



Stratford City Council
Regular Council Open Session
AGENDA

Meeting #: 4767th

Date: Monday, March 24, 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 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, Audrey Pascual - Deputy Clerk

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.

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:**

12 - 29

Motion by

THAT the Minutes of the Regular Meeting of Council of The Corporation of the City of Stratford dated February 24, 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 March 24, 2025, be added to the Agenda as printed.

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

5.1 At the March 24, 2025, Session, under the Municipal Act, 2001, as amended, matters concerning the following items were considered:

4.1 Confidential Report of the Director of Community Services - Collective Bargaining Update – IBEW 636 (Water Division) and ATU Local 741 (Transit Division) (CM-25-05) - Labour relations or employee negotiations (section 239.(2)(d));

5.1 Confidential Report of the Mayor with respect to the Interim CAO Position (CM-25-06) - Personal matters about an identifiable individual(s) including municipal employees or local board employees (section 239.(2)(b)); and Labour relations or employee negotiations (section 239.(2)(d)).

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

6.1 Adjournment to a Public Meeting under the Planning Act:

30 - 48

Motion by

THAT the Council meeting adjourn to a public meeting under the Planning Act to hear from members of the public on Zone Change Application Z01-25, for 963 O'Loane Avenue and to reconvene at the conclusion of the public meeting.

7. Orders of the Day:

7.1 Resolution - 2025 Tax Rates and Tax Policy Matters (COU25-022) 49 - 99

Peter Frise, Vice President Policy and Consulting Services, Municipal Tax Equity Consultants Inc. will present the study on behalf of the City.

Motion by

Staff Recommendation: THAT the report titled, "2025 Tax Rates and Tax Policy Matters" (COU25-022), be received for information;

THAT Council provide direction on whether any changes to tax policies are to be considered at this time;

AND THAT a by-law to set tax ratios, tax rates and tax reductions for prescribed subclasses for the year 2025 and govern and regulate the finances of The Corporation of the City of Stratford be adopted.

7.2 Resolution - Chief Administrative Officer Recruitment - Selection Committee (COU25-025) 100 - 102

Motion by

Staff Recommendation: THAT direction be given on the three members of Council to be appointed to the Chief Administrative Officer Selection Committee.

7.3 Resolution - Tax Deferral or Cancellation Programs for Fixed Income Households (COU25-024) 103 - 111

Motion by

Staff Recommendation: THAT the report titled, "Tax Deferral or Cancellation Programs for Fixed Income Households" (COU25-024), be received;

THAT Council provide further direction on expanding programs, if any;

AND THAT Staff be directed to update the City's website regarding all programs available to residents, including details on how to access them.

7.4 Resolution - Treasurer's 2024 Statement of Council Remuneration and Expenses (COU25-030) 112 - 119

Motion by

Staff Recommendation: THAT the report titled, "Treasurer's 2024 Statement of Council Remuneration and Expenses" (COU25-030), be received for information.

- 7.5 Resolution - Consideration of Renewal and Expansion of Purchase of Service Agreement with Stratford Economic Enterprise Development Corporation (SEEDCo.) (COU25-033) 120 - 125**

Motion by

Staff Recommendation: THAT the request to renew the Purchase of Service Agreement with the Stratford Economic Enterprise Development Corporation, to include the additional services, for a five year term to December 31, 2030, be approved;

THAT the renewal take effect at time of signing of this agreement;

AND THAT the Mayor and Clerk, or their respective delegates, be authorized to execute the renewal agreement on behalf of The Corporation of the City of Stratford.

- 7.6 Resolution - Lease Agreement Extension for Stratford Economic Enterprise Development Corporation – 82 Erie Street (COU25-034) 126 - 127**

Motion by

Staff Recommendation: THAT The Corporation of the City of Stratford extend the Lease Agreement with Stratford Economic Enterprise Development Corporation for the lease of a portion of space at 82 Erie Street (City Hall Annex) for a further five years commencing on January 1, 2026, and expiring on December 31, 2030;

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

- 7.7 Resolution - Airport Farmland Lease Award (COU25-031) 128 - 130**

Motion by

Staff Recommendation: THAT the RFEOI for a three (3) year term from Peter Koot and Rachael Berta for the lease of 160 acres of farmland adjacent to the Stratford Municipal Airport, described as Part of Lots 39, 40, 41, Concession 5 and Parts of Lots 38, 39, 40 and 41 Concession 6, from March 1, 2025, to December 31, 2027, be accepted;

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

- 7.8 Resolution - Zero Emission Vehicle Infrastructure Program Contribution 131 - 134**

Agreement (COU25-026)

Motion by

Staff Recommendation: THAT Council authorize the entering into of the Contribution Agreement between The Corporation of the City of Stratford and Natural Resources Canada (NRCan) for the Zero Emission Vehicle Infrastructure Program (ZEVIP);

THAT the Mayor and Clerk, or their respective delegates, be authorized to sign the Contribution Agreement;

AND THAT the Parking Reserve Fund be used to fund the City's portion of the project costs.

- 7.9 Resolution - T-2024-13 Albert Street Reconstruction Phase 2 Tender Award (COU25-023) 135 - 138**

Motion by

Staff Recommendation: THAT the tender (T-2024-13) for the Albert Street Reconstruction Phase 2 Project be awarded to Van Bree Drainage and Bulldozing Limited o/a Van Bree Infrastructure, at a total tender price of \$4,179,650.25 including HST;

AND THAT the Mayor and Clerk, or their respective delegates, be authorized to sign the necessary Contract Agreement for construction contract T-2024-13.

- 7.10 Resolution - Lions Pool Liner Replacement – RFP Award (COU25-029) 139 - 141**

Motion by

Staff Recommendation: THAT Council accept the proposal for RFP-2025-10 for the supply and installation of a new lap pool liner system for the Lions Pool, from Ontario Pool Coatings Inc. at a total cost of \$141,887.32, 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 RFP scope of work from Facilities Capital Reserve Fund R-R11-FACI and in accordance with Policy F.1.15 Capital Budget Authorization for Expenditures.

- 7.11 Resolution - Kinsmen Club of Stratford, Ontario Pork Congress**

The Kinsmen Club of Stratford has requested designation of the 2025 Ontario Pork Congress trade show to be held June 18-19, 2025, at the Stratford Rotary Complex, as a municipally significant event for the purpose of obtaining a liquor license.

Comments received from departments and agencies include:

- Corporate Services, Police Services, Building Services and Huron Perth Public Health have not expressed concerns with this application.
- no issues or concerns from the Facilities Division and the renter will be required to comply with the Municipal Alcohol policy and AGCO regulations.
- Fire Prevention provided the following comments:
 - Event requires an LLBO Special Occasion Permit/Inspection.
 - Confirmation of previously approved site plan required. Any changes to the site plan will require engineered/architectural drawings including occupancy limits to be submitted to fire prevention for review/approval.
 - Fire route to be maintained at all times.

Motion by

THAT City Council hereby designates the Ontario Pork Congress trade show to be held June 18-19, 2025, at the Stratford Rotary Complex as having municipal significance for the purpose of obtaining liquor licenses from the AGCO, subject to the necessary permits being obtained, compliance with the City's Municipal Alcohol Risk Policy and the required certificates of insurance being provided.

7.12 Proclamation - World Autism Day

142

The World Autism Day theme for 2025 is Celebrate the Spectrum.

Motion by

THAT Stratford City Council hereby proclaims April 2, 2025, as "World Autism Day" in the City of Stratford and authorizes the flying of the Autism Flag on April 2, 2025, to "Celebrate the Spectrum" to show support for the autism community and to raise awareness.

7.13 Proclamation - Human Values Day

Motion by

THAT Stratford City Council hereby proclaims April 24, 2025, as "Human

Values Day" in the City of Stratford in support of the fundamental Human Values of truth, right conduct, peace, love and non-violence.

7.14 Proclamation - Dairy Week

Motion by

THAT Stratford City Council hereby proclaims April 1-4, 2025, as "Dairy Week" in the City of Stratford in celebration of the Dairy sector in Perth County and the City of Stratford, and authorizes the flying of a Dairy Producer flag at City Hall on April 3 and 4, 2025.

8. Business for Which Previous Notice Has Been Given:

None scheduled.

9. Reports of the Standing Committees:

There are no Standing Committee reports to be considered at the March 24, 2025 meeting.

10. Notice of Intent:

10.1 Notice of Public Meeting under the Planning Act

143 - 150

Stratford City Council will hold a Public Meeting on Monday, April 14, 2025, at 7:00 p.m. to hear from interested persons with respect to the following planning applications:

- Official Plan Amendment application OPA1-25 and Zone Change application Z09-24 for 315 and 317 Huron Street Plan 46 Part Lot 7 and 8 in the City of Stratford; and
- Draft Plan of Subdivision Application 31T24-003, Official Plan Amendment application OPA02-24 and Zoning By-law Amendment Application Z08-24 for 672 Mornington Street Part of Lot 1, Concession 2 (geographic Township of Ellice), now in the City of Stratford.

For further information, please see the attached Notices.

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 11.8 be taken collectively.

Motion by

THAT By-laws 11.1 to 11.8 be read a First and Second Time.

Motion by

THAT By-laws 11.1 to 11.8 be read a Third Time and Finally Passed.

- | | | |
|-------------|--|-----------|
| 11.1 | Tax Rates 2025 | 151 - 155 |
| | To set tax ratios, tax rates and tax reductions for prescribed subclasses for the year 2025 and govern and regulate the finances of The Corporation of the City of Stratford. | |
| 11.2 | Award Tender for Albert Street Reconstruction Phase 2 | 156 |
| | To authorize the acceptance of a tender, execution of the contract and the undertaking of work by Van Bree Drainage and Bulldozing Limited o/a Van Bree Infrastructure for the Albert Street Reconstruction Phase 2 Project (T-2024-13). | |
| 11.3 | Conveyance to the City of Lot 4 Crane West Business Park | 157 - 158 |
| | To accept the transfer (conveyance) from 1000190996 Ontario Inc. to The Corporation of the City of Stratford of Lot 4, Plan 44R-5904, Crane West Business Park. | |
| 11.4 | Award Proposal for Lions Pool Liner | 159 |
| | To authorize the acceptance of a proposal and the undertaking of work by Ontario Pool Coatings Inc. for the supply and installation of a new lap pool liner system for the Lions Pool (RFP-2025-10). | |
| 11.5 | Lease of Farmland Adjacent to the Municipal Airport - Peter Koot and Rachael Berta | 160 |
| | To authorize the execution of a Lease Agreement with Peter Koot and Rachael Berta for farmland adjacent to the Stratford Municipal Airport for a three year term to December 31, 2027. | |
| 11.6 | Amending Agreement to the Purchase of Service Agreement - SEEDCo. | 161 - 162 |
| | To authorize the entering into and execution of an Amending Agreement to the Purchase of Service Agreement with Stratford Economic Enterprise Development Corporation o/a investStratford to deliver economic development programs and services for the City of Stratford. | |

11.7 Lease Agreement Renewal - SEEDCo. 163 - 164

To authorize the entering into and execution of a renewal of the Lease Agreement with the Stratford Economic Enterprise Development Corporation o/a investStratford for the lease of certain space at the City Hall Annex Building, 82 Erie Street, for a further five-year term from January 1, 2026, to December 31, 2030.

11.8 Authorize Signing of Contribution Agreement with Natural Resources Canada 165 - 166

To authorize the entering into and execution of a Contribution Agreement, and any other necessary documentation, between His Majesty the King in Right of Canada as represented by the Minister of Natural Resources and The Corporation of the City of Stratford to carry out the City of Stratford Electric Vehicle Charging Station Expansion Project.

12. Consent Agenda: CA-2024-025 to CA-2024-040 167 - 217

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 April 14, 2025, in the Council Chamber, City Hall.

Motion by

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

- **Infrastructure, Transportation and Safety Committee [7:05 or thereafter following the Regular Council meeting]; and**
- **Social Services 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 March 24, 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 Committee Reports

15.2.1 Infrastructure, Transportation and Safety Committee

Motion by

THAT Item 5.1 of the Infrastructure, Transportation and Safety Committee meeting dated March 24, 2025, be adopted as follows:

5.1 Avon Street and Avondale Avenue Reconstruction - Open House and Recommendations (ITS25-004)

THAT Council receive the description of the proposed design for the Avon Street and Avondale Avenue Reconstruction Project;

THAT Council accept the design as presented at the Public Open House and on Engage Stratford;

AND THAT Council authorize Staff to proceed with construction tendering.

15.3 Reading of the By-laws (reconvene):

218

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

By-law 11.9 Confirmatory By-law

To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on March 24, 2025.

Motion by

THAT By-law 11.9 be read a First and Second Time.

Motion by

THAT By-law 11.9 be read a Third Time and Finally Passed.

15.4 Adjournment of Council Meeting

Meeting Start Time:

Meeting End Time:

Motion by

THAT the March 24, 2025, Regular Council meeting adjourn.



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

Meeting #: 4765th
 Date: Monday, February 24, 2025
 Time: 7:00 P.M.
 Location: Council Chamber, City Hall

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

Regrets: Councillor Briscoe, Councillor Henderson, Councillor McCabe, and Councillor Sebben

Staff Present: Joan Thomson - Chief Administrative Officer, 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, Victoria Trotter, Audrey Pascual - Deputy Clerk, Alexander Burnett – Intermediate Planner, Joani Gerber - Chief Executive Officer, SEEDCo./investStratford, Krista Robinson - Chief Executive Officer, Stratford Public Library

Also Present: Members of the Public and Media

1. Call to Order:

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

Councillors McCabe, Henderson, Sebben and Briscoe provided regrets for this meeting.

Land Acknowledgment

Moment of Silent Reflection

Singing of O Canada

Respectful Workplace Policy 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

No declarations of pecuniary interest were made by a member at the February 24, 2025 Regular Council meeting.

3. Adoption of the Minutes:

R2025-79

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 February 10, 2025, be adopted as printed.
Carried

4. Adoption of the Addenda to the Agenda:

R2025-80

Motion by Councillor Biehn

Seconded by Councillor Wordofa

THAT the Addenda to the Regular Agenda of Council and Standing Committees dated February 24, 2025, be added to the Agenda as printed.

Carried

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

5.1 At the February 24, 2025, Committee of the Whole In-camera Session, under the Municipal Act, 2001, as amended, a matter concerning the following item was considered:

4.1 Appointment of a Director to the Stratford Economic Enterprise Development Corporation – Personal matters about an identifiable individual(s) including municipal employees or local board employees (section 239.(2)(b)).

At the In-camera session, personal information relating to the appointee was considered by Council.

6. Hearings of Deputations and Presentations:

6.1 Added - Requests for Delegation regarding Item 7.2 The Grand Trunk Renewal Project Key Recommendations (COU25-019)

R2025-81

Motion by Councillor Burbach

Seconded by Councillor Nijjar

THAT Mike Ennis and Jay Colquhoun of the YMCA Three Rivers, Krista Robinson of the Stratford Public Library, Robert Ritz, Jane Marie Mitchell and Mike Sullivan be heard.

Carried

Mike Ennis and Jay Colquhoun of the YMCA Three Rivers presented to Council regarding the Grand Trunk Renewal Project Key Recommendations. Highlights of the presentation included:

- the YMCA Three Rivers having signed an MOU with the City two years ago;
- the recommendations regarding the project being a good reflection of what is possible;
- Mr. Ennis noting that they believe a partnership is the best avenue for this project;
- there being a need to look at what the community needs and how it can be best served;
- current YMCA building being 60 years old and in need of a refresh or rebuild;

- it being noted that the YMCA is the largest provider of childcare in the region; and,
- there being almost 2,000 members and more than 500 visits per day at the facility.

Krista Robinson, Director of the Stratford Public Library presented to Council regarding the Grand Trunk Renewal Project Key Recommendations. Highlights of the presentation included:

- the Library's current facility having accessibility and safety concerns;
- it being noted that the better path forward is through partnership;
- the shared spaces allowing for a 15-20% reduction in the required space needs;
- the community engagement having showed a clear desire for a shared community space; and,
- there being a 7% increase in foot traffic in 2024 at the Library.

Robert Ritz presented to Council regarding the Grand Trunk Renewal Project Key Recommendations. Highlights of the presentation included:

- the five-point intersection at St. David, McKenzie, Downie, Falstaff and St. Patrick being requested to be reviewed;
- a proposal to extend Stratford Street to St. Patrick Street;
- a proposal to simplify the intersections at Waterloo and Douro Streets and Downie and St. Patrick Streets;
- a proposal to distribute parking throughout the site; and,
- a recommendation to retain a traffic consultant to assess ways to enhance nearby intersections and seamlessly connect to the site with local streets and pathways.

