



Stratford City Council
Special Council Open Session
AGENDA

Meeting #: 4762nd
Date: Thursday, January 16, 2025
Time: 5:30 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, Audrey Pascual - Deputy Clerk, Taylor Crinklaw - Director of Infrastructure Services, Karmen Krueger - Director of Corporate Services, Tim Wolfe - Director of Community Services, Adam Betteridge - Director of Building and Planning Services

To watch the Special Council and Public 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.

Land Acknowledgment

Moment of Silent Reflection

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 Thereof

3. Adjournment to a Public Meeting: 1 - 16

Motion by _____

THAT the Special Council Meeting adjourn to a Public Meeting to hear from members of the public and receive correspondence regarding the possible disposal of the Discovery Centre property at 270 Water Street, excluding the eastern portion, and to reconvene following the Public Meeting.

4. Reading of the By-laws: 17

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

4.1 Confirmatory By-law

To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on January 16, 2025.

5. Adjournment:

Motion by _____

THAT the January 16, 2025, Special Council Meeting adjourn.



MANAGEMENT REPORT

Date: January 16, 2025
To: Mayor and City Councillors
From: Joan Thomson, CAO
Report Number: COU25-007
Attachments: Heritage Designation By-law 2-2002

Title: Public Meeting – Consideration of Intent to Declare as Surplus – 270 Water Street

Objective: To hear comments from the public and receive correspondence regarding the potential sale of the Discovery Centre [former Teachers' College, former Stratford Normal School] building and property at 270 Water Street, excluding the eastern balance of the property.

Background:

- Former Stratford Normal School constructed 1907/1908 by the Province to train new teachers;
- The Province shifted teacher education to newer facilities and placed the property for sale in the late 1990s early 2000s;
- City of Stratford purchased the property from the Province in 2001;
- Community groups came together at the time with a plan to repurpose the former Stratford Normal School to a discovery centre for arts, museum, gallery, some retail space, community space and space for the Festival Theatre;
- The Management Board for the Discovery Centre leased the building from the City and were to raise funds for renovations and upkeep of the building;
- When the arrangement was ended, the City then leased the entire building to the Stratford Shakespearean Festival of Canada;
- The Festival has leased the entire building since 2009 for theatre uses such as rehearsal space, costume making, prop production and offices for Theatre staff;
- City of Stratford has not identified a need for municipal space in this location and is considering selling the building;

The City notified the Festival Theatre, the Parks Board and Heritage Stratford that the City is considering disposal of the Discovery Centre building.

Notice of Intent to Consider the disposal of 270 Water Street, excluding the eastern balance of the property, was provided by the Clerk's Office, in accordance with City Policy P.3.1.

Site Description

The 270 Water Street subject lands are located at the corner of Water Street and Queen Street. The subject lands are approximately 1.79 hectares in area with approximately 220 metres of frontage on Water Street and approximately 125 metres of frontage on Queen Street.

There is one building on the subject lands, being a 3.5 storey brick building circa 1907/1908 which is currently referred to as the Discovery Centre at the Normal School. The Discovery Centre is accessed from a horse-shoe shaped driveway which connects to Water Street in two locations. This driveway is the designated fire route for the building and is used for some parking by the Festival Theatre employees.

Parking for the site is provided at the rear of the building and is accessed from a neighbouring property.

There are mature trees present along Queen Street frontage which buffers the Discovery Centre from Queen Street. Other mature trees are located throughout the property, with another tree line extending through the eastern portion of the site.

Neighbourhood

The subject lands are located in a neighbourhood bounded by the Avon River to the north, Romeo Street South to the east, Ontario Street to the south and Front Street to the west. The neighbourhood is a mix of open space, parks, recreational uses, low rise residential uses and some commercial uses. The Stratford Festival Theatre and Upper Queen's Park are adjacent to the subject lands.

