures relating to infrastructure development, maintenance and repairs, be endorsed.

Carried

13. New Business:

13.1 Canadian Dairy XPO

Mayor Ritsma congratulated Jordon Underhill and the team with the CDX. Initial results showed 9,190 visitors for Day 1 and 7,988 visitors on Day 2 totaling 17,178 visitors from 32 different countries. Calves for a Cause also donated over \$60,000 to the Children's Hospital. Mayor Ritsma also congratulated the Director of Community Services and their team for their work on the event.

14. Adjournment to Standing Committees:

The next Regular Council meeting is April 22, 2024 in the Council Chamber, City Hall.

R2024-129

Motion by Councillor Burbach

Seconded by Councillor Nijjar

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

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

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

Carried

15. Council Reconvene:

15.1 Declarations of Pecuniary Interest made at Standing Committees

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

Declarations of Pecuniary Interest made at Standing Committee meetings held on April 8, 2024 with respect to the following Items and re-stated at the reconvene portion of the Council meeting:

Name, Item and General Nature of Pecuniary Interest

No disclosures of pecuniary interest were made by a member at the April 8, 2024, Council Reconvene meeting.

15.2 Committee Reports

15.2.1 Finance and Labour Relations Committee

R2024-130

Motion by Councillor Hunter

Seconded by Councillor Nijjar

THAT Item 5.1 of the Finance and Labour Relations Committee meeting dated April 8, 2024 be adopted as follows:

5.1 Request to Waive Facility Fees (FIN24-007)

THAT the Truth Behind The Smile Event - Request to Waive Facility Fees report (FIN24-007) be received;

AND THAT direction be provided regarding the facility rental fee waiver request in the amount of \$1008.35 for use of one hall at the Rotary Complex on May 23, 2024;

AND THAT available budgeted funds that are used toward other facility fee reductions and waivers are transferred to

the Community Services department in lieu of the actual fees.

Carried

15.2.2 Infrastructure, Transportation and Safety Committee

R2024-131

Motion by Councillor Burbach

Seconded by Councillor Nijjar

THAT Item 5.1 of the Infrastructure, Transportation and Safety Committee meeting dated April 8, 2024 be adopted as follows:

5.1 Moderwell Street Local Improvement Project – Open House and Recommendations (ITS24-006)

THAT Council receive the description of the proposed design for the Moderwell Street Reconstruction for information;

THAT staff be authorized to proceed under the provisions of Section 6 of the Municipal Act, 2001, O. Reg. 586/06 to initiate the local improvement process, for installation of curb and gutter and road work as part of the Moderwell Street Reconstruction Project, including giving notice of intention to the public and owners of the lots liable to be specially charged;

THAT property owners of Local Improvement Charges be offered a repayment option at a rate of Bank of Canada Prime Rate plus 1.5% for up to a 10-year period, due at the time of finalized construction costs;

THAT should a sufficient number of petitions against the proposed local improvement be received in accordance with the Municipal Act, 2001, O. Reg. 586/06, City staff be authorized to apply to the Ontario Land Tribunal under Section 8 for approval to undertake the proposed work as a local improvement;

AND THAT a by-law for the reconstruction of Moderwell Street under O. Reg. 586/06, as amended, be prepared for

Council's consideration, subject to Ontario Land Tribunal approval.

Carried

15.3 Reading of the By-laws (reconvene):

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

By-law 11.4 Confirmatory By-law 38-2024

To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on April 8, 2024.

R2024-132

Motion by Councillor Briscoe

Seconded by Councillor Burbach

THAT By-law 38-2024 be read a First and Second Time.

Carried two-thirds support

R2024-133

Motion by Councillor Henderson

Seconded by Councillor Biehn

THAT By-law 38-2024 be read a Third and Finally Passed.

Carried

15.4 Adjournment of Council Meeting

R2024-134

Motion by Councillor Beatty

Seconded by Councillor Nijjar

THAT the April 8, 2024 Regular Council meeting adjourn.

Carried

Meeting Start Time: 7:02 P.M.

Meeting End Time: 7:44 P.M.

Reconvene Meeting Start Time: 7:54 P.M.

Reconvene Meeting End Time: 7:55 P.M.

"Martin Ritsma"

Mayor - Martin Ritsma

"Tatiana Dafoe"

Clerk - Tatiana Dafoe