Jane Marie Mitchell presented to Council regarding the Grand Trunk Renewal Project Key Recommendations. Highlights of the presentation included:

- there being a need to include alternatives to fossil fuels for building and operations;

- sustainability being noted as a key community need and should be included in all plans and designs;
- it being vitally important for this project to include alternatives such as heat pumps and green materials; and,
- flexible spaces being important as needs change.

Mike Sullivan presented to Council regarding the Grand Trunk Renewal Project Key Recommendations. Highlights of the presentation included:

- there being a need to avoid fossil fuel use in the operation and construction of future uses;
- there being need for affordable housing and how the project can support this; and,
- it being noted that there is a need for indigenous consultation for the project.

7. Orders of the Day:

7.1 Resolution - Plan of Condominium Application and Exemption from Draft Approval Process 31CDM24-001 - 4117 Perth Line 36 (COU25-015)

R2025-82

Motion by Councillor Hunter

Seconded by Councillor Nijjar

THAT the City of Stratford approve the application for exemption from the Draft Plan of Condominium approval process submitted by Quinlan Road Developments GP Inc., prepared by Deanna Rowe, certified by James M. Laws, OLS, Project No. 31090-22, dated November 13, 2024. The plan contains a total of 133 residential units and 6 parking spaces, located at 4117 Perth Line 36;

AND THAT the above is recommended for the following reasons:

- **the request is consistent with the Provincial Planning Statement; and**
- **the request conforms with the goals, objectives and policies of the Official Plan.**

Carried

7.2 Resolution - Grand Trunk Renewal Project Key Recommendations (COU25-019)

Joani Gerber, CEO, investStratford, Emily Robson, Corporate Initiatives Lead, Dan Mathieson, Chair of the Ad Hoc Grand Trunk Renewal Committee, John Kastner, Co-Chair of the Communications, Advocacy and Civic Engagement Working Group of the Ad Hoc Grand Trunk Renewal Committee and Melanie Hare, Chair of the Vision, Planning & Architecture Working Group and Member of the Ad Hoc Grand Trunk Renewal Committee presented an overview of the report.

Members of Council and staff held a discussion regarding the following:

- the potential loss of value in only looking at pieces of the land rather than the entire site;
- the possibility of having a developer take on the entire project;
- the importance of an MOU with the Stratford Public Library;
- the 2014 Parking Study not providing an accurate picture of current parking needs;
- the potential of funding from the Federal and Provincial levels of government following the upcoming election;
- the importance of creating partnerships;
- the importance of use of a community facility by all members of the community;
- the difficulty of an evaluation of the land due to various levels of contamination;
- the benefits of the information the EOI's will bring.

R2025-83

THAT Council direct staff to conduct background research on temporary and interim uses for the GTR site, including associated next steps and cost estimates, and report these findings back to Council for consideration;

THAT Council direct staff to pursue the shared community facility option as outlined in this report, which includes investment from

the City in addition to funding from external sources and operational partners;

THAT Council direct staff to proceed with the exploration of the design, development, and operations of a shared community facility, and report back with a detailed plan outlining the project scope, a range of potential costs, and funding options for Council's consideration;

THAT Council direct staff to develop an Expression of Interest to solicit proposals for housing development on the GTR site, with a focus on the parcel known as 2D;

AND THAT Council direct staff to develop an Expression of Interest to solicit proposals for the development and operation of a parking and mobility solution on the GTR site.

7.3 Resolution - Group Benefits Program Renewal 2025 (COU25-017)

In response to an enquiry, the Director of Corporate Services confirmed that the recommendation was not the lowest bid, however an additional incentive provides a credit towards the program to decrease the cost.

R2025-84

Motion by Councillor Biehn

Seconded by Councillor Burbach

THAT Council authorize retaining Manulife Financial as the Group Benefits provider for the City of Stratford.

AND THAT any surpluses relating to the savings be placed in the Human Resources Contingency Reserve.

Carried

7.4 Resolution - Community Transportation – Partnership Agreements between the City of Stratford, Town of St. Marys, and Municipality of North Perth (COU25-018)

A member noted the program is very well used by members of the public.

R2025-85

Motion by Councillor Burbach

Seconded by Councillor Wordofa

THAT the Council of The Corporation of the City of Stratford approve the entering into of a further Local Partnership

Agreement with the Town of St. Marys and the Municipality of North Perth for the Intercommunity Transportation Project (PC Connect) to December 31, 2025;

THAT the Mayor and Clerk, or their respective delegates, be authorized to sign the further Local Partnership Agreement;

AND THAT City staff be authorized to prepare a plan for Council's consideration regarding the future of PC Connect.

Carried

7.5 Resolution - Community Transportation Pilot Project – Service Agreement Extension (COU25-016)

R2025-86

Motion by Councillor Burbach

Seconded by Councillor Nijjar

THAT The Corporation of the City of Stratford enter into a Community Transportation Service Agreement Extension with 947465 Ontario Ltd. o/a Voyago until December 31, 2025;

THAT the Mayor and Clerk, or their respective delegates, be authorized to sign the Community Transportation Service Agreement Extension with 947465 Ontario Ltd. o/a Voyago for the Community Transportation Project;

AND THAT the City and partners commence investigation of service delivery for 2026 and beyond with options to be presented to Council later in 2025.

Carried unanimously

7.6 Resolution - Drinking Water Source Protection - Proposed Updates to the Thames-Sydenham Source Protection Plan and Assessment Report

The Director of Infrastructure confirm the proposed updates are housekeeping amendments with no impact to the City.

R2025-87

Motion by Councillor Burbach

Seconded by Councillor Beatty

THAT pursuant to Section 34(3) of the Clean Water Act, 2006, the Council of the City of Stratford endorse the proposed updates to the Thames-Sydenham Source Protection Plan;

AND THAT Provision of this resolution meets requirements of Section 34(3) of the Clean Water Act, 2006.

Carried

7.7 Resolution - Appointment to the Stratford Economic Enterprise Development Corporation Board of Directors (COU25-020)

R2025-88

Motion by Councillor Wordofa

Seconded by Councillor Biehn

THAT Sarah Hamza, representing the Digital Media/Creative Economy sector, be appointed to the Stratford Economic Enterprise Development Corporation Board of Directors for the remainder of the three-year term to June 2027 or until a successor is appointed by Council.

Carried

7.8 Resolution - Stratford Live Music and Food

A member noted a number of noise concerns were received from residents in the downtown core during the event in 2024. The Director of Community Services noted concerns should be forwarded to the Special Events Coordinator to be reviewed during consideration of the Noise By-law Exemption request.

R2025-89

Motion by Councillor Hunter

Seconded by Councillor Burbach

THAT City Council hereby designates the 2025 Stratford Live Music & Food event to be held June 20, 21 and 22, 2025, around the Veterans Drive Band Shell and in the York Street parking lot as municipally significant for the purpose of obtaining liquor licenses from the AGCO, subject to compliance with the City's Municipal Alcohol Risk Policy and required certificates of insurance being provided.

Carried

7.9 Correspondence - CN Rail Safety Ambassador Certificate

Mayor Ritsma presented the certificate to CAO Joan Thomson.

R2025-90

Motion by Councillor Burbach

Seconded by Councillor Hunter

THAT the correspondence and Rail Safety Ambassador Certificate received from the Canadian National Police North America dated January 22, 2025, be received.

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:**

R2025-91

Motion by Councillor Burbach

Seconded by Councillor Nijjar

THAT the Report of the Infrastructure, Transportation and Safety Committee dated February 24, 2025, be adopted as printed.

Carried

9.1.1 Update on Recycling Services and Options for Non-Eligible Sources (NES) Starting January 2026 (ITS25-002)

THAT Council approve the Change in Scope to Contract T2019-18 Waste Collections Contract with Canada Waste Management to provide Recycling Services to Non-eligible Sources (NES) for the period from January 1, 2026, to October 31, 2026, for a cost of up to \$355,000, including HST.

9.1.2 Automated Speed Enforcement (ASE) Pilot Project (ITS25-003)

THAT the Report titled, "Automated Speed Enforcement (ASE) Pilot Project" (ITS25-003) , be received;

THAT Council authorize Staff to negotiate and finalize the terms and enter into an agreement with Global Traffic Group as the ASE

service provider and the corresponding partnering processing centre municipality for a 24-month pilot program;

THAT Council authorize the Chief Administrative Officer to execute the finalized agreement with Global Traffic Group as the ASE service provider and the corresponding partnering processing centre municipality for a 24-month pilot program;

THAT outcomes from the pilot will be reported to Council;

AND THAT any subsequent agreement will be subject to Council approval and executed by the Mayor and Clerk.

9.1.3 Albert Street Reconstruction Phase 2 – Open House and Recommendations (ITS25-001)

THAT Council receive the report titled, "Albert Street Reconstruction Phase 2 – Open House and Recommendations" (ITS25-001);

THAT Council approve the design as presented at the Public Open House on Engage Stratford;

AND THAT Council authorize staff to proceed with construction tendering.

9.2 Report of the Planning and Heritage Committee:

R2025-92

Motion by Councillor Biehn

Seconded by Councillor Burbach

THAT the Report of the Planning and Heritage Committee dated February 24, 2025, be adopted as printed.

Carried

9.2.1 Proposed Exemption from Sign By-law #159-2004 for the Canadian Dairy Expo (PLA25-001)

THAT the Canadian Dairy Expo Sign Variance Application to Sign By-law #159-2004 be approved as follows:

- The nine (9) temporary sidewalk signs and one (1) cow statue be permitted for the temporary period of March 28, 2025 to April 7, 2025, on City property at the following locations:

- Mornington Street at the City's northerly limits;
 - McCarthy Road West at Mornington Street (2 signs);
 - McCarthy Road East at Romeo Street;
 - Ontario Street at the City's easterly limits (2 signs);
 - Huron Street at the City's westerly limits;
 - Downie Street (Road 112) at the City's southerly limits;
 - Erie Street at Line 32; and
 - Northeast corner of McCarthy Road West and Mornington Avenue (Cow Statue).
- The two (2) banner signs, one (1) cow statue and five (5) directional signs be permitted for the temporary period of April 1, 2025 to April 4, 2025 on the City's Rotary Complex property (353 McCarthy Road West);

AND THAT the sponsorship signs be limited to the two (2) banner signs.

10. Notice of Intent:

None scheduled.

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:

R2025-93

Motion by Councillor Hunter

Seconded by Councillor Nijjar

THAT By-laws 22-2025 to 24-2025 be taken collectively.

Carried unanimously

R2025-94

Motion by Councillor Burbach

Seconded by Councillor Biehn

THAT By-laws 22-2025 to 24-2025 be read a First and Second Time.

Carried two thirds support

R2025-95

Motion by Councillor Biehn

Seconded by Councillor Nijjar

THAT By-laws 22-2025 to 24-2025 be read a Third Time and Finally Passed.

Carried

11.1 Agreement - Optimism Place Outreach Worker Services - By-law 21-2025

To authorize the entering into and execution of an Outreach Worker Service Agreement / Purchase of Service Agreement with Optimism Place Women's Shelter and Support Services for the provision of services defined in the Agreement.

11.2 Appointments - investStratford Board - By-law 22-2025

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

11.3 Extension Agreement - Intercommunity Transportation Project with St. Mary's and North Perth - By-law 23-2025

To authorize the entering into and execution of an Extension Agreement to the Local Partnership Agreement with The Corporation of the Town of St. Marys and The Corporation of the Municipality of North Perth for the Intercommunity Transportation Project (PC Connect) to December 31, 2025.

11.4 Voyago Agreement - By-law 24-2025

To authorize the entering into and execution of a Community Transportation Service Agreement Extension with 947465 Ontario Ltd. o/a Voyago for the provision of an inter-regional community bus transportation service until the end of December 31, 2025.

12. Consent Agenda: CA-2025-010 to CA-2025-024

Council did not advise of any items to be considered on the Consent Agenda.

13. New Business:

13.1 Snow Clearing Operations

Councillor Biehn thanked City staff for their work clearing snow and noted they have done a fantastic job.

13.2 Homecare Symposium

Councillor Burbach stated she received correspondence from Mr. Brown regarding a primary home care symposium being hosted on April 16, 2025 to bring attention to furthering home care in our community. He is requesting a funding allocation of \$5,000 from the City to co-sponsor the symposium. The funds would be used for advertising and food.

The Director of Corporate Services noted there are several options for funding including the residual funding from Committees of Council.

The CAO stated Council may consider attaching a clause to the motion that funding be subject to confirmation of matching sponsorship contributions.

R2025-96

Motion by Councillor Burbach

Seconded by Councillor Nijjar

THAT Council approve the funding request of \$5,000.00 for a Primary Care / Homecare Symposium to be held in Stratford on April 16, 2025;

THAT the request be funded from the Local Boards and Committee Reserve G-R18-BRDS-0000;

AND THAT the funding be subject to confirmation of matching sponsorship contributions.

Carried

13.3 Chief Administrative Officer Recruitment

Members of Council and staff held a discussion regarding the following:

- the striking of a Selection Committee including the Mayor, Chair of Finance and Labour Relations Committee and three members of Council;

- the selection of three Council members would need to come back to Council for approval;
- the importance of having the posting completed at the earliest possible time; and,
- the CAO and Mayor's Office completing the posting in light of the Human Resources Department not currently having a director.

R2025-97

Motion by Councillor Beatty

Seconded by Councillor Burbach

THAT a Selection Committee comprised of the Mayor, Chair of Finance and Labour Relations Committee, and three other members of Council be established to assist Council in the CAO recruitment process;

AND THAT the Clerk be directed to reach out to all members of Council to solicit expressions of interest for participation on the Selection Committee, to circulate the previous job posting to Council, and to provide a report to Council with a list of nominations at the next regular Council meeting.

Carried

R2025-98

Motion by Councillor Beatty

Seconded by Councillor Hunter

THAT staff be directed to advertise for the Interim Chief Administrative Officer position at the earliest opportunity.

Carried

13.4 Coldest Night of the Year

Mayor Ritsma congratulated the organizers of the Coldest Night of the Year event. More than \$220,000 was raised which placed our community 5th in the nation.

14. Adjournment to Standing Committees:

The next Regular Council meeting is March 24, 2025 in the Council Chamber, City Hall.

R2025-99

Motion by Councillor Burbach

Seconded by Councillor Nijjar

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

- **Social Services Committee [7:05 or thereafter following the Regular Council meeting]; and**
- **Community Services Committee [7:10 or thereafter following the Regular Council meeting]**

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

Carried

15. Council Reconvene:

15.1 Declarations of Pecuniary Interest made at Standing Committees

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

Declarations of Pecuniary Interest made at Standing Committee meetings held on February 24, 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 February 24, 2025 Council Reconvene meeting.

15.2 Committee Reports

15.2.1 Community Services Committee

R2025-100

Motion by Councillor Beatty

Seconded by Councillor Burbach

THAT Item 5.1 of the Community Services Committee meeting dated February 24, 2025, be adopted as follows:

5.1 Stratford and District Agricultural Society Use of City Facilities (COM25-001)

THAT City Council approve the five-year [2025 to 2029] Memorandum of Understanding with the Stratford and District Agricultural Society to support the use and rental of city facilities;

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

Carried

15.3 Reading of the By-laws (reconvene):

The following By-laws required First and Second Readings and Third and Final Readings and were taken collectively upon unanimous vote of Council present:

By-law 11.5 Memorandum of Understanding - Stratford and District Agricultural Society - By-law 25-2025

To authorize the entering into and execution of a Memorandum of Understanding with the Stratford & District Agricultural Society to support the use and rental of City facilities.

By-law 11.6 Confirmatory By-law - By-law 26-2025

To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on February 24, 2025.

R2025-101

Motion by Councillor Burbach

Seconded by Councillor Nijjar

THAT By-laws 25-2025 to 26-2025 be taken collectively.

Carried unanimously

R2025-102

Motion by Councillor Hunter

Seconded by Councillor Biehn

THAT By-laws 25-2025 to 26-2025 be read a First and Second Time.

Carried two thirds support

R2025-103

Motion by Councillor Nijjar

Seconded by Councillor Beatty

THAT By-laws 25-2025 to 26-2025 be read a Third Time and Finally Passed.