The Festival Theatre has scheduled performances from April to October each year. For over 70 years, the Theatre has drawn thousands of visitors to the City. The Theatre now operates four Theatres, two of which are located in the City's park system.

Official Plan designation

The subject lands are split designated Residential and Parks and Open Space. These designations have differing goals and objectives.

The Residential designation aims to maintain the quiet and private nature of the existing neighbourhoods, ensure intensification and development in the neighbourhood is compatible, provide a mix of housing types, maintain a sense of identity and provide parks where appropriate.

The Parks and Open Space designation has goals and objectives of ensuring adequate supply and distribution of parks, open space, and recreation facilities, developing an interconnected parks and open space system using the Avon Rive as a key component, ensuring parkland is readily accessible to all residents and responding to changes in Stratford's recreation needs.

Zoning designation

The subject lands are designated Parks in the City's Zoning By-law. This zoning permits a range of uses such as auditorium, cemetery, conservation use, golf course, park, private club, recreational park and theatre [performing arts]. There are no buildings or structures permitted in this zone unless they are accessory to a public use in accordance with Section 12.3.2.1 of the Zoning By-law.

Heritage Designation

The subject lands were designated in 2002 under Part IV of the Ontario Heritage Act. A copy of the Heritage Designation By-law is provided with this Report. The Heritage Designation By-law is registered on title to the subject property and would remain in effect should the property ownership change in the future, unless repealed by Council.

By-law 2-2002 provides that the subject lands have design / physical value, historical / associate value and contextual value in terms of O.Reg. 9/06. The site's design / physical value comes from the architecture of the building and describes the following attributes of cultural heritage value or interest: the building plan, original brickwork, central bay windows, stone window voussoirs with decorative keystones, entranceway and stone portico, iron railing, brick pilasters, stone capitals and columns, copper dome and stained glass windows. Specific facades identified as attributes include, the front south façade including the copper dome, masonry column and precast detailing, the front entrance portico including the wood and precast trim and the round top stained glass window on the south staircase.

There are significant heritage attributes of the building's interior design also included in the By-law: the pressed tin ceilings, two main interior staircases, oak trim and fir trim. The By-law also states that the Auditorium and Library should be carefully considered during any potential redesign of the building.

The historical / associative value of the site results from the architect and landscape architect who designed the building and surrounding landscape. The contextual value of the site comes from its physical, visual and historical linkages to the surrounding landscape which was designed to accommodate the building.

Any alterations or renovations to a designated property requires a Heritage Alteration Permit and are evaluated by the City based on the list of attributes identified in the designating by-law. Due to the extensive list of heritage attributes on the exterior of the building, significant alterations or renovations to the exterior of the building would require a high degree of consideration towards the heritage attributes, including an evaluation of the impact of any proposed renovations or alterations to the building.

Building

The building was originally constructed circa 1907 / 1908. The gross floor area of the building on the subject property is approximately 35,200 square feet over 4 floors.

The building layout and interior finishes are largely unchanged from the original construction with exceptions such as a modern elevator, HVAC, plumbing and electrical systems.

Original wooden doors, windows, casings and baseboards, tin ceilings and hardwood flooring remain as functional elements for the current tenant. Considering the multiple building uses over the last 115 years, there has been relatively little damage to the original woodwork by painting or replacement with modern materials. Also, the large open and high-ceiling classroom spaces remain largely intact.

The most recent capital works were completed at the front elevation.

In a subsequent report and not the subject of this Public Meeting, City Council will be considering the request of the Festival Theatre to extend the current lease for the building at 270 Water Street and the municipal parking lot at Queen Street and Lakeside Drive, to the end of December 2025 while the City is considering intent to dispose of the Discovery Centre building.

Analysis: The Discovery Centre at the Normal School is located next to the Festival Theatre and the City's Upper Queen's Park. It is a significant building of approximately 35,000 square feet that could be repurposed.

The City has not identified a need for municipal space in this location. The Stratford Public Library during their recent space needs analysis, did not identify the Discovery Centre as a preferred location for an expanded library.