Carried

15.4 Adjournment of Council Meeting

R2025-104

Motion by Councillor Burbach

Seconded by Councillor Wordofa

THAT the February 24, 2025, Regular Council meeting adjourn.

Carried

Meeting Start Time: 7:00 P.M.

Meeting End Time: 9:13 P.M.

Council Reconvene Meeting Start Time: 9:19 P.M.

Council Reconvene Meeting End Time: 9:21 P.M.

Mayor - Martin Ritsma

Deputy Clerk - Audrey Pascual



PLANNING REPORT

Date: March 24, 2025
To: Mayor and Council
From: Alexander Burnett, Intermediate Planner
Report Number: COU25-032
Attachments: Public Comments Received

Title: Statutory Public Meeting Report for lands known as 963 O’Loane Avenue for Zone Change Application Z01-25

Objective: The purpose of this report is to describe the application submitted by Baker Planning Group (c/o Caroline Baker) on behalf of Pol Quality Homes (c/o Daryl Pol) with respect to Zone Change application Z01-25. The applications were submitted in January 2025 and deemed complete on February 14, 2025.

Zoning By-law Amendment

The requested Zoning Change Amendment is to rezone subject lands from the Residential Second Density (R2(1)-1) Zone, to a new Residential Fifth Density (R5(2)-XX) Zone to permit 3 apartment buildings containing 38 units, subject to the following requested site-specific exceptions:

- Minimum front yard depth of 4.5 metres compared to the required minimum front yard depth of 10 metres under the parent R5(2) Zone.
- Minimum front yard setback from an arterial road of 4.5 metres compared to the minimum required setback of 7.5 metres.
- Minimum southernly side yard setback of 4.0 metres compared to the minimum requirement of 5.0 metres under the parent R5(2) Zone.
- Maximum lot coverage of 40% compared to a maximum lot coverage of 30% under the parent R5(2) Zone.
- Minimum of 0 loading spaces for 38 apartment units.

Please note that circulation of the subject application listed the applicant’s request for R5(3)XX zoning, whereas this is incorrect, and the applicant is instead requesting R5(2)XX zoning.

The following documents were submitted in support of the application:

- Planning Justification Report
- Concept Site Plan and Elevations
- Arborist Report
- Functional Servicing Report

Location Map



Background:

The subject lands, legally known as Part Lot 1, Plan 93 in the City of Stratford, are approximately 0.63 hectares in size and are located on the east side of O’Loane Avenue, south of Short Street and north of Oakdale Avenue, adjacent to the S.E.R.C Baseball Diamond and Bell Court.

Site Characteristics:

Characteristic	Information
Existing Use:	Single detached dwelling (to be removed)
Frontage:	59.27 m
Depth	101.24 m

Characteristic	Information
Area	0.63 hectares
Shape	Rectangular

Surrounding Land Uses:

Direction	Use
North	Semi-detached dwellings
East	Semi-detached dwellings
West	Single detached dwellings, agricultural lands
South	Athletic fields

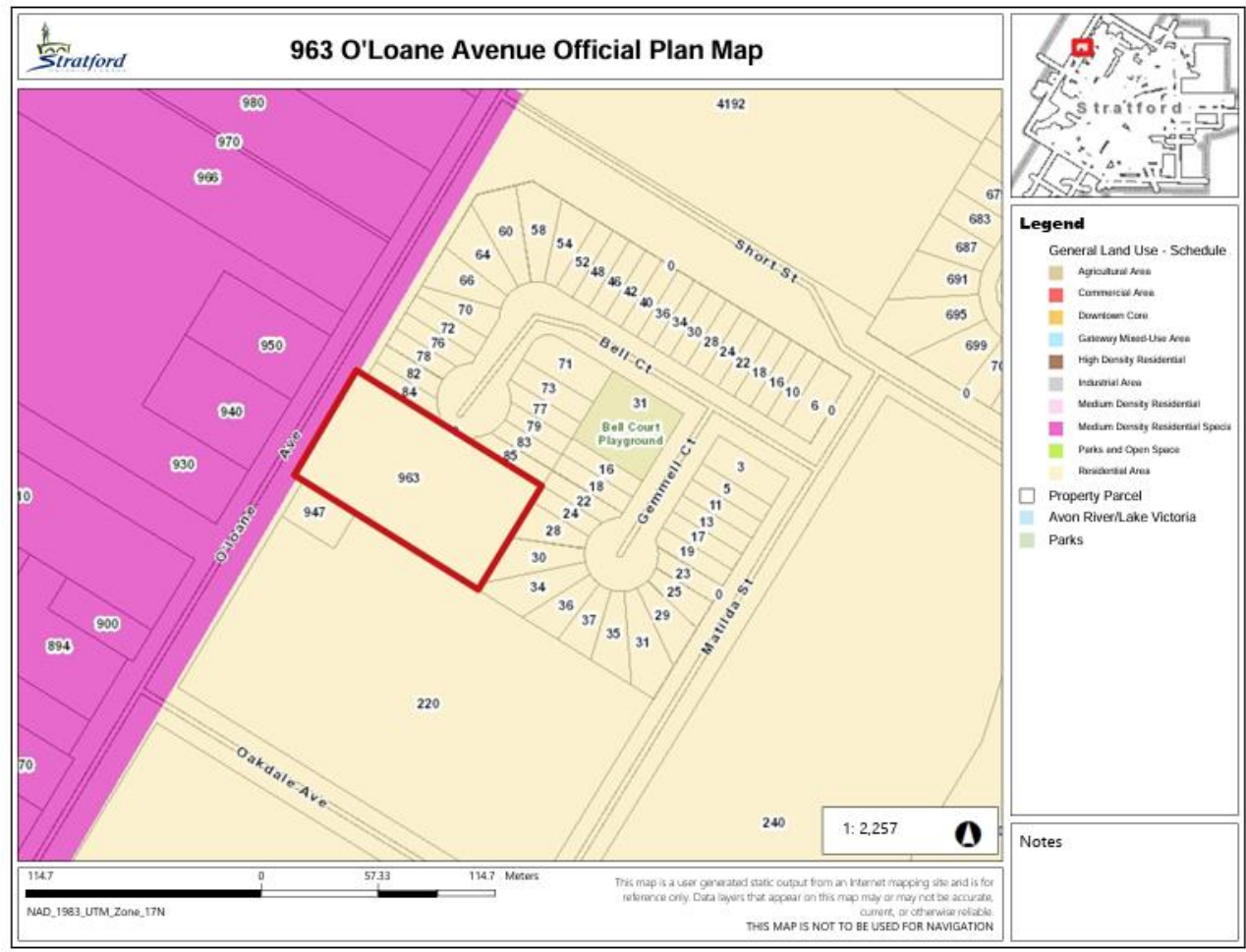
Site Photo



Official Plan Designation

Under Schedule "A" – General Land Use Plan of the City's Official Plan, the subject lands are designated Residential Area, which allows for a range of dwelling types from single detached and semi-detached dwellings to townhouses and low-rise apartment buildings. Secondary uses are also allowed in the Residential Area designation including convenience commercial uses, home occupations and public uses. The density range permitted for lands designated 'Residential Area' is between 12 and 65 units per net hectare.

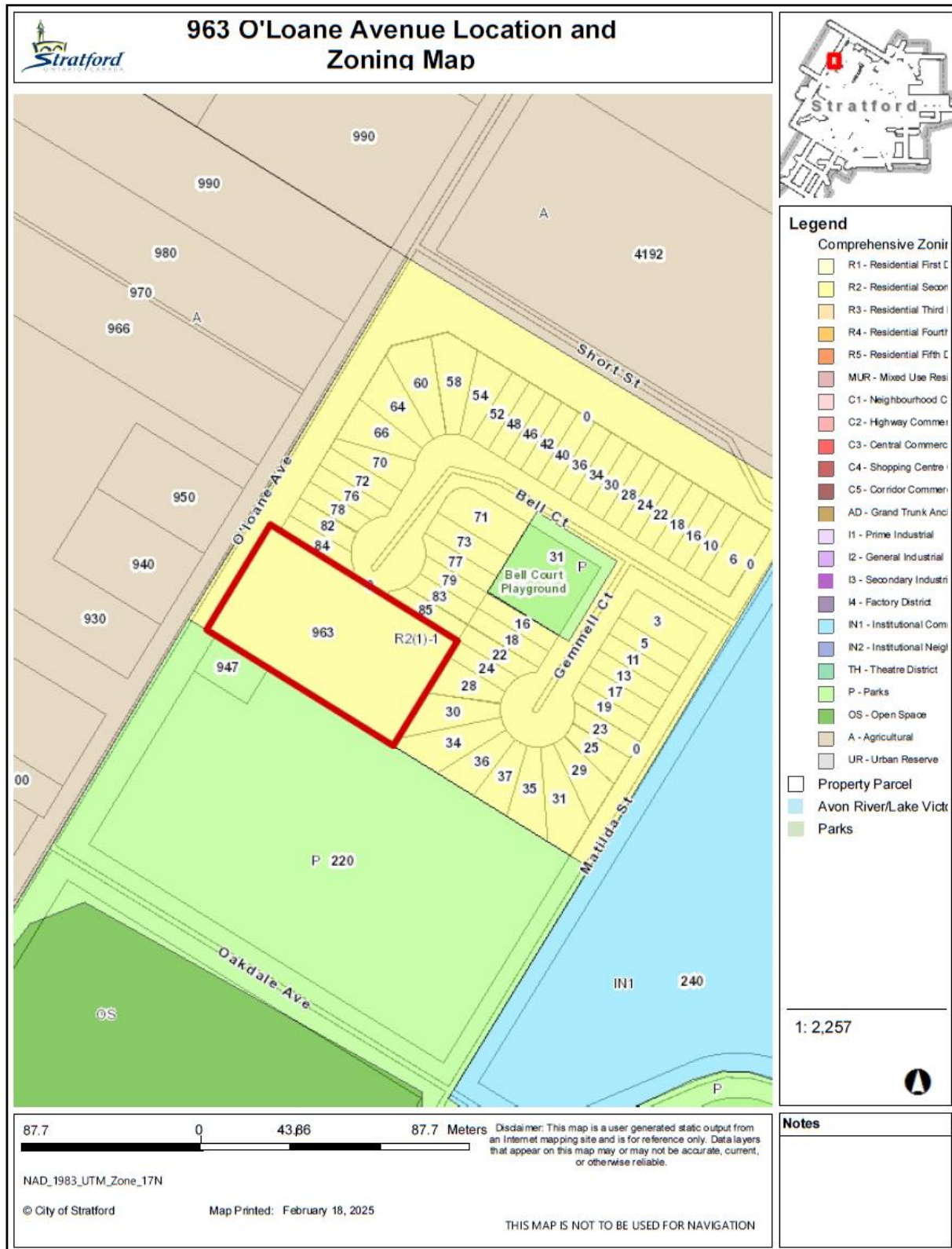
Official Plan Map



Zoning

The subject lands are currently zoned Residential Second Density (R2(1)-1) Zone under the City of Stratford Comprehensive Zoning By-law. The R2(1)-1 zone permits semi-detached dwellings and group homes.

Existing Zoning Map



Agency Comments

The application was circulated to various agencies on February 20, 2025, with agency comments being due March 7, 2025. All agency comments are summarized below. Any agency comments received after this report is finalized will be provided to Council for consideration.

- *Stratford Infrastructure Services Department*
 - No comments or concerns.
- *Stratford Building Services*
 - Building has no comments at this time for the proposed Zoning By-law Amendment.
- *Stratford Fire Prevention*
 - No comments from Fire Prevention at this time.
- *Stratford Housing Consortium*
 - The Housing Specialist is in favour of the increased density on this site and the proposed two affordable units.
- *Sourcewater Protection (Upper Thames River Conservation Authority)*
 - The subject lands are located within a Wellhead Protection Area A10 to which the policies of the Thames-Sydenham and Region Source Protection Plan apply. This property and application have already received a S. 59 2(b) Notice to allow the application to proceed under the conditions that:
 - 1) Fuel Handling and Storage is Prohibited in quantities of 250L or Above
 - 2) Future Road Salt Storage is Prohibited
 - Quantities of 20kg or above Exposed
 - Quantities of 100Kg or above Partially Exposed (including road salt containers)
 - In addition, Storm Water Management Facilities (infiltration and outfall) may be considered a significant drinking water threat. Through the municipality completing a CLI-ECA, policies within the Source Protection Plan could apply. For more information, please refer to the Source Protection Plan: <https://www.sourcewaterprotection.on.ca/approved-source-protection-plan/>.

- *Enbridge Gas Inc*
 - Enbridge Gas does not object to the proposed application, however, we reserve the right to amend or remove development conditions.

- *Canada Post*
 - Canada Post has reviewed the proposal for the above noted Development and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes.
 - Our Multi-unit policy will apply for any buildings of 3 or more self-contained units with a common indoor area. For these units the owner/developer will be required to install a mail panel and provide access to Canada Post.
 - Multi-unit buildings and complexes (residential and commercial) with a common lobby, common indoor or sheltered space, require a centralized lock box assembly which is to be provided by, installed by, and maintained by the developer/owner at the owner's expense. **Buildings with 100 units or more MUST have a rear loading Lock Box Assembly with dedicated secure mail room.**
 - In order to provide mail service to this development, Canada Post requests that the owner/developer comply with the following conditions:
 - The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
 - The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
 - The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
 - The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community

Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.

- The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
 - The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the City of Stratford.
 - The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
 - The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.
- Canada Post further requests the owner/developer be notified of the following:
- The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox locations
 - Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy
 - There will be no more than one mail delivery point to each unique address assigned by the Municipality
 - Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project
 - The complete guide to Canada Post's Delivery Standards can be found at: https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

Public Comments

Notice of the application and public meeting was sent to surrounding property owners on February 20, 2025. Notice was also published in the Beacon Herald on February 22, 2025.

Several written public comments have been received to date and have been appended to the Council agenda for the March 24, 2025 public meeting. To date, the key concerns raised by the public include:

- Removal of trees and impact to local wildlife.
- Risk of flooding and impacts to groundwater.
- Increased density in the neighbourhood.
- Increased traffic on O'Loane Avenue.
- Risk of increased parking on nearby streets.

Any public comments received after this report is finalized will be provided to Council for consideration. Following the public meeting, any public comments received will be considered by Council before a decision is rendered.

Analysis: To be reported in a future planning report.

Financial Implications: To be reported in a future planning report.

Staff Recommendation: THAT Council hear all interested persons with respect to Zone Change Application Z01-25.

Recommended by: Alexander Burnett, Intermediate Planner

Reviewed by: Marc Bancroft, Manager of Planning, MPL, MCIP, RPP
Adam Betteridge, Director of Building and Planning, MPA, MCIP, RPP

Approved for Council by: Joan Thomson, Chief Administrative Officer

From: [Diana Reynolds](#)
To: [Alexander Burnett](#)
Subject: Zoning Change Application - 963 O'Loane Avenue
Date: March 7, 2025 2:04:06 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello,

I am writing from [REDACTED] about the requested rezoning and multiple exemptions for the proposed site plan for 963 O'Loane Avenue in Stratford. I object to the proposal. Building C should be removed from the plan and replaced with a naturalized area and/or green space/park in keeping with the character of the site as a former orchard/farm.

In pursuing our worthy goal of creating more housing, we must also maintain the biodiversity of our land, preserve our water and protect the environment. The destruction of trees, the reduction of animal habitats, and the decrease in pollinators all affect the well-being of Canadians. A small handful of people profit very well from development; but it's ordinary folks, the tax payers, who pay the costs of recovery from climate change - after increased extreme storms, tornados, wildfires and flooding etc. As well, it's the ordinary folks who move into newly developed high density housing and suffer from the stress of living in congested sites without naturalized areas.

[REDACTED] The health and wellbeing of the human inhabitants as well as the other species need to be protected while we work on increasing the housing stock for our community.

I would like to please request some additional documents and information. After receiving that information, I'll prepare a more fulsome written response and also plan to attend the public consultation on March 24th.

Storm Water Management Plan

- please can you provide me a copy of the Storm Water Management Study for the site
- will a storm water management pond be installed?
- will existing storm sewers, sanitary sewers and water supply lines be extended into the development? Do these systems each have capacity to support the proposed additional users?
- are the storm and sanitary sewers combined, rather than separated? If yes, where will the untreated runoff be diverted during overflow (spring melt and heavy rains)?