A different use of the Discovery Centre building may require the submission of planning applications to the City to expand permitted uses on the property. These planning applications would be subject to City review and Council approval based on Provincial Planning Policies, the City's Official Plan and Zoning By-law. There are limited parking opportunities for any possible expanded use of the subject property. Further, the building will require capital investment to both the interior and exterior of the building, subject to the heritage designations in place.

Comments received at this Public meeting and correspondence received after this meeting, will be considered at a future Council meeting along with a staff report.

Financial Implications: There are financial implications for the City related to capital projects to maintain the building on the subject property as well as needed upgrades to the building systems. These implications continue to drive the need to determine the best and sustainable uses of the Discovery Centre building.

Alignment with Strategic Priorities:

Not applicable: This report does not align with the Strategic Priorities as the intent is to receive public comments to consider the possible disposal of the Discovery Centre property at 270 Water Street, excluding the eastern balance of the property.

Alignment with One Planet Principles:

Not applicable: This report does not align with One Planet Principles as the intent is to receive public comments to consider the possible disposal of the Discovery Centre property at 270 Water Street, excluding the eastern balance of the property.

Staff Recommendation: THAT Council hear from the public and receive correspondence regarding consideration of possible disposal of the Discovery Centre property at 270 Water Street.

Prepared by: Joan Thomson, Chief Administrative Officer

Recommended by: Joan Thomson, Chief Administrative Officer



**BY-LAW NUMBER 2-2002
OF THE CORPORATION OF
THE CITY OF STRATFORD**

BEING a by-law to designate the Discovery Centre at the Normal School, 270 Water Street, under Part IV of the *Ontario Heritage Act* as being of architectural and historical value or interest.

WHEREAS Section 29 of the *Ontario Heritage Act, R.S.O. 1990, Chapter O.18* authorizes the Council of a municipality to enact by-laws to designate real property including all buildings and structures thereon, to be of architectural and historical value or interest;

AND WHEREAS the Council of The Corporation of the City of Stratford has consulted with its Local Architectural Conservation Advisory Committee;

AND WHEREAS the Council of The Corporation of the City of Stratford has caused to be served upon The Ontario Heritage Foundation and the owners of the property known as the Discovery Centre at the Normal School, 270 Water Street, Stratford, notice of its intention to so designate the aforesaid real property and has caused general circulation in the City of Stratford by publication of the notice of intention in a newspaper having general circulation in the municipality;

AND WHEREAS no written notice of objection to the proposed designation has been served on the Clerk of the Municipality within the prescribed time.

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

1. That the real property known as the Discovery Centre at the Normal School, 270 Water Street, in the City of Stratford is hereby designated as being of architectural and historical value or interest for the reasons described in Schedule "A" attached hereto.
2. The Municipal Solicitor is hereby authorized to cause a copy of this by-law to be registered in the proper land registry office against the property described in Schedule "B" attached hereto and as further described in Box 6 of the attached Document General.
3. The Clerk is hereby authorized to cause a copy of this by-law to be served on The Ontario Heritage Foundation and the owner of the property and to cause notice of the passing of this by-law to be published in the Stratford Beacon Herald being a paper having a general circulation in the municipality.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 14th day of January, 2002.

 Mayor – Karen Haslam

 Clerk – Joan L. Thomson

THIS IS SCHEDULE "A" TO BY-LAW

OF THE CORPORATION OF THE CITY OF STRATFORD

passed this 14th day of January, 2002.

Reasons for the heritage designation of the Discovery Centre, 270 Water Street, Stratford:

During a period spanning the late 1800s and early 1900s, the Government of Ontario undertook the construction of several normal schools whose creation was to provide regularized training practices in the education of teachers. Constructed in 1907-1908, the Stratford Normal School (later renamed Stratford Teachers' College) is a structure of considerable architectural and social historic importance, both to the City of Stratford and to the broader Ontario province. The building is one of only four other schools built in Ontario during this period.