Water Conservation and Quality

- has there been any consultation with the Upper Thames River Conservation Authority? What has been their input and recommendations? Please share any available reports.
- in particular, since the rezoning application affects a Designated Vulnerable Area (under the Thames-Sydenham & Region Source Protection Plan), has the developer requested an assessment by a Risk Management Official? Please share any available report from the Risk Management Official.
- the proposed development will significantly reduce the permeable surface area at the site, how will the aquifer be recharged?

- what will be the impact on the groundwater quality of the increased salt and sand seeping into the groundwater from the site?

Environmental Impacts

- please can you provide a copy of the environmental site assessment
- please provide a copy of the tree survey
- are there any species of concern or any species at risk identified?
- especially since there is a barn on the site, has it been examined for barn swallows? if a barn swallow nesting habitat has been identified, what measures will be taken to preserve it?
- have any unique or invasive vegetative species been identified?
- the orchard not only provided a habitat for birds and small animals, it was also a source of food for some of them. The destruction of the orchard will affect birds, bats, rabbits, squirrels etc. There is also what seems to be a stray cat on the site, which could be living in the barn. What steps will be taken to ensure that the small animals and birds (even if not species of concern or at risk) will not be harmed by the development?

To participate in the public meeting on March 24th, do we need to pre-register in advance as delegates?

Thanks very much,
Diana

From: [Erik Sansom](#)
To: [Alexander Burnett](#)
Subject: 963 O'Loane Rezoning Issue
Date: February 25, 2025 10:30:17 AM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Mr Burnett,

I have several issues with the proposed rental property for 963 O'Loane, but I suppose the main one is the density issue. Simply stated, putting that many people into such a small space can only result in tension and stress and a possible police incident. Someone will be playing their music too loudly and someone else will be disturbed by that. We all know that will happen, so I believe that it is best to avoid it from ever occurring by keeping the density at a minimum. [REDACTED]

The developers should have to work within the existing zoning restrictions. I understand the financial incentive to cram more people in, but in the long run, I feel that this would be bad for everyone involved.

Thank you for soliciting our opinions on this matter. Hopefully, they will count for something.

Best,

Erik Sansom
[REDACTED]

From: [Lisa Stanley](#)
To: [Alexander Burnett](#)
Subject: Regarding Zoning Change Application 963 O'Loane
Date: February 24, 2025 5:34:54 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Alexander Burnett,

I am writing to you in regards to the Zoning Change Application for 963 O'Loane Avenue. I am very concerned about the requested jump from a Zone 2 residential to a Zone 5 Residential with numerous exceptions.

I live at [REDACTED]. First of all, I see two differing plans, one provided to us in our mailbox by [REDACTED] and a different one on the City of Stratford website. Before I can fully comment I need to view the most updated plan.

Secondly, I am an avid bird watcher. This land is an old grove orchard with vines. A huge number of birds make this property their home and find safety from predators in the vines. Many birds also migrate through this land as there is an apple tree, pear tree, current bushes and many species of insects. I am very disappointed with the clear cutting of space with no thought to the birds, squirrels, raccoons, and rabbits that make this property their home. Has an environmental impact assessment been completed? Can I have a copy?

Third, this land is located on a protected water area adjacent to a city pump. Has anyone assessed the effect of these three proposed buildings being placed on concrete slabs and the huge paved area for parking down the middle? Where will the water run off to? I have a sewer grate in my backyard, will the water be filling that sewer???? Also, where will the winter salt run off go? Will it affect our ground water, what about my permaculture garden and plants?

Other concerns:

- the density for the apartment community
- the lack of outdoor space for the apartment residents
- the unconfirmed amount of parking spaces and visitor spaces
- the limited space for snow removal
- where is the walkway really going to be? cutting into Bell Court where we can barely get one car through in winter, will people use Bell Court for overflow parking?
- the blinding lights of the baseball diamond shining into the homes of the apartment residents
- the giant wall of a building that will be too close to my property block the already limited light
- the height of the fence is too small to read, please confirm, is fence practical considering the wind tunnel that will increase in an already windy area (wind comes in across sports fields)? a wall would be better
- the density of people will potentially create stress and conflict amongst the residents (eg. shooting in a local area with even less density)

Why can't Pol Quality Homes work within the zoning levels there when they purchased the

property?

Lisa Stanley



A

Get [Outlook for Android](#)

From: [REDACTED]
[Alexander Burnett](#)
Date: March 5, 2025 1:57:21 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Issues that need consideration with reference to Land Use Amendment Z01-25-963 O’Loane Avenue:

- 1. Traffic congestion in this area**
- 2. Proximity to two high schools.**
- 3. The high water table in this area.**
- 4. The nearby Education and Recreation area**
- 5. The proposed reduction in usual requirements for percentage of lot coverage and distance of building from the roadway.**

Traffic congestion.

38 eight living units will necessarily involve more cars in this location.

This plot fronts onto O’Loane Avenue, which is not a typical quiet rural two lane road. There are many heavy agricultural vehicles, including eighteen wheel livestock trucks and farm equipment that use O’Loane regularly.

Traffic resulting from two large High Schools nearby is considerable, including schools buses, city buses and student/parent/teacher cars and trucks.

The surrounding roads, O’Loane, Oakdale, Matilda, Foreman and Short street are all two lane roads, with many intersecting driveways and roads but no traffic lights to control egress or ingress.

The large housing developments north of Short Street and McCarthy Road contribute to heavy traffic in the area, especially at certain times of the day.

Proximity to High Schools.

There is a large amount of pedestrian traffic in the area

The fields on the recreation area are in frequent use by the schools and sports teams and walkers. Vehicles are parked lining the surrounding two lane roads when teams are playing.

Felling the trees on the plot marked for construction.

The high water table is an important consideration especially if the trees on the lot are felled.

These trees help contain and manage the excess groundwater after snow melts and heavy rain.

These trees also protect the baseball diamond and football field from the winds and bad weather that blow in from Lake Huron in the west. They also provide shade for the park and protect the park and area wildlife.

Reduced distance of building from the road and increased coverage of plot area.

It is noted that this building will be closer to O'Loane Ave, the roadway, than is usual; 4.5 metres compared to the usual proscribed 10 metres. As the building fronts onto a busy road with heavy traffic this seems unwise.

The percentage of lot coverage will be 10% greater than is usually permitted, 40% plot coverage as opposed to 30%; making this high density living. How will this accommodate residents' cars? How will this affect ease of snow removal?

Children and adults living in the building will be adversely affected will be more vulnerable,

All these points need serious consideration before there is a change in land use for this plot. The city planners must look more closely at the plan.

Respectfully,

Dr. Renée Falconer

████████████████████

████████

From: [REDACTED]
To: [Alexander Burnett](#)
Cc: [REDACTED]
Subject: Zoning by-law Amendment Z01-25-963 O'Loane Avenue
Date: March 7, 2025 2:10:23 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi Alexander, I hope all is well.

As per the instructions listed on EngageStratford.ca related to Zoning by-law Amendment Z01-25-963 O'Loane Avenue, I'd like to add a few comments related to this development.

It is clear by the many exceptions required for this development that this area is not adequately suited for an R5 zoning. Although there are additional impacts on community character and loss of green space, most of my concerns would align with overcrowding, increased traffic, parking shortages, and strain on public infrastructure which is clearly not yet adequate for current residences, let alone new developments.

Traffic and Parking Issues

Current traffic on O'loane Avenue is already significant. It is a major artery used by most in the west part of the city to come in and out of the city. It is also one of the most travelled roads used to access the Rotary Complex. As such, it is already difficult at many times during the day to get out of our driveway due to so much traffic on that road. The addition of 38 units and 50 more parking spots directly on this road in a span of 200 feet is a nightmare to consider. The fact that there are only 12 spots available for guests, additional cars, etc. also suggests that additional parking on nearby streets will be a significant and an expected concern. R5 zoning in this case will overwhelm the existing road infrastructure and cause significant congestion for current residents. I feel that reversing out of driveways on O'loane will become next to impossible in this case.

Strain on Public Services and Infrastructure

Most residents on O'loane Ave are still without access to municipal sewer and proper waste management systems. Many are also without access to municipal water supply. With this development the city would be adding 38 units with sewer and water right in front of residents without current access to these infrastructure needs. In my opinion, the city should address these significant needs for residents within the city before adding to infrastructure which is clearly already strained and unable to support residents within the city. How can we add increased demand for utilities when we can't support current R1 demands which are already here?

In conclusion, I believe that converting an R1 zone on O'loane Ave to R5 would undermine the character and original design of the neighborhood, burden infrastructure, and negatively affect the quality of life for current residents.

Thanks,

Scott Bannerman

From: [Shawn Walkom](#)
To: [Alexander Burnett](#)
Subject: 963 oloane
Date: March 15, 2025 9:23:29 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

First of all i would like complain about the [REDACTED] letter i got delivered after the March 7 deadline to reply/respond about the purposed 38 apartment complex [REDACTED] [REDACTED] There's no need to put that many dwellings in such a small spot so close to a pleasant and quiet neighborhood. It will devalue all homes on Gemmell and Bell courts and bring congestion subsequently and for no good reason other than someones greed. There hundreds of houses and townhouses and condos being built all over the city with no immediate need for something like this. Shawn Angela Walkom
[REDACTED]



MANAGEMENT REPORT

Date: March 24, 2025
To: Mayor and Members of Council
From: Karmen Krueger, CPA, CA, Director of Corporate Services/Treasurer
Report Number: COU25-022
Attachments:

1. Draft By-law Tax Rates and Ratios for 2025
2. Tax Rate Calculation 2025
3. MTE Tax Policy Study

Title: 2025 Tax Rates and Tax Policy Matters

Objective: To provide Council with further analysis regarding the 2025 tax rates as initially provided during budget and to include background information on the City's tax policies and discretionary tax policy options.

Background: As Council is aware, the revenues for the City are comprised of user fees, service charges, provincial and federal grants, contributions from other municipalities, licenses, permits, rents, fines and penalties, investment income and sometimes donations or asset sales (land and used equipment). The residual revenues required to provide services are derived from the tax levy.

Through the 2025 budget process, Council was provided with information on the anticipated increase on an average property owner's tax rate to provide context for the proposed budget impacts to ratepayers.

There continues to be confusion between the 'tax levy increase' – the increase in total dollars required to be raised from taxation, and the 'tax rate increase' which is the impact to residents. As the figure used (a 5.46% blended increase to the tax rate) was for illustration and used a residential property example, it did not cover how the calculation works for all property classes and did not include any discussion around effects that changes in tax policy could have of shifts between the property types.

Typically, this report would include some background information on ratios, growth and shifts, however, the Tax Policy Study prepared by Municipal Tax Equity (MTE) Consultants Inc. contains this information and more, so is attached for your review.

The different relative tax burdens among properties are based on the **tax ratios** set by municipalities. Any changes in the tax ratios would result in a shift of the tax burden between property types.

Analysis: The most recent 2024 BMA Management Consulting Inc. (BMA) Study shows a wide range of tax ratios between the 54 ratio setting municipalities that participate in their study. Stratford's ratios fall in the middle of the provincial averages.

	Multi-residential	Commercial	Industrial
Stratford	2.0000	1.9759	2.540330
Average	1.6207	1.5478	2.0442
Minimum	1.0000	1.0820	1.1000
Maximum	2.0658	2.4990	4.2438
Range of Fairness	1.00 - 1.10	0.60 - 1.10	0.60 - 1.10
Threshold	2.0000	1.9800	2.6300

In 2024, the province announced a New Multi-Residential (Municipal Reduction) Subclass. As it has been several years since the City of Stratford performed a fulsome tax policy review, staff engaged MTE Municipal Tax Equity (MTE) Consultants Inc. to review what this could look like for the City of Stratford, and any implications to tax ratios and rates on other property types. Their presentation and any decisions because of it could impact the recommendations contained within this report.

Tax Burdens and Tax Rates 2025

Attached to this report is the detailed calculation reflecting total initial current value assessment for each tax class and the current ratios for each property type. The product of these two columns equates to the weighted Current Value Assessment (CVA). To arrive at the 2025 levy (budget) attributed to each class, the opening CVA is multiplied by the rate for each class, and then the budget is proportionally assigned to each class.

The final total tax rate as noted in the table attached is 0.01553956, the same as was reported during the budget process. These complex allocations are not typically part of the initial budget process, but have been possible, and reasonably estimated due to the reassessment being delayed.

So, for a house valued at \$350,000 that means total taxes in 2025 of \$5,974.35, or \$497.86 more than 2024 (5.46% higher than 2024 inclusive of education taxes). Once the tax rates are implemented, the impact to property owners occurs in the final billing process so this increase is spread over the final two quarterly instalments, or if on a monthly payment plan, over the last six months of the year.

Another useful piece of information on this table is the comparison of the 2025 residential tax rate to the 'revenue neutral' residential tax rate. The revenue neutral tax rate is the rate required to raise last year's revenue, including any in-year growth, from the current year's assessment roll. Under the current pause in reassessment, and if no changes are made to tax policy (ratios, etc.) this year's revenue neutral tax rates are equal to 2024 actual rates.

So, the key implications of this are:

- 1) If taxation dollars from growth in assessment were sufficient to offset any budgetary requirements, there would not be a tax rate increase required, as growth would offset the increases.
- 2) If taxation dollars from growth in assessment were greater than any budgetary requirements, the tax rates would decrease.

In 2024 the City experienced \$1,059,017 increase in tax dollars from assessment growth, so simply stated, tax rates would remain at zero increase IF the budgetary increase were limited to this amount. Alternatively stated, additional revenue derived from growth during 2024 that was provided by those who added or improved property, will offset this year's budgetary impact to be carried by the base as a whole.

This is just to illustrate that increases to assessment values do not necessarily result in increases to the residential tax rates and that it is a complex calculation. When the provincial reassessment does occur, shifts between the classes may result in changes for property owners, irrespective of increases to budget requirements.

Further updates regarding the provincial reassessment and impacts to Stratford property owners' assessment values will be provided as they become available.

Options to Consider

- 1) Approve the tax rates as they were calculated, with the ratios remaining unchanged
- 2) Consider a potential reduction to the multi-residential ratio, currently set at 2.00 by 10% as identified in the attached Property Tax and Tax Policy Study and presented by MTE, which would result in a small shift to the other property classifications, and increase the proposed tax rate increase on the residential properties from 5.46% to 6.12%
- 3) Consider implementing the optional multi-residential sub-class reduction
- 4) A combination of 2) and 3)

Financial Implications:**Financial impact to current and future year operating budgets:**

There are no financial implications to the City because of this report.

Alignment with Strategic Priorities:

Not applicable: This report does not align with one of the Strategic Priorities as this report is a follow-up from the budget report to set property tax rates based on the approved budget.

Alignment with One Planet Principles:

Not applicable: This report is not related to the One Planet principles as it is a financial report provided for information.

Staff Recommendation: THAT the report titled, "2025 Tax Rates and Tax Policy Matters" (COU25-022), be received for information;

THAT Council provide direction on whether any changes to tax policies are to be considered at this time;

AND THAT a by-law to set tax ratios, tax rates and tax reductions for prescribed subclasses for the year 2025 and govern and regulate the finances of The Corporation of the City of Stratford be adopted.

Prepared by: Karmen Krueger, CPA, CA, Director of Corporate Services/Treasurer
Recommended by: Karmen Krueger, CPA, CA, Director of Corporate Services/Treasurer
 Joan Thomson, Chief Administrative Officer



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

BEING a By-law to set tax ratios, tax rates and tax reductions for prescribed subclasses for the year 2025 and govern and regulate the finances of The Corporation of the City of Stratford.

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;

WHEREAS Council of The Corporation of the City of Stratford has by By-Law Number 19-2025 of the City dated the 10th day of February, 2025 prepared and adopted estimates of all sums required during the year for the purposes of the Municipality totaling \$86,038,828 pursuant to Section 290 of the Act;

AND WHEREAS Section 10(2)3 of the Act provides that a single-tier municipality may pass by-laws respecting financial management of the municipality and its local boards;

AND WHEREAS Section 307.(1) of the Act provides that all taxes shall, unless expressly provided otherwise, be levied upon the whole of the assessment for real property or other assessments made under the Assessment Act according to the amounts assessed and not upon one or more kinds of property or assessment or in different proportions;

AND WHEREAS Section 308.(2) and (3) of the Act provides that every municipality shall establish a set of tax ratios, and such tax ratios are the ratios that the tax rate for each property class must be to the tax rate for the residential property class where the residential property class tax ratio is 1;

AND WHEREAS Section 312.(2) of the Act provides for the passing of a by-law levying a separate tax rate, as specified in the by-law, on the assessment in each property class in the local municipality rateable for local municipality purposes;

AND WHEREAS the taxes for School Purposes shall be levied, collected and administered by the Municipality in accordance with the Education Act, R.S.O. 1990, c.E.2, Ontario Regulation 400/98 made and most recently revised under that Act;

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

1. For the taxation year 2025 the starting property class tax ratios are:

Property Class	Tax Ratio
a. Residential / Farm	1.000000
b. Multi-residential	2.000000
c. New Multi-residential	1.000000

Property Class	Tax Ratio
d. Commercial	1.975937
e. Industrial	2.542033
f. Pipelines	1.509000
g. Farmlands	0.250000
h. Landfill	1.965003

2. For the purpose of this by-law:
 - a) The commercial property class includes all occupied commercial office property, shopping centre property and parking lot property.
 - b) The industrial property class includes all occupied industrial property.
3. That the final tax levy to be billed and imposed under this by-law shall be paid in two instalments due on the following dates:
 - a) 50% thereof on the 27th day of August, 2025; and
 - b) The remainder thereof on the 29th day of October, 2025.
4. That the final tax levy to be billed under this by-law shall be reduced by the amount billed by the interim tax levy.
5. That all taxes levied under this by-law shall be payable into the hands of the Treasurer in accordance with the provisions of this by-law.
6. That the final tax levy for those on a 12-month pre-authorized automatic withdrawal payment plan shall be paid in 6 equal instalments due and payable on or after the first day of each month July to December. The pre-authorized payment plans shall be penalty free for as long as the taxpayer is in good standing with the terms of the plan agreement.
7. That a penalty of one and one-quarter (1¼) per cent shall be added to any instalment on the first day of default and on the first day of each calendar month thereafter in which such default continues until the end of the year in which the taxes are levied, and such penalty shall be levied and collected in the same manner as if it had been originally imposed with and formed part of such instalment.
8. That the Treasurer may mail or cause to be mailed to the address of the residence or place of business of each person taxed under this by-law, a notice specifying the amount of taxes payable.
9. That the notice to be mailed under this by-law shall contain the particulars provided for in this by-law and the information required to be entered on the tax bill under Section 343 of the Municipal Act.
10. That the Treasurer shall be authorized to accept part payment from time to time on account of any taxes due, and to give a receipt of such part payment, provided that acceptance of any such part payment shall not affect the collection of any percentage charge imposed and collectable under this by-law in respect of non-payment or late payment of any taxes or any instalment of taxes.
11. That nothing in this by-law shall prevent the Treasurer from proceeding at any time with the collection of any tax, or any part thereof, in accordance with the provisions of the statutes and by-laws governing the collection of taxes.
12. That the City Treasurer is hereby directed and authorized to undertake any required action necessary to collect the taxes levied herein.

13. That Schedule "A" attached hereto forms part of this by-law.
14. That Schedule "B" attached hereto forms part of this by-law.
15. That this by-law shall be deemed to have come into force and to take effect on January 1, 2025.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 24th day of March, 2025.

Mayor – Martin Ritsma

Clerk – Tatiana Dafoe

**This is Schedule "A" to By-law XXX-2025
Adopted this 24th day of March, 2025**

1. That the assessment made and concluded in the last preceding year to wit is hereby adopted by the Council of The Corporation of the City of Stratford for the year 2025 and shall be levied, excepting Exempt assessment.

Class	RTC/RTQ Codes	Current Value Assessment
Residential	RT	3,627,042,894
Residential-Education Only	RD	428,000
Multi-Residential	MT	191,183,600
New Multi-Residential	NT	50,235,000
Commercial Occupied	CT	462,453,266
Commercial Excess Land	CU	4,394,338
Commercial Vacant Land	CX	4,437,200
Shopping Centre Occupied	ST	42,790,700
Office Building Occupied	DT	8,395,600
Parking Lot	GT	34,000
Industrial Occupied	IT	67,319,800
Industrial Excess Land	IU	3,533,833
Industrial Vacant Land	IX	5,296,900
Large Industrial Occupied	LT	75,149,084
Large Industrial Excess Land	LU	554,016
Pipelines	PT	9,945,000
Farmlands	FT	22,096,461

Payments in Lieu

Class	Qualifying Codes	Current Value Assessment
Residential	RH	103,000
Commercial Occupied-Full	CF	8,667,808
Commercial Occupied-General	CG	4,331,300
Commercial Occupied-Shared	CH	2,298,000
Commercial Vacant Land-Shared	CJ	80,500
Commercial Vacant Land-Full	CY	145,000
Industrial Occupied-Shared	IH	1,172,000
Landfill	HF	2,227,292

Exempt

Class	Qualifying Code	Amount
Exempt	E	268,110,136

Total Returned Tax Roll: \$4,862,424,728

**This is Schedule "B" to By-law XXX-2025
Adopted this 24th day of March, 2025**

1. That the tax rates of The Corporation of the City of Stratford for the year 2025 for the purposes mentioned in this By-law, but not including local improvement rates or other special rates collected as taxes, shall be as follows:

Class	RTC/ RTQ	Municipal	Education
Residential, New Multi-Residential	RT, NT	0.01553956	0.00153000
Residential-Education Only	RD	0.00000000	0.00153000
Multi-Residential	MT	0.03107912	0.00153000
Commercial Occupied/Excess Land/Vacant Land, Shopping Centre Occupied, Office Building Occupied, Parking Lot	CT, CU, CX, ST, DT, GT	0.03070519	0.00880000
Industrial Occupied/Excess Land/Vacant Land, Large Industrial Occupied/Excess Land	IT, IU, IX, LT, LU	0.03950207	0.00880000
Pipelines	PT	0.02344920	0.00880000
Farmlands	FT	0.00388489	0.00038250

Payments in Lieu

Class	Class Code	Municipal	Education
Residential	RF, RH	0.01553956	0.00153000
Commercial Occupied- Full/Shared/Vacant Land-Shared/Full	CF, CH, CJ, CY	0.03070519	0.01250000
Commercial Occupied-General	CG	0.03070519	0.00000000
Industrial Occupied-Shared	IH	0.03950207	0.01250000
Landfill	HF	0.03053528	0.01250000

City of Stratford⁵⁸
 Tax Rate Calculation Detail 2024
 October 20, 2025

2024 TAX RATE CALCULATION							
	RTC RTQ	2025 Opening CVA Assessment	Tax Ratios	CVA Weighted by Transition Tax Ratios	2024	2025 TAXATION	Total Taxes by Class
Taxable							
Residential/Farm	RT	3,627,042,894	1.000000	3,627,042,894	0.01553956	56,362,650	56,362,650
Residential - Education Only	RD	428,000	0.000000	0	0.00000000	0	
Multi-residential	MT	191,183,600	2.000000	382,367,200	0.03107912	5,941,818	5,941,818
New Multi-Res	NT	50,235,000	1.000000	50,235,000	0.01553956	780,630	780,630
Com. Occupied	CT,DT,ST,XT,YT,ZT	513,639,566	1.975937	1,014,919,423	0.03070519	15,771,401	
Com. Excess Land	CU,SU,XU	4,394,338	1.975937	8,682,935	0.03070519	134,929	
Com. Vac. Land	CX	4,437,200	1.975937	8,767,628	0.03070519	136,245	
Resort Condo's	OT	0		0	0.00000000	0	
Com. Parking Lot	GT	34,000	1.975937	67,182	0.03070519	1,044	16,043,619
Ind. Occupied	IT,KT,LT,JT	142,468,884	2.542033	362,160,605	0.03950207	5,627,816	
Ind. Excess Land	IU,JU,KU,LU	4,087,849	2.542033	10,391,447	0.03950207	161,479	
Ind. Vacant Land	IX	5,296,900	2.542033	13,464,895	0.03950207	209,239	5,998,533
Pipelines	PT	9,945,000	1.509000	15,007,005	0.02344920	233,202	233,202
Landfills	HF	2,227,292	1.965003	4,376,635	0.03053528	68,011	68,011
Farmlands	FT	22,096,461	0.250000	5,524,115	0.00388489	85,842	
Farmland waiting development	R1	0	0.250000	0	0.00388489	0	85,842
Managed Forests	TT	0	0.250000	0	0.00388489	0	0
Total Taxable		4,577,516,984		5,503,006,964		85,514,306	85,514,306
Payment in Lieu							
Residential/Farm - full	RF, RH	103,000	1.000000	103,000	0.01553956	1,601	
Residential/Farm - General	RG	0	1.000000	0	0.01553956	0	
Residential/Fm full Prov Ten	RP	0	1.000000	0	0.01553956	0	1,601
Farm - PIL Full	FF, FP	0	0.250000	0	0.00388489	0	0
Multi-residential	MF	0	2.000000	0	0.03107912	0	
Multi-residential - Prov tenant		0		0	0.00000000	0	0
Com. Occupied - full	CH,CF,CP	10,965,808	1.975937	21,667,746	0.03070519	336,707	
Com. Occupied - General	CF, CG	4,331,300	1.975937	8,558,376	0.03070519	132,993	
Com. Excess Land	CV	0	1.975937	0	0.03070519	0	
Com. Vac. Land	CJ,CY,CZ	225,500	1.975937	445,574	0.03070519	6,924	
Com Parking Lot	GF	0	1.975937	0	0.03070519	0	476,625
Ind. Occupied Full	IH,IF	1,172,000	2.542033	2,979,263	0.03950207	46,296	
Ind. Excess Land	IV,IK	0	2.542033	0	0.03950207	0	
Ind Vacant Land	IJ,IY	0	2.542033	0	0.03950207	0	46,296
Total PIL		16,797,608		33,753,958		0	524,522
Taxable & PIL Assess.		4,594,314,592		5,536,760,922		0	86,038,828
Exempt Assessment		268,110,136					
Total Municipal Assessment		4,862,424,728					

Agrees to MPAC Check **4,862,424,728**

Municipal Rates Only	
2024 Budget	80,090,376
2025 Budget requirements	5,948,452
2025 Ending Taxation	86,038,828

Municipal Residential Tax Rate	Levy	86,038,828	
	Weighted Assess	5,536,760,922	0.01553956

2025 Residential Tax Rate

2024 / 2025 Revenue Neutral Residential Tax Rate

0.01440515

2025 PROPERTY TAX AND TAX POLICY STUDY

Prepared For:
THE CITY OF STRATFORD

Published On:
Tuesday, February 18, 2025



Prepared and Published by:

Municipal Tax Equity (MTE) Consultants Inc.

A Voxtur Company

MTE.CA / VOXTUR.COM

DISCLAIMER AND CAUTION

The information, views, data and discussions in this document and related material are provided for general reference purposes only.

Regulatory and statutory references are provided for convenience only and in many instances, are not directly quoted excerpts. The reader should refer to the relevant provisions of the legislation and regulations for complete information.

The discussion and commentary contained in this report do not constitute legal advice or the provision of legal services as defined by the *Law Society Act*, any other Act, or Regulation. If legal advice is required or if legal rights are, or may be an issue, the reader must obtain an independent legal opinion.

Decisions should not be made in the sole consideration of or reliance on the information and discussions contained in this report. It is the responsibility of each individual in either of a decision-making or advisory capacity to acquire all relevant and pertinent information required to make an informed and appropriate decision with regards to any matter under consideration concerning municipal finance issues.

No attempt has been made by MTE to establish the completeness or accuracy of the data prepared by the Municipal Property Assessment Corporation (MPAC). MTE, therefore, makes no warranties or guarantees that the source data is free of error or misstatement.

MTE is not responsible or liable to the municipality, nor to any other party for damages arising based on deficiencies, defects, errors, omissions, completeness, suitability, or accuracy of the data or due to the misuse of the information contained in this study, including without limitation, any related, indirect, special, punitive, incidental or consequential damages.

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INTRODUCTION

Each year, Ontario municipalities face crucial decisions regarding their local property tax regime. These decisions shape both the total amount of revenue to be raised as well as the distribution of the tax burden. Municipalities are not, however, making these decisions in a vacuum. Due to the complexities of the Province's tax and assessment system, and the constantly changing landscape of the local tax base, even a choice to rely on last year's decisions will come with new implications. In the realm of municipal property tax in Ontario, a true "status-quo" does not exist. To navigate these challenges effectively, municipalities must understand their options and choices within a comprehensive framework, aligning them with local priorities, objectives, and goals.

This study aims to present a detailed and accurate overview of the 2025 assessment and tax landscape. In doing this we will document how the tax and assessment circumstances have changed since taxes were levied for 2024 and also consider the various tax policy options and choices that can be used to influence final tax outcomes for 2025.

The overall goal is to provide municipal Staff and decision makers with the core insight and analysis needed to consider 2025 property tax decisions in an informed and strategic manner. This in turn will maximize the attainment of municipal priorities and objectives.

Assessment and Property Tax in 2025

This new taxation year promises to be uniquely challenging in the realm of property taxation, influenced by a multitude of factors. In addition to the fact that reassessment has been paused for another year, the municipal policy landscape is changing rapidly. Municipal tax levies are subject to a host of unprecedented impact including the highest inflationary pressures in two decades and an economic climate that has spurred increased demand for a range of supports and services. At the same time, many municipalities are compelled to rely more heavily on property tax as a counterbalance to stresses and declines in other revenue streams.

To further complicate the transition to 2025, municipalities must consider the implications of, and their reactions to two recent changes in provincial property tax policy in addition to the existing slate of property tax considerations. Mainly:

- The introduction of a new **multi-residential subclass**, which allows municipalities to provide a further reduction to newly built or substantially renovated multi-residential properties, beyond that already conveyed under the new multi-residential property class; and
- A new **Aggregate Extraction** property class, that will capture most gravel pits and quarries and will drive material tax shifts for 2025 in those jurisdictions with significant assessment being moved from the industrial class to this new stand-alone class.

Other adjustments and implications for Ontario's property tax regime could come in a variety of forms and from a variety of sources.

Recognizing these challenges and uncertainty, MTE has continued to ensure our Property Tax and Tax Policy Study provides a measure of clarity as to what this all means for how we interpret and explain tax and assessment matters.

PART ONE: ASSESSMENT AND REVENUE GROWTH ANALYSIS

2024 Assessment Growth

The ongoing reassessment pause does not have any independent implications for growth related assessment and tax change. As such, a restated 2025 revenue limit and starting tax position must be established in order to make informed decisions in respect of the new taxation year.

Table 1 compares the CVA values contained on the roll as returned and the roll as revised for 2024, summarizing the net in-year changes to property within the municipality, as reflected for assessment and taxation purposes.

Growth vs. Loss

The municipality's overall growth component will be made up of both positive and negative growth. Positive growth will be reflective of things such as new construction, additions, improvements, etc. The drivers of negative growth may include demolitions, Minutes of Settlement, and/or decisions of the Assessment Review Board.

While it is ultimately this net figure that will inform taxation and revenue models as we move into the new taxation year, considering the differential patterns and impacts of growth and loss can be a valuable exercise.

Considering loss patterns independently can reveal areas of concern, such as fluctuations in property valuations within a class, tax erosion due to appeals, and economic pressures in specific sectors, industries, or geographic areas. Similarly, isolating and examining positive growth can shed light on the effects of new developments, improvements, and expansions on the assessment base.

When these change patterns are broken out as seen in Table 2, it is possible to see trends and movement within the assessment base that may otherwise be obscured or skewed when only the net impact is being considered. For instance, robust growth in a particular subset of a class might be less noticeable if it is counterbalanced (and camouflaged) by losses in another subset.

While the results in these tables do not offer a comprehensive insight into the municipality's assessment and economic dynamics, they represent a crucial initial step towards identifying significant trends.