Located within the grounds of Queen's Park, the School occupies a prominent position in the southwest corner of the park. The school, designed by Provincial Architect Francis Heakes, integrates with the landscape of the park due to consultations with Montreal landscape architect, Frederick G. Todd. As such, protection of the landscape setting is equally as important as the building.

The School is an example of an institutional building in the Italian Renaissance style. The three-storey building (plus raised basement) consists of a rectangular plan with a central bay projection and a copper clad dome that dominates the main elevation. Changes have been to the pediment located over the central window immediately below the dome. The original design was arch-topped and not a sloped gable. Future renovations to this area should consider returning it to its original configuration. Remaining elevations contain a regular window pattern with double hung wood windows in two panes (some with four divided lights). Windows are complete with precast sills and lintels. There is a continuous brick parapet on all sides adorned with minimal metal detailing. Three significant areas of architectural character on the exterior have been identified and comprise: 1) the front south façade including the copper dome, masonry column and precast detailing; 2) the front entrance portico including the wood and precast trim; and, 3) the round top stained-glass window on the south staircase.

Specific exterior components of the school that are to be designated are the following: the building plan (or footprint); original brickwork; central bay windows; stone window voussoirs with decorative keystones; entranceway and stone portico; iron railing; brick pilasters; stone capitals and columns; copper dome; and stained glass windows. Where ever possible, original windows and window openings should be retained.

A number of specific interior components of the school are also significant. It is strongly encouraged that, wherever possible, the following are to be preserved and/or restored: pressed tin ceilings; two main interior staircases; oak and fir trim. Of special note are the auditorium and library that should be carefully considered during any re-design of the school.

THIS IS SCHEDULE "B" TO BY-LAW
OF THE CORPORATION OF THE CITY OF STRATFORD
passed this 14th day of January, 2002.

the Discovery Centre at the Normal School, 270 Water Street, Stratford

Part of Lots 46 and 47, Concession 1, formerly in the Township of North Easthope, now in the City of Stratford, designated as Parts 1 and 3 on Reference Plan 44R-2496, subject to a right-of-way.



55 Queen Street | P.O. Box 520 | Stratford ON | N5A 6V2 Canada
519.271.4040 | box office 1.800.567.1600
stratfordfestival.ca
Charitable registration #11920 0103 RR0002

January 7, 2025

Tatiana Dafoe
City Clerk
City of Stratford
Via email: clerks@stratford.ca

Re: Disposition of the Building at 270 Water Street, Stratford

Dear Tatiana,

Attached please find a written submission from the Stratford Festival in advance of the public meeting on this topic, set for January 16, 2025.

In addition, it is our intent to attend the public meeting and make a presentation to Council and the public at that meeting.

Thank you in advance,

A handwritten signature in black ink that reads "Anita Gaffney".

Anita Gaffney
Executive Director

agaffney@stratfordfestival.ca
519-274-4526



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FESTIVAL HISTORY AND ECONOMIC IMPACT

The Festival was created in 1953 as an economic driver to restart the failing economy following the decline of the rail industry. This endeavour was fully and passionately embraced by the City and its residents, as Tom Patterson's idea had both cultural cachet and prominence, while providing an immediate economic benefit to Stratford from tourism. Over time, the identity of Stratford transformed, becoming what it is today – a well-respected and internationally renowned cultural destination.

The Festival became the catalyst for many small businesses – restaurants, retail and accommodators – and encouraged population growth, enhancing the economic stability of Stratford. The pandemic and the shutdowns it provoked underscored the importance of the Festival to the region's economic health and prosperity.

An economic impact study conducted by Sport Tourism Canada in 2023 demonstrated that the Festival generates nearly \$277 million in economic activity. The Festival supports 1,466 full-time-equivalent jobs (both direct and indirect), with 1,038 of those in Stratford, and a total of local wages and salaries of approximately \$95.3 million. In addition, the Festival supports roughly \$46.2 million in federal, provincial and local taxes through direct and spin-off effects.