Table 1
2024 Assessment Growth Resulting from Changes
in the State and/or Use of Property

Realty Tax Class	CVA As Returned	CVA As Revised	\$ Growth	% Growth
<i>Taxable</i>				
Residential	3,571,570,927	3,627,470,894	55,899,967	1.57%
Farm	23,371,761	22,096,461	-1,275,300	-5.46%
New Multi-Residential	46,627,500	50,235,000	3,607,500	7.74%
Multi-Residential	191,053,900	191,183,600	129,700	0.07%
Commercial	517,564,170	522,505,104	4,940,934	0.95%
Industrial	150,881,433	151,853,633	972,200	0.64%
Pipeline	9,726,000	9,945,000	219,000	2.25%
Sub-Total Taxable	4,510,795,691	4,575,289,692	64,494,001	1.43%
<i>Payment in Lieu</i>				
Residential	103,000	103,000	0	0.00%
Commercial	15,399,608	15,522,608	123,000	0.80%
Industrial	1,172,000	1,172,000	0	0.00%
Landfill	2,227,292	2,227,292	0	0.00%
Sub-Total PIL	18,901,900	19,024,900	123,000	0.65%
Total (Tax + PIL)	4,529,697,591	4,594,314,592	64,617,001	1.43%

Table 2
2024 Assessment Growth and Loss Patterns

Realty Tax Class	Positive CVA Growth	Positive %	Negative CVA Growth	Negative %	Net CVA Growth	Net %
<i>Taxable</i>						
Residential	61,904,567	1.73%	-6,004,600	-0.17%	55,899,967	1.57%
Farm	490,800	2.10%	-1,766,100	-7.56%	-1,275,300	-5.46%
New Multi-Residential	4,055,500	8.70%	-448,000	-0.96%	3,607,500	7.74%
Multi-Residential	654,200	0.34%	-524,500	-0.27%	129,700	0.07%
Commercial	6,155,834	1.19%	-1,214,900	-0.23%	4,940,934	0.95%
Industrial	1,213,600	0.80%	-241,400	-0.16%	972,200	0.64%
Pipeline	219,000	2.25%	0	0.00%	219,000	2.25%
Sub-Total Taxable	74,693,501	1.66%	-10,199,500	-0.23%	64,494,001	1.43%
<i>Payment in Lieu</i>						
Residential	0	0.00%	0	0.00%	0	0.00%
Commercial	123,000	0.80%	0	0.00%	123,000	0.80%
Industrial	0	0.00%	0	0.00%	0	0.00%
Landfill	0	0.00%	0	0.00%	0	0.00%
Sub-Total PIL	123,000	0.65%	0	0.00%	123,000	0.65%
Total (Tax + PIL)	74,816,501	1.65%	-10,199,500	-0.23%	64,617,001	1.43%

Historic Growth Patterns

Table 3 has been prepared to provide the reader with a measure of context within which to consider the current year's assessment growth. Table 3 provides a comparison between the full CVA growth realized during 2023, to the current year's final growth figures.

Table 3
Year-To-Year Assessment Growth Comparison

Realty Tax Class	2023 CVA Growth	2023 %	2024 CVA Growth	2024 %
Taxable				
Residential	50,193,400	1.43%	55,899,967	1.57%
Farm	358,000	1.56%	-1,275,300	-5.46%
New Multi-Residential	4,179,700	9.85%	3,607,500	7.74%
Multi-Residential	700,000	0.37%	129,700	0.07%
Commercial	5,655,700	1.10%	4,940,934	0.95%
Industrial	-746,800	-0.49%	972,200	0.64%
Pipeline	55,000	0.57%	219,000	2.25%
Sub-Total Taxable	60,395,000	1.36%	64,494,001	1.43%
Payment in Lieu				
Residential	0	0.00%	0	0.00%
Commercial	266,000	1.76%	123,000	0.80%
Industrial	0	0.00%	0	0.00%
Landfill	0	0.00%	0	0.00%
Sub-Total PIL	266,000	1.43%	123,000	0.65%
Total (Tax + PIL)	60,661,000	1.36%	64,617,001	1.43%

Revenue Growth

On an annualized basis, the net growth-related gain or loss in taxation is the difference between the total tax amount as determined against the returned roll and the total tax as determined against the roll as revised. Not all of this value will, however, have been realized in the form of additional revenue during the year. Some changes would not have been effective for the full tax year, while others may have been made for multiple years.

The net annualized revenue growth in general levy dollars is summarized by class in Table 4. Table 5 compares the municipality's current year revenue growth against the final growth figures calculated as of roll return for 2025.

Revenue Limit and Zero Per Cent Levy Change

For tax policy and tax levy purposes, the net annualized growth is a critical measure as it serves to inform the municipality's "revenue limit" for the coming year. This revenue limit represents the tax dollars that can be raised for the current year under a zero percent levy change scenario.

Table 4
2024 Annualized Revenue Growth by Property Class

Realty Tax Class	2024 Start Levy	2024 Year-End	\$ Levy Growth	% Levy Growth
<i>Taxable</i>				
Residential	\$52,340,349	\$53,159,645	\$819,296	1.57%
Farm	\$85,637	\$80,964	-\$4,673	-5.46%
New Multi-Residential	\$683,395	\$736,268	\$52,873	7.74%
Multi-Residential	\$5,600,353	\$5,604,155	\$3,802	0.07%
Commercial	\$14,988,798	\$15,131,889	\$143,091	0.95%
Industrial	\$5,621,425	\$5,657,647	\$36,222	0.64%
Pipeline	\$215,106	\$219,950	\$4,844	2.25%
Sub-Total Taxable	\$79,535,063	\$80,590,518	\$1,055,455	1.33%
<i>Payment in Lieu</i>				
Residential	\$1,510	\$1,510	\$0	0.00%
Commercial	\$445,977	\$449,539	\$3,562	0.80%
Industrial	\$43,665	\$43,665	\$0	0.00%
Landfill	\$64,146	\$64,146	\$0	0.00%
Sub-Total PIL	\$555,298	\$558,860	\$3,562	0.64%
Total (Tax + PIL)	\$80,090,361	\$81,149,378	\$1,059,017	1.32%

Table 5
Year-To-Year Revenue Growth Comparison

Realty Tax Class	2023 Levy Growth	2023 %	2024 Levy Growth	2024 %
<i>Taxable</i>				
Residential	\$678,597	1.42%	\$819,296	1.57%
Farm	\$1,210	1.55%	-\$4,673	-5.46%
New Multi-Residential	\$56,535	9.85%	\$52,873	7.74%
Multi-Residential	\$18,936	0.37%	\$3,802	0.07%
Commercial	\$151,158	1.10%	\$143,091	0.95%
Industrial	-\$25,677	-0.49%	\$36,222	0.64%
Pipeline	\$1,122	0.57%	\$4,844	2.25%
Sub-Total Taxable	\$881,881	1.22%	\$1,055,455	1.33%
<i>Payment in Lieu</i>				
Residential	\$0	0.00%	\$0	0.00%
Commercial	\$7,109	1.76%	\$3,562	0.80%
Industrial	\$0	0.00%	\$0	0.00%
Landfill	\$0	0.00%	\$0	0.00%
Sub-Total PIL	\$7,109	1.41%	\$3,562	0.64%
Total (Tax + PIL)	\$888,990	1.22%	\$1,059,017	1.32%

PART TWO: 2025 BASE-LINE TAX LANDSCAPE

Establishing 2025 Starting Taxes with Precision and Accuracy

To accurately assess the tax impacts stemming from market value changes (reassessment), tax policy adjustments, and levy changes, it is essential to calculate and use revenue-neutral tax rates. While there is no reassessment for 2025, establishing these rates and a precise starting position remains critical for measuring and reporting all other factors affecting taxation.

For 2025, a reliable notional baseline will enable municipalities to:

1. **Quantify Year-Over-Year Taxation Shifts**
Identify the implications of provincially prescribed recalculation protocols on the balance of taxation.
2. **Measure the Impact of the New Aggregate Extraction Property Class**
Evaluate and report how this newly introduced class affects the municipal tax base.
3. **Assess Municipal Levy and Tax Policy Adjustments**
Accurately calculate and communicate the effects of any changes to the municipal levy or local tax policies.

By establishing this solid foundation, municipalities can ensure transparency, accountability, and informed decision-making in their fiscal management.

Notional vs. Revenue Neutral Tax Rates

While there is no statutory distinction between Notional and Revenue Neutral tax rates, the differentiation is conceptually useful in property tax analysis. Both represent revenue-neutral positions, but we may need multiple sets of revenue-neutral rates to measure distinct forces affecting taxation.

Notional Tax Rates are a specific set of tax rates designed to generate the municipality's revenue limit (previous year levy + growth) using the current year's assessment roll and starting tax policy parameters as dictated by provincial statutes and regulations.

These rates isolate the impact of changes **external to municipal policy and spending decisions** and serve as the municipality's baseline starting position each year. Any local policy or levy changes will be measured against this notional baseline.

Alternate Revenue Neutral Tax Rates are those that raise the same baseline revenue but are recalibrated to account for any contemplated changes in tax policy or class structure. If adjustments are made, the levy impact for that year is measured by comparing taxes raised under these revised revenue-neutral rates with those generated by the final tax rates for the year.

By leveraging these distinctions, municipalities can precisely analyze and report the financial impacts of both market-driven changes and policy decisions within their tax systems.

2025 Start Ratios and Notional Tax Rates

Table 6 outlines the municipality's 2025 starting tax ratios, notional tax rates and notional levy, established to ensure overall revenue neutrality on a year-over-year basis. For most property classes, the actual 2024 tax ratios have been carried forward as the 2025 start ratios.

Table 6
Starting Ratios, Notional Tax Rates and Notional Levy

Realty Tax Class	Start Ratios	Notional Rate	Notional Levy	Class Share
Taxable				
Residential	1.000000	0.01465647	\$53,159,645	65.51%
Farm	0.250000	0.00366412	\$80,964	0.10%
New Multi-Residential	1.000000	0.01465647	\$736,268	0.91%
Multi-Residential	2.000000	0.02931295	\$5,604,155	6.91%
Commercial	1.975937	0.02896027	\$15,131,889	18.65%
Industrial	2.542033	0.03725724	\$5,657,647	6.97%
Pipeline	1.509000	0.02211662	\$219,950	0.27%
Sub-Total Taxable			\$80,590,518	99.31%
Payment in Lieu				
Residential	1.000000	0.01465647	\$1,510	0.00%
Commercial	1.975937	0.02896027	\$449,539	0.55%
Industrial	2.542033	0.03725724	\$43,665	0.05%
Landfill	1.965003	0.02880002	\$64,146	0.08%
Sub-Total PIL			\$558,860	0.69%
Total (Tax + PIL)			\$81,149,378	100.00%

Treatment of PIL Assessment and Revenue

For municipalities that do not include the assessment and revenues associated with Payment in Lieu of Tax (PIL) properties in the calculation of tax rates, the amount of PIL revenue is dictated by, or dependant on the rates calculated using the municipality's taxable assessment base. As such, municipalities that have directed MTE to calculate their rates exclusive of PIL revenue and assessment will see that their revenue neutral levy amounts balance with the *Taxable Sub-Total* for 2024. In contrast, where a municipality includes both taxable and PIL revenue and assessment in their tax rate calculations, the total levy (Taxable + PIL) will balance on a year-over-year basis. Where the former approach has been applied, and a loss of PIL revenue is anticipated, the municipality may wish to consider an alternate calculation protocol.

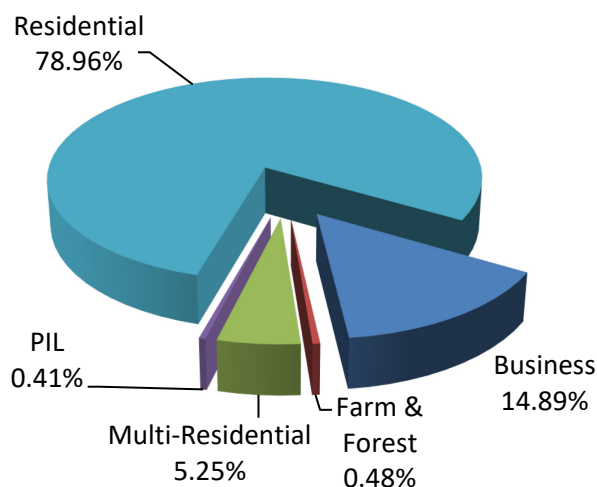
Business, Non-Business and Public Sector Revenue

Although some groups or categories of taxpayers are not specifically defined by the *Municipal or Assessment Acts*, it is possible to make distinctions between various types of taxpayers to support informative, interesting, and useful analysis.

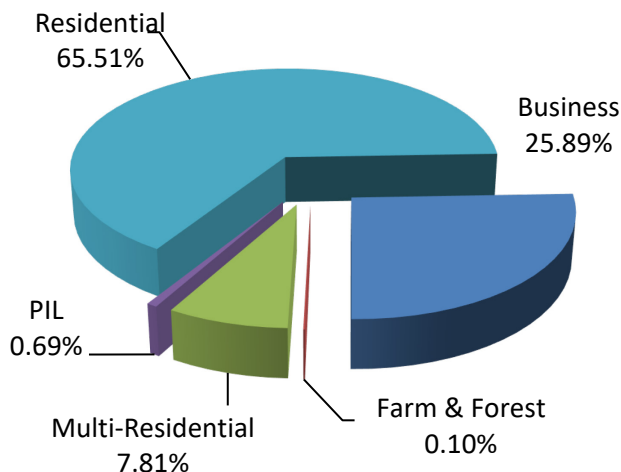
For many, the distinction between revenue that comes from non-business, business and public sector property owners is of significant interest. Figures 1 and 2 have been prepared to show how the relative burden of assessment and CVA tax is shared amongst various groups. For the purposes of this report, these categories incorporate the following assessment elements:

Residential	Taxable Residential
Farm and Forest	Taxable Farm and Managed Forest
Multi-Residential	Taxable Multi-Residential and New Multi-Residential
Business	Taxable Commercial, Industrial, Aggregate Extraction and Pipeline
PIL	Properties from any class subject to a Payment in Lieu of taxes

**Figure 1:
2025 Full CVA**



**Figure 2:
2025 General Levy**



Typical Properties

It is also important to consider taxes at the property level. While the taxes carried by each ratepayer can vary widely within a class, or sub-set of properties, considering the taxes for a typical or average property can be very helpful in placing the broader trends in an understandable perspective.

To this end, we have prepared Table 7 to illustrate the potential impact on various “typical” taxable properties within the jurisdiction, including:

- Single Detached Residential;
- Freehold Townhouse/Semi Detached;
- Condominium;
- All Residential;
- Farm;
- Occupied Multi-Residential;
- Commercial Occupied (CT); and
- Industrial Occupied (IT).

Table 7
Average CVA Tax for Typical Properties
(2025)

Category	Average CVA	Average Tax	City Tax	City Share	Education Tax	Education Share
Single Detached Residential	315,838	\$5,112	\$4,629	91%	\$483	9%
Townhouse/Semi Detached	230,422	\$3,730	\$3,377	91%	\$353	9%
Condominium	244,149	\$3,952	\$3,578	91%	\$374	9%
All Residential	294,977	\$4,774	\$4,323	91%	\$451	9%
Farm	649,896	\$2,630	\$2,381	91%	\$249	9%
Improved Multi-Residential	2,274,236	\$70,145	\$66,665	95%	\$3,480	5%
Commercial Occupied	719,212	\$27,158	\$20,829	77%	\$6,329	23%
Industrial Occupied	975,649	\$44,936	\$36,350	81%	\$8,586	19%

PART THREE: OTHER REVENUE AND LEVIES

Provincial Education Taxes

Municipalities levy and collect the education portion of property taxes; however, they have no authority over the rates set for this purpose. Since 1998, education tax rates have been regulated annually by the Minister of Finance. Uniform education tax rates are prescribed for properties in the residential, multi-residential, new multi-residential, farm, and managed forest property classes and apply across the Province.

Traditionally, the uniform residential education rate is adjusted annually to maintain approximate revenue neutrality on a Province-wide basis. In reassessment years, these adjustments inevitably influence overall tax levels within each municipality, depending on how property values in each area compare to Province-wide phase-in change averages.

For 2025, with no reassessment or phase-in change, the uniform education rates will remain unchanged from 2024 levels, ensuring no year-over-year shifts in education taxes for municipalities.

Business Education Tax

The Province also prescribes Business Education Tax (BET) rates, which historically varied by municipality and still may where special circumstances or optional property classes apply.

From 1998 to 2007, the Province maintained approximate revenue neutrality at the single- and upper-tier municipal level when setting BET rates. In 2008, they initiated a transition toward uniform BET rates through a two-fold process:

1. **New Construction Classes:** Newly built or newly classified commercial and industrial properties were assigned to special New Construction classes, attracting uniform rates province-wide.
2. **Rate Migration:** Municipality-specific rates for traditional business classes were gradually reduced.

Significant reductions occurred between 2008 and 2010. However, from 2011 through 2020, adjustments were limited to revenue-neutral restatements, with annual rates reset to reflect phase-in changes but no substantial levy reductions implemented.

In the 2020 Budget, the Province introduced a uniform BET rate of 0.88% across all business classes. This adjustment provided most business properties with education tax reductions of up to 30% and eliminated the rate differential between standard and New Construction education classes.

Aggregate Extraction Class

In mid-2024 the Province introduced a special, temporary industrial subclass that captured the industrial component of gravel pits and quarries. This subclass maintained existing industrial rates for all municipal purposes, but attracted a special discounted education rate that was set at 5% of the regular industrial rate (0.000440 vs. 0.008800)

The properties captured by this temporary subclass for 2024, have all been returned under the new stand-alone aggregate extraction class for 2025. The education rate for this new class has been set at 0.00511, which results in an education tax increase of over 1,000% for captured property in comparison to their 2024 final, adjusted levy.

2025 Education Rates and Levy

Table 8 documents the municipality's 2025 education rates and starting levy by class.

Table 8
2025 Education Rates and Start Levy

Realty Tax Class	2025 Rates	Start Levy
<i>Taxable</i>		
Residential	0.00153000	\$5,550,031
Farm	0.00038250	\$8,452
New Multi-Residential	0.00153000	\$76,860
Multi-Residential	0.00153000	\$292,511
Commercial	0.00880000	\$4,598,044
Industrial	0.00880000	\$1,336,312
Pipeline	0.00880000	\$87,516
Sub-Total Taxable		\$11,949,726
<i>Payment in Lieu</i>		
Residential	0.00153000	\$158
Sub-Total PIL		\$158
<i>Retained Payment in Lieu</i>		
Commercial	0.01250000	\$139,891
Industrial	0.01250000	\$14,650
Landfill	0.01250000	\$27,841
Sub-Total Retained PIL		\$182,382
Total (Tax + PIL)		\$12,132,266

Important Notes:

This is an unofficial listing of the education rates, the municipality should refer to Ontario Regulation 400/98 as amended or official Ministry of Finance documentation.

The Education Payment In Lieu (PIL) of Tax amounts summarized in this table have been calculated using different rates depending on whether the amount is to be shared with School Boards or retained by the local municipality. This is discussed in greater detail later in this section.

Linear Properties

Unlike the types of properties discussed in preceding elements of this report, railway and power utility lands (commonly known as linear properties) are taxed on the basis of area rather than market value. To facilitate this from an assessment perspective, linear properties are returned on the roll with an acreage area rather than a CVA. The tax liability of each property is calculated by applying Provincially-regulated rates per acre by the reported area.

The rates per acre prescribed for municipal and education purposes are set out by geographic region in *Ontario Regulations 387/98* and *392/98* respectively as only a single municipal rate is prescribed, municipalities within two-tier jurisdictions must calculate the Upper-Tier and local shares of the revenue within the context of their broader “banking” function. In its simplest form, the sharing formula relies on the proportional share each tier collects from the commercial property class.

The treatment of these properties for education purposes, and the manner in which the education portion raised is shared, varies depending on the ownership and tax status of each specific property. The education portion is remitted to the school boards unless local retention is explicitly provided for. Properties coded with an RTQ of “G” do not attract an education rate.

A summary of the current rates for each property type and levy is contained in Table 9. It is not expected that these rates will be updated for 2025. Table 10 provides a summary of the linear properties in the municipality.

Table 9
Regulated Rate per Acre Summary¹

Linear Property Type	Municipal Rate	Education Rate
Utility Corridors	19.94	34.39
Railway Right-of-Way	110.00	74.12
Shortline Railway Right-of-Way	54.18	74.12

Table 10
Linear Property Summary

RTC RTQ	Category	Property Count	Acreage	Municipal Tax	Education Tax
BT	Shortline Railway	2	66.91	\$3,625	\$4,959
UH	Utility	1	42.06	\$839	\$1,446
Total		3	108.97	\$4,464	\$6,405

¹ It is the responsibility of each local municipality to confirm final rates against the actual regulation prior to billing.

Retained Education Levies for Certain Payment in Lieu (PIL) Properties

Federal and Provincially owned and occupied properties are exempt from both municipal and Provincial (education) property taxes. Both levels of government do, however, maintain programs whereby payments are made to local governments in lieu of the taxes that would otherwise be applicable to property that they own and occupy.

PIL payments are made and administered under a variety of Federal and Provincial statutes and regulations, including the federal *Payment in Lieu of Taxes Act*, and Ontario's *Municipal Tax Assistance Act*, *Municipal Act, 2001*, *Assessment Act*, and various supporting regulations. This collection of statutes and regulations prescribe not only the circumstances and amounts of PILs that are made, but also the manner in which the payments are shared and distributed.

Of particular interest regarding the sharing of revenues raised against PIL properties is the fact that in certain circumstances the local municipality retains the education portion of the levy as local revenue. This is provided for under section 2 of *Ontario Regulation 392/98*, which state that in the case of payments made under a number of specific authorities, the “education” portion is ultimately retained by the local municipality. The eligible payments captured by these rules, are those made in accordance with:

- Subsection 27 (3) of the *Assessment Act*;
- The *Municipal Grants Act (Canada)*, which may be referenced as the *Payment in Lieu of Taxes Act*; and
- Subsections 84(2), (3) or (5) of the *Electricity Act*.

All education amounts raised against residential, multi-residential and new multi-residential property must be remitted to the school boards.

Potential Risks Related to Retained Education Payments

The Province's decision to reduce Business Education Tax (BET) rates in 2021 introduced potential risks for municipalities that depend on retained education amounts as part of their annual revenue stream. To address municipal concerns, the Province assured municipalities that status quo education rates would be used to calculate payments in lieu of taxes (PILs) for properties where municipalities were entitled to retain the education portion. Despite the Provincial Government's attempt to maintain inflated education rates for certain PIL properties, Federal payment rules still require the taxable rate to be used.

Although the *Education Act* grants the Minister of Finance authority to prescribe rates for calculating payments in lieu of taxes (PILs), the statutory provisions governing these payments mandate alignment with the tax rates for taxable properties. While the *Education Act* allows for separately identified rates for PILs, the regulations governing the payments require that they match the rates applicable to taxable properties.

The requirement that Federal—and, technically, all other—PILs be calculated using the lower taxable rates is neither new nor a response to current circumstances in Ontario. This approach is long-standing, deliberate, and fundamental to the design of the relevant statutes. By legislative intent, PILs are calculated using the same rates as taxable properties, ensuring that no special or dedicated rates are

established to target government properties. These statutes are intentionally crafted to prevent the use of alternative rates in calculating payments, reinforcing their reliance on uniformity with taxable property rates.

Budgeting for Risks

Since the introduction of the rate differentials, many municipalities have received reduced payments based on the taxable rather than the inflated special rates regulated by the Province. The most consistent short-payments have been those made under the Federal *Payment in Lieu of Taxes Act* and this is generally expected to continue on a go-forward basis. As such, MTE recommends that the municipality consider budgeting for the lower retained education amounts based on taxable rates rather than the full amounts calculated using the specially regulated *Retained PIL Education Rates*.

Table 11 provides a summary of retained education payment amounts that would be raised using the special regulated rates and the lower alternate amounts calculated using preliminary 2025 taxable education rates.

Municipalities with significant Federal properties should undertake further analysis to specifically identify and stratify these discrepancies and risks by property owner and/or payee.

Table 11
Retained Education Levy Amounts

RTC / RTQ	Retained Rates	Taxable Rates	Difference \$	Difference %
CF	\$108,348	\$76,277	-\$32,071	-29.60%
CH	\$28,725	\$20,222	-\$8,503	-29.60%
CJ	\$1,006	\$708	-\$298	-29.62%
CY	\$1,812	\$1,276	-\$536	-29.58%
IH	\$14,650	\$10,314	-\$4,336	-29.60%
HF	\$27,841	\$19,600	-\$8,241	-29.60%
UH	\$1,446	\$1,446	\$0	0.00%
Total	\$183,828	\$129,843	-\$53,985	-29.37%

PART FOUR: MUNICIPAL TAX POLICY SENSITIVITY ANALYSIS

For 2025, the *Municipal Act* continues to provide Upper and Single-Tier municipalities with a range of tax policy tools that may be used to alter the distribution of the tax burden both within and between tax classes. The following tools may be used to change or achieve local tax policy objectives, target the benefits of growth, or redistribute the impacts of assessment change.²

1. Tax ratios may be adjusted to affect the level of taxation on different tax classes;
2. Optional business property classes may be employed or collapsed to alter taxation within broad commercial or industrial tax classes;
3. Subclass discounts for vacant and excess land may be adjusted;
4. Graduated taxation schemes for the business classes can be used to impose higher rates of taxation on properties with higher current value assessment in order to provide tax relief on properties with lower assessed values.

A comprehensive examination of tax ratios and a relevant sensitivity analysis should be undertaken each year. Specific examination of the use of optional tax classes and graduated taxation are generally only required if these options are being actively considered. After considering the contents of this report Council may wish to further explore the utility and application of these alternate apportionment and mitigation strategies.

Moving Tax Ratios

Both Upper-Tier and Single-Tier municipalities are required to establish tax ratios for the multi-residential, commercial, industrial, aggregate extraction, landfill and pipeline classes prior to finalizing tax rates for the current year's tax cycle. Established ratios will ultimately govern the relationship between the rate of taxation for each affected class and the tax rate for the Residential property class.

The tax ratio for the residential class is legislated at 1.0, while the farm and managed forest classes have a prescribed tax ratio of 0.25. Municipalities do have the flexibility to set a tax ratio for the farm class that is below 0.25, however, this reduction would only apply to the municipal portion of the property tax bill.

In setting tax ratios for all other property classes, municipalities must do so within the guidelines prescribed by the Province. Council may choose to adopt: (1) either the current tax ratio for any class (2024 adopted or 2025 starting ratio where levy restriction and/or optional classes applied in 2024), (2) establish a new tax ratio for the year that is closer to or within the Range of Fairness, as shown in Table 12; or (3) utilize restated revenue neutral transition ratios to mitigate reassessment related tax shifts between classes in accordance with the regulated calculations.

² The by-law deadline for many tax policy decisions is December 31st of the subject taxation year.

Table 12
Tax Ratio Summary

Realty Tax Class	2024 Actual Ratios	2025 Start Ratios	Lower Range of Flexibility	Upper Range of Flexibility	Threshold	Subject to Levy Restriction
Residential	1.000000	1.000000	1.00	1.00	-	N/A
Farm	0.250000	0.250000	0.00	0.25	-	N/A
New Multi-Residential	1.000000	1.000000	1.00	1.10	-	N/A
Multi-Residential	2.000000	2.000000	1.00	1.10	2.00	No
Commercial	1.975937	1.975937	0.60	1.10	1.98	No
Industrial	2.542033	2.542033	0.60	1.10	2.63	No
Landfill	1.965003	1.965003	0.60	1.10	25.00	No
Pipeline	1.509000	1.509000	0.60	0.70	-	N/A

Where Optional Classes Apply

Where a municipality has elected to use optional tax classes, changes to tax ratios are regulated based on the relationship of the municipality's broad class ratios (the weighted average of commercial, shopping centre, office, and parking lot is equivalent to the broad commercial class, and industrial and large industrial are deemed to be the broad Industrial class).

Council must ensure that the weighted average broad class ratio for the current year does not exceed the broad class ratio for the prior year. To strictly comply with the provisions of Section 308 of the *Municipal Act*, adjustments to tax ratios may be required for the commercial and industrial tax classes.

The legislated deadline that previously applied to the creation of new, or the collapsing of existing optional classes, has now been eliminated; however, municipalities that intend to make a change to the class structure need to make this decision before any tax rate or ratio by-laws can be passed. It is also critical to provide the Province with as much advanced notice of any such change, as it could impact the manner in which education tax rates are calculated and/or regulated for the taxation year.

Subclass Discounts

There are a number of different subclasses that apply to different property types depending on use, zoning, nature of improvements and nature of enterprise. These include:

- Commercial and Industrial **Vacant Land**, which applies to properties that are included in one of these classes as a result of zoning or planning details, but which have no assessable improvement (buildings).
- Commercial and Industrial **Excess Land** subclasses capture portions of improved property that are in excess of the amount of land required to support the improved portions of the land under municipal planning rules.
- Properties coded as **Farmland Awaiting Development (FAD)** are properties being actively farmed, but for which a plan of subdivision has been registered (**FAD1**) or building permits have

been issued (**FAD2**). Properties will fall into one of the residential, multi-residential, commercial, or industrial subclasses, depending on the future intended use of the land.

- The **Small Scale-On Farm Business** (SSOFB) subclasses were introduced in 2018 with one subclass under each of the commercial and industrial classes. As of 2022, we have two separate SSOFB subclasses for each class with a total eligible CVA per property being increased from 50,000 to 100,000. Eligible improvements must be primarily used to process, manufacture, sell or market something produced by or derived from farming on the land.

Table 13 displays the range of flexibility of these discount factors, as well as their status quo value expressed as a percent of the full class rate.

Table 13
Subclass Discount Factors
(Expressed as % of Full Class Rate)

Tax Classes and Subclass	Status Quo Discount Factors	Lower Limit	Upper Limit
Residential			
FAD First Subclass	0.75	0.75	0.75
FAD Second Subclass	1.00	0.75	1.00
Multi-Residential			
FAD Second Subclass	1.00	0.75	1.00
Commercial			
Vacant Land	1.00	0.65	1.00
Excess Land	1.00	0.65	1.00
Small Scale OFB	1.00	0.25	1.00
FAD Second Subclass	1.00	0.75	1.00
Industrial			
Vacant Land	1.00	0.65	1.00
Excess Land	1.00	0.65	1.00
Small Scale OFB	1.00	0.25	1.00
FAD Second Subclass	1.00	0.75	1.00

Adjusting Subclass Discounts

The following rules and limitations apply to the setting, application, and movement of subclass discounts:

- FAD 1 rates for all classes (Residential, Multi-Residential, Commercial, and Industrial) are all uniform and represent a discounted residential rate;
- The FAD 1 discount may not be moved more than 10 points in any year (e.g., 0.25 to 0.35); and
- If adopted, the discount factor for Small Scale On-Farm Business subclass is fixed at 0.25.

Tax Policy and Budget Change Sensitivity Analysis

To assist staff and Council in evaluating the potential impact of various tax policy and levy change scenarios, MTE has modelled the effects of the following on the City general levy:

- A target levy of \$86,038,828 under status quo tax policy;
- Reducing the multi-residential ratio by 50% to 1.0 with a target levy of \$86,038,828; and
- Reducing the multi-residential ratio by 10% to 1.8 with a target levy of \$86,038,828.

Table 14 below provides the scenario parameters and impacts at a glance.

Table 14
Sensitivity Scenario Outline

Realty Tax Class	Status Quo	Scenario 1 Parameter	Change	Scenario 2 Parameter	Change	Scenario 3 Parameter	Change
Residential	1.000000	1.000000	0.00%	1.000000	0.00%	1.000000	0.00%
Farm	0.250000	0.250000	0.00%	0.250000	0.00%	0.250000	0.00%
New Multi-Res.	1.000000	1.000000	0.00%	1.000000	0.00%	1.000000	0.00%
Multi-Residential	2.000000	2.000000	0.00%	1.000000	-50.00%	1.800000	-10.00%
Commercial	1.975937	1.975937	0.00%	1.975937	0.00%	1.975937	0.00%
Industrial	2.542033	2.542033	0.00%	2.542033	0.00%	2.542033	0.00%
Landfill	1.965003	1.965003	0.00%	1.965003	0.00%	1.965003	0.00%
Pipeline	1.509000	1.509000	0.00%	1.509000	0.00%	1.509000	0.00%
Levy Target	\$81,149,378	\$86,038,828	6.03%	\$86,038,828	6.03%	\$86,038,828	6.03%

Tax Ratios, Subclass Discounts and Balance of Taxation

Tax ratios and subclass discounts govern the tax rate of each property class in relation to the tax rate for the residential property class. Ontario's tax ratio system is not simply about expressing the relationship among tax rates, the real function of tax ratios is to manipulate the balance of taxation among property classes.

Tax ratios effectively alter the weighting, or distribution of the tax burden compared to how the total levy would be shared if each dollar of CVA was treated equally. Table 15 shows how the share of tax differs from the share of assessment for each class in accordance with the municipality's starting ratios for the year. The more dramatic the ratio, the larger the difference between the share of assessment and share of tax. By changing tax ratios, the municipality can influence and alter this balance.