Visitor spending locally in 2023 was \$143.3 Million, with 45% of out-of-town attendees staying overnight for an average stay of three nights. The overall importance of the Festival in influencing a visit to Stratford was 9.7/10, with 83% of visitors indicating the Festival was their sole reason for visiting the city. The bulk of the visitor spending is related to spending on restaurants, accommodations, shopping, transportation and entertainment and does not include the next level of investment in the construction and services that support these small businesses.

While the Festival is a catalyst for economic and cultural activity, the Festival itself is a not-for-profit charity that is impacted by the vagaries of the marketplace in order to achieve a breakeven position each year. Since the pandemic, the Festival's economic condition has become even more precarious and the Festival will report a significant shortfall on its 2024 season. Our focus in the forthcoming years is to ensure economic stability so that the Festival can continue to play a role in catalyzing the regional economy.

Our proposal for the Normal School property would see the City recognize and support the Festival in a way that acknowledges its importance to the City, but also sees the Festival assuming the significant capital costs and liability that have to date been the responsibility of the City. The Festival has proven to be a good steward of the building over the years and conducts activities that are consistent with the heritage nature of the building and the surrounding residential neighbourhood.



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The community benefited from the work of the Kiwanis Club and the champions of the Normal School who preserved the facility and made some repairs. At a time when these champions could no longer manage the building, the City took ownership of the building and entered into a long-term lease with the Festival. The Festival has maintained the naming commitments throughout the building and on the grounds and accommodated the use of the building by the Friends of the Normal School, veterans, and other members of the community.

Prior to 2008, the Festival rented portions of the Normal School as a tenant, but began leasing the full building in 2009. Since 2009, the Festival has paid \$990,000 to the City as part of this lease. These funds have gone to the City coffers with some portion being invested in the capital plan for the facility. At the same time, the Festival has been responsible for minor repairs and maintenance that has averaged \$42,000 per year in recent years.

Current: The Festival leases the Normal school for an annual rental fee of \$135,000 (2024-25). In addition, the Festival pays capital costs to a maximum of \$7,500 per occurrence and the cost of an HVAC maintenance contract (approximately \$14,000 annually), in addition to regular operating costs (utilities, etc). The City has a long-term capital plan for the building, which outlines nearly \$3M in capital repairs needed over the next decade. In recent years, very few capital upgrades have been completed, with the City stating that no major capital repairs will be undertaken. The Festival is currently undertaking an independent Building Condition Assessment (BCA), to update the City's 2020 BCA, in order to account for both additional potential capital needs, and adjustments for inflation. We expect to receive this updated BCA in the early spring of 2025.

The Festival utilizes the building for rehearsal space, youth educational programming, theatre-related activities (eg wardrobe and wigs construction), administrative offices and the Theatre Store. The Festival will have to find alternate locations for these important activities in the event that the City proceeds with disposing of the Normal School to another entity.

Proposal: That the City sells the property to the Festival, in an "as is" state for the nominal amount of \$1.00, with the Festival taking over the capital liabilities required for the building. This proposal is conditional upon the Festival's independent BCA not revealing significant additional capital requirements.



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Rationale:

1. **One-time funding:** Unlike many other municipalities, the City does not commit annual financial grants to the theatre for operational costs. This would be an opportunity for the City to demonstrate its support for the charitable organization that drives Stratford's tourism, without a long-term or annual commitment.
2. **Past Investment:** This proposal recognizes the nearly \$1M investment in the building that the Festival has made since 2009.
3. **Precedent:** In 2009, the City donated the lands for the University of Waterloo campus in addition to a cash donation of \$10M, based on an estimated \$42.9M in economic activity (noting the latter was based on a full campus with student residences, which have yet to occur). The Stratford Festival drives more than six times this economic activity, yet is not financially supported by the City in any way.
4. **Zoning:** Current zoning, as we understand it, would be appropriate for continued use of the facilities for existing operations, including the retail store, which operates as a theatre-adjacent activity. The Festival has no current plans to call for alterations to the parkland usage surrounding the Normal School.
5. **Usage:** The current usage of the property falls within normal theatre operations and is clean and quiet, with minimal impact on the surrounding residential neighbourhood. Administrative offices and theatre-related activities (wardrobe and wigs construction) operate during regular business hours. Rehearsals, educational programming and the retail store operate up to 7 days a week, but no later than the operating hours of the theatre.
6. **Caretaker of the History:** The Festival is both aware of, and committed to maintaining the Heritage designation of the building. The Festival has demonstrated its commitment to the history of the building, by welcoming the 'Friends of the Normal School', opening the building for viewing of the historical stained glass for veterans and community members, and respecting the original donors to the Discovery Centre. Should the Festival assume ownership of the building, it would continue to welcome and community organizations and respect the building's history.
7. **Title:** Given the proximity to the Festival theatre, the title could be merged with the Festival Theatre lands.

Should the City wish to sell the property for alternative use, such as residential condos or commercial usage, the benefits noted above would not apply in most cases.

Additional Considerations: In addition to the above proposal, the Festival would like to request the extension of the current lease to December 31, 2025, while the City's public and internal processes occur. The Festival would require several months to both investigate alternatives and relocate existing activities should an agreement not be reached.

JAN 02 2025

From: GAIL MENNIE [REDACTED] K'S OFFICE
Date: Jan 2, 2025 at 9:26:23 AM
To: Gail Mennie [REDACTED]

I have read the Notice of Public Meeting - 270 Water Street.pdf ("Notice") and submit these written comments and questions.

The first paragraph of the Notice refers to the potential disposition of a portion of 270 Water Street, excluding the eastern balance of the property, being the lands more commonly known as the Discovery Centre. The second paragraph of the Notice states a portion of the City-owned property is under consideration to be disposed of through a public process "with the intent to maintain the eastern balance of the property, the building and the heritage designation." These two paragraphs appear to contradict each other. The first paragraph seems to indicate the Discovery Centre itself is to be included in the surplus declaration. The second paragraph seems to specifically indicate the City intends to maintain the eastern balance of the property, the building and the heritage designation,

i.e. the City is not planning to dispose of the Centre. Kindly clarify exactly what is and is not to be declared as surplus and potentially disposed of.

This identical ambiguity is present in the minutes of the November 12, 2024 Council meeting where Resolution 7.1 first authorizes the staff to initiate the intent to dispose of 270 Water Street process with the intent to maintain the building and heritage designations, excluding the eastern balance of the property. Resolution 7.1 then authorizes the staff to schedule a public meeting with respect to the potential disposition of "this building," excluding the eastern balance of the property. Does "this building" mean the Discovery Centre building is potentially to be disposed of or not?

Furthermore, an article titled "Public meeting on Stratford Normal School sale to be held" appeared on [Stratfordtoday.ca](https://www.stratfordtoday.ca) on November 15, 2024. The

first sentence of that article reads "The City of Stratford is gearing up to sell the former Stratford Normal School, but not before it holds a public meeting on the matter." Once again, the question is whether the City intends to potentially sell/dispose of the Discovery Centre building or retain the building?

Lastly, the public needs to know whether the Discovery Centre will be sold to the Stratford Festival for a de minimis amount and who will maintain the landscaping around the Discovery Centre if the Centre is retained.

Please respond in writing as I am not able to attend the January 16, 2025 Public Meeting.

Gail Mennie

Gail Mennie

[REDACTED]

My family and I have owned [REDACTED] since 1967



**BY-LAW NUMBER XXX-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 January 16, 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 January 16, 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 16th day of January, 2025.

Mayor – Martin Ritsma

Clerk – Tatiana Dafoe