Table 15
Balance of Taxation

Realty Tax Class	2025 CVA	CVA Share	Status Quo Share	Scenario 1 Share	Scenario 2 Share	Scenario 3 Share
<i>Taxable</i>						
Residential	3,627,470,894	78.96%	65.51%	65.51%	67.85%	65.96%
Farm	22,096,461	0.48%	0.10%	0.10%	0.10%	0.10%
New Multi-Residential	50,235,000	1.09%	0.91%	0.91%	0.94%	0.91%
Multi-Residential	191,183,600	4.16%	6.91%	6.91%	3.58%	6.26%
Commercial	522,505,104	11.37%	18.65%	18.65%	19.31%	18.78%
Industrial	151,853,633	3.31%	6.97%	6.97%	7.22%	7.02%
Pipeline	9,945,000	0.22%	0.27%	0.27%	0.28%	0.27%
Sub-Total Taxable	4,575,289,692	99.59%	99.31%	99.31%	99.29%	99.31%
<i>Payment in Lieu</i>						
Residential	103,000	0.00%	0.00%	0.00%	0.00%	0.00%
Commercial	15,522,608	0.34%	0.55%	0.55%	0.57%	0.56%
Industrial	1,172,000	0.03%	0.05%	0.05%	0.06%	0.05%
Landfill	2,227,292	0.05%	0.08%	0.08%	0.08%	0.08%
Sub-Total PIL	19,024,900	0.41%	0.69%	0.69%	0.71%	0.69%
Total (Tax + PIL)	4,594,314,592	100.00%	100.00%	100.00%	100.00%	100.00%

Sensitivity Model Outcomes

The detailed results for these models are set out in Tables 16, 17-A through C and 18-A through C respectively.

Scenario 1: A target levy of \$86,038,828 under status quo tax policy.

Table 16
General Levy Sensitivity: Levy Change

Realty Tax Class	Notional Levy	Scenario 1	Difference \$	Difference %
Taxable				
Residential	\$53,159,645	\$56,362,651	\$3,203,006	6.03%
Farm	\$80,964	\$85,842	\$4,878	6.02%
New Multi-Residential	\$736,268	\$780,630	\$44,362	6.03%
Multi-Residential	\$5,604,155	\$5,941,818	\$337,663	6.03%
Commercial	\$15,131,889	\$16,043,618	\$911,729	6.03%
Industrial	\$5,657,647	\$5,998,533	\$340,886	6.03%
Pipeline	\$219,950	\$233,202	\$13,252	6.03%
Sub-Total Taxable	\$80,590,518	\$85,446,294	\$4,855,776	6.03%
Payment in Lieu				
Residential	\$1,510	\$1,601	\$91	6.03%
Commercial	\$449,539	\$476,625	\$27,086	6.03%
Industrial	\$43,665	\$46,296	\$2,631	6.03%
Landfill	\$64,146	\$68,011	\$3,865	6.03%
Sub-Total PIL	\$558,860	\$592,533	\$33,673	6.03%
Total (Tax + PIL)	\$81,149,378	\$86,038,827	\$4,889,449	6.03%

Interpretation Notes:

This table summarizes the City's proposed 2025 levy and levy change by class in comparison to the revenue neutral starting levy documented earlier in this report.

Scenario 2: Reducing the multi-residential ratio to 1.00.

Table 17-A
General Levy Sensitivity: Inter-Class Shifts
(Revenue Neutral)

Realty Tax Class	Notional Levy	Scenario 2	Difference \$	Difference %
Taxable				
Residential	\$53,159,645	\$55,060,905	\$1,901,260	3.58%
Farm	\$80,964	\$83,860	\$2,896	3.58%
New Multi-Residential	\$736,268	\$762,600	\$26,332	3.58%
Multi-Residential	\$5,604,155	\$2,902,293	-\$2,701,862	-48.21%
Commercial	\$15,131,889	\$15,673,079	\$541,190	3.58%
Industrial	\$5,657,647	\$5,859,993	\$202,346	3.58%
Pipeline	\$219,950	\$227,816	\$7,866	3.58%
Sub-Total Taxable	\$80,590,518	\$80,570,546	-\$19,972	-0.02%
Payment in Lieu				
Residential	\$1,510	\$1,564	\$54	3.58%
Commercial	\$449,539	\$465,617	\$16,078	3.58%
Industrial	\$43,665	\$45,227	\$1,562	3.58%
Landfill	\$64,146	\$66,440	\$2,294	3.58%
Sub-Total PIL	\$558,860	\$578,848	\$19,988	3.58%
Total (Tax + PIL)	\$81,149,378	\$81,149,394	\$16	0.00%

Interpretation Notes:

This table sets out the isolated impacts of reducing the multi-residential tax ratio to 1.00 in the absence of any revenue increase for the year (revenue neutral, net of 2024 growth).

Scenario 2: Reducing the multi-residential ratio to 1.00.

Table 17-B
General Levy Sensitivity: Inter-Class Shifts
(Target Levy)

Realty Tax Class	Scenario 1	Scenario 2	Difference \$	Difference %
Taxable				
Residential	\$56,362,651	\$58,378,452	\$2,015,801	3.58%
Farm	\$85,842	\$88,912	\$3,070	3.58%
New Multi-Residential	\$780,630	\$808,549	\$27,919	3.58%
Multi-Residential	\$5,941,818	\$3,077,163	-\$2,864,655	-48.21%
Commercial	\$16,043,618	\$16,617,418	\$573,800	3.58%
Industrial	\$5,998,533	\$6,213,070	\$214,537	3.58%
Pipeline	\$233,202	\$241,543	\$8,341	3.58%
Sub-Total Taxable	\$85,446,294	\$85,425,107	-\$21,187	-0.02%
Payment in Lieu				
Residential	\$1,601	\$1,658	\$57	3.56%
Commercial	\$476,625	\$493,671	\$17,046	3.58%
Industrial	\$46,296	\$47,952	\$1,656	3.58%
Landfill	\$68,011	\$70,443	\$2,432	3.58%
Sub-Total PIL	\$592,533	\$613,724	\$21,191	3.58%
Total (Tax + PIL)	\$86,038,827	\$86,038,831	\$4	0.00%

Interpretation Notes:

This table summarizes the difference in total levy using a multi-residential tax ratio of 1.00 in comparison to raising the City's 2025 levy requirement under status quo tax policy.

Scenario 2: Reducing the multi-residential ratio to 1.00.

Table 17-C
General Levy Sensitivity: Year-Over-Year Shifts
(Target Levy)

Realty Tax Class	2024 Year End	Scenario 2	Difference \$	Difference %
Taxable				
Residential	\$53,159,645	\$58,378,452	\$5,218,807	9.82%
Farm	\$80,964	\$88,912	\$7,948	9.82%
New Multi-Residential	\$736,268	\$808,549	\$72,281	9.82%
Multi-Residential	\$5,604,155	\$3,077,163	-\$2,526,992	-45.09%
Commercial	\$15,131,889	\$16,617,418	\$1,485,529	9.82%
Industrial	\$5,657,647	\$6,213,070	\$555,423	9.82%
Pipeline	\$219,950	\$241,543	\$21,593	9.82%
Sub-Total Taxable	\$80,590,518	\$85,425,107	\$4,834,589	6.00%
Payment in Lieu				
Residential	\$1,510	\$1,658	\$148	9.80%
Commercial	\$449,539	\$493,671	\$44,132	9.82%
Industrial	\$43,665	\$47,952	\$4,287	9.82%
Landfill	\$64,146	\$70,443	\$6,297	9.82%
Sub-Total PIL	\$558,860	\$613,724	\$54,864	9.82%
Total (Tax + PIL)	\$81,149,378	\$86,038,831	\$4,889,453	6.03%

Interpretation Notes:

This table documents the combined/cumulative impact of:

- *The City's 2025 levy requirement; and*
- *Reducing the multi-residential tax ratio to 1.0000*

Scenario 3: Reducing the multi-residential ratio by 10% to 1.80.

Table 18-A
General Levy Sensitivity: Inter-Class Shifts
(Revenue Neutral)

Realty Tax Class	Notional Levy	Scenario 3	Difference \$	Difference %
Taxable				
Residential	\$53,159,645	\$53,529,314	\$369,669	0.70%
Farm	\$80,964	\$81,527	\$563	0.70%
New Multi-Residential	\$736,268	\$741,388	\$5,120	0.70%
Multi-Residential	\$5,604,155	\$5,078,811	-\$525,344	-9.37%
Commercial	\$15,131,889	\$15,237,111	\$105,222	0.70%
Industrial	\$5,657,647	\$5,696,987	\$39,340	0.70%
Pipeline	\$219,950	\$221,479	\$1,529	0.70%
Sub-Total Taxable	\$80,590,518	\$80,586,617	-\$3,901	0.00%
Payment in Lieu				
Residential	\$1,510	\$1,520	\$10	0.66%
Commercial	\$449,539	\$452,665	\$3,126	0.70%
Industrial	\$43,665	\$43,969	\$304	0.70%
Landfill	\$64,146	\$64,592	\$446	0.70%
Sub-Total PIL	\$558,860	\$562,746	\$3,886	0.70%
Total (Tax + PIL)	\$81,149,378	\$81,149,363	-\$15	0.00%

Interpretation Notes:

This table set out the isolated impacts of reducing the multi-residential tax ratio to 1.80 in the absence of any revenue increase for the year (revenue neutral, net of 2024 growth).

Scenario 3: Reducing the multi-residential ratio by 10% to 1.80.

Table 18-B
General Levy Sensitivity: Inter-Class Shifts
(Target Levy)

Realty Tax Class	Scenario 1	Scenario 3	Difference \$	Difference %
Taxable				
Residential	\$56,362,651	\$56,754,589	\$391,938	0.70%
Farm	\$85,842	\$86,439	\$597	0.70%
New Multi-Residential	\$780,630	\$786,058	\$5,428	0.70%
Multi-Residential	\$5,941,818	\$5,384,824	-\$556,994	-9.37%
Commercial	\$16,043,618	\$16,155,184	\$111,566	0.70%
Industrial	\$5,998,533	\$6,040,247	\$41,714	0.70%
Pipeline	\$233,202	\$234,824	\$1,622	0.70%
Sub-Total Taxable	\$85,446,294	\$85,442,165	-\$4,129	0.00%
Payment in Lieu				
Residential	\$1,601	\$1,612	\$11	0.69%
Commercial	\$476,625	\$479,939	\$3,314	0.70%
Industrial	\$46,296	\$46,618	\$322	0.70%
Landfill	\$68,011	\$68,484	\$473	0.70%
Sub-Total PIL	\$592,533	\$596,653	\$4,120	0.70%
Total (Tax + PIL)	\$86,038,827	\$86,038,818	-\$9	0.00%

Interpretation Notes:

This table summarizes the difference in total levy using a multi-residential tax ratio of 1.80 in comparison to raising the City's 2025 levy requirement under status quo tax policy.

Scenario 3: Reducing the multi-residential ratio by 10% to 1.80.

Table 18-C
General Levy Sensitivity: Year-Over-Year Shifts
(Target Levy)

Realty Tax Class	2024 Year End	Scenario 3	Difference \$	Difference %
Taxable				
Residential	\$53,159,645	\$56,754,589	\$3,594,944	6.76%
Farm	\$80,964	\$86,439	\$5,475	6.76%
New Multi-Residential	\$736,268	\$786,058	\$49,790	6.76%
Multi-Residential	\$5,604,155	\$5,384,824	-\$219,331	-3.91%
Commercial	\$15,131,889	\$16,155,184	\$1,023,295	6.76%
Industrial	\$5,657,647	\$6,040,247	\$382,600	6.76%
Pipeline	\$219,950	\$234,824	\$14,874	6.76%
Sub-Total Taxable	\$80,590,518	\$85,442,165	\$4,851,647	6.02%
Payment in Lieu				
Residential	\$1,510	\$1,612	\$102	6.75%
Commercial	\$449,539	\$479,939	\$30,400	6.76%
Industrial	\$43,665	\$46,618	\$2,953	6.76%
Landfill	\$64,146	\$68,484	\$4,338	6.76%
Sub-Total PIL	\$558,860	\$596,653	\$37,793	6.76%
Total (Tax + PIL)	\$81,149,378	\$86,038,818	\$4,889,440	6.03%

Interpretation Notes:

This table documents the combined/cumulative impact of:

- *The City's 2025 levy requirement; and*
- *Reducing the multi-residential tax ratio to 1.8000*
- *Under this model, the typical residential property taxpayer would see an increase of approximately 6.76% in comparison to 2024.*

PART FIVE: GENERAL SUMMARY AND NEXT STEPS

As discussed in the introduction, the qualitative and quantitative content of this study is intended to provide the municipality with a clear and comprehensive overview of the 2025 assessment and tax landscape. Establishing an accurate and precise foundation such as that set out here is the essential first step in making informed decisions for the coming tax year.

The ultimate aim of this analysis is to support municipalities in making choices that are not only informed by the most current data and trends but also aligned with their unique local priorities and objectives. Based on this foundation, municipalities can make effective, locally sensitive decisions that meet both their revenue needs and their preferences regarding the distribution of the tax burden among their residents and business.

Beyond the simple translation of assessment data to tax outcomes, this study offers a strategic framework for understanding the local tax landscape in a manner that is thoughtful, responsible, and forward-looking. Thus, this study is not just an end in and of itself, but a starting point for informed, and strategic planning and decision making.

Based on this foundation, the municipality is encouraged to consider any and all local priorities, challenges and preferences that will or may influence the tax landscape for the coming year. While the scope and nature of further enquiry will vary by municipality, it is generally recommended that some consideration be given to each of the following.

1. If any of the alternate tax policy models contained herein, or any other model that may deviate from the status quo is being considered, additional analysis should be undertaken. At a minimum, models should be prepared to document how any options under consideration will impact each local area municipality as the implications could vary significantly.
2. Whether or not tax policy changes (ratio, class structure, discounts, etc.) are being considered, the municipality should prepare complimentary models to document the specific implications of budgetary change if the 2025 total levy is going to differ from the revenue neutral position.
3. It is recommended that specific tax policy options be modelled and considered with care before any annual decisions are made. For 2025 we also recommend that no final decisions be put before Council prior to receiving formal word from the Province with regards to their 2025 tax policy intentions.
4. Where specific tax policy challenges or pressures are anticipated, early attention should be devoted in order to effectively address and understand any potential challenges, opportunities and/or tax implications.
5. In light of the fact that we continue to tax on values that are far removed from the actual market value of properties, MTE encourages all of our clients to undertake deliberate market analysis in order to build an understanding as to the potential assessment and tax changes that could be expected once reassessment is restarted.

Staff are also encouraged to take steps necessary to ensure that both Council and the public are well informed regarding base line tax impacts and any implications related to potential policy change. MTE would be pleased to provide any level or type of support that may be deemed appropriate and/or necessary in this regard.

UNDERSTANDING REASSESSMENT, MARKET UPDATES AND REAL GROWTH

Although we are not dealing with reassessment, we are in a circumstance where the values we are taxing on are further away from the actual market than has been the case since the 1990's. As such, MTE suggests it remains critical for those in both administrative and decision-making positions to understand how market value updates impact the tax landscape when they do occur (and how they do not). We also feel that a clear understanding of these concepts is critical as we brace for and prepare for the inevitable implications of restarting reassessment after the longest pause in over two decades.

For the 2017 taxation year all properties in Ontario were reassessed based on their Current Value Assessment (CVA) as of January 1st, 2016. These updated CVA values, as adjusted under the Province's assessment phase-in program, were to form the basis of taxation through the 2020 taxation year. Those properties that experienced a CVA increase as of 2017 were taxed in accordance with a *phase-adjusted* CVA value through 2019, while all properties in the Province were subject to taxation based on their full, unmitigated CVA for 2020.

While 2021 should have been the first year of a new reassessment cycle, with all destination (Full CVA) values being updated to reflect January 1, 2019 market conditions, the Province put a pause on reassessment in the spring of 2020. This decision was made as part of a host of early measures in response to COVID-19. This pause was subsequently extended meaning that property taxes for 2025 will again rely on the full destination values based on the January 1, 2016 valuation date. This will be the fifth year in a row without any market driven valuation changes at the municipal level and we will be taxing on values that are further out of date than at any time since 1997.

Growth vs. Market Value Changes

The Assessment Roll is a living data set, which is continually evolving in response to real-world market and property changes. The assessed value of a property can and does change for a number of reasons; for the purposes of the property tax system in Ontario, all valuation changes must be considered in one of only two categories; Real Growth in the Tax Base and Market Value Updates (reassessment).

Growth (positive or negative) reflects the value increase or decrease associated with a change to a property's state, use or condition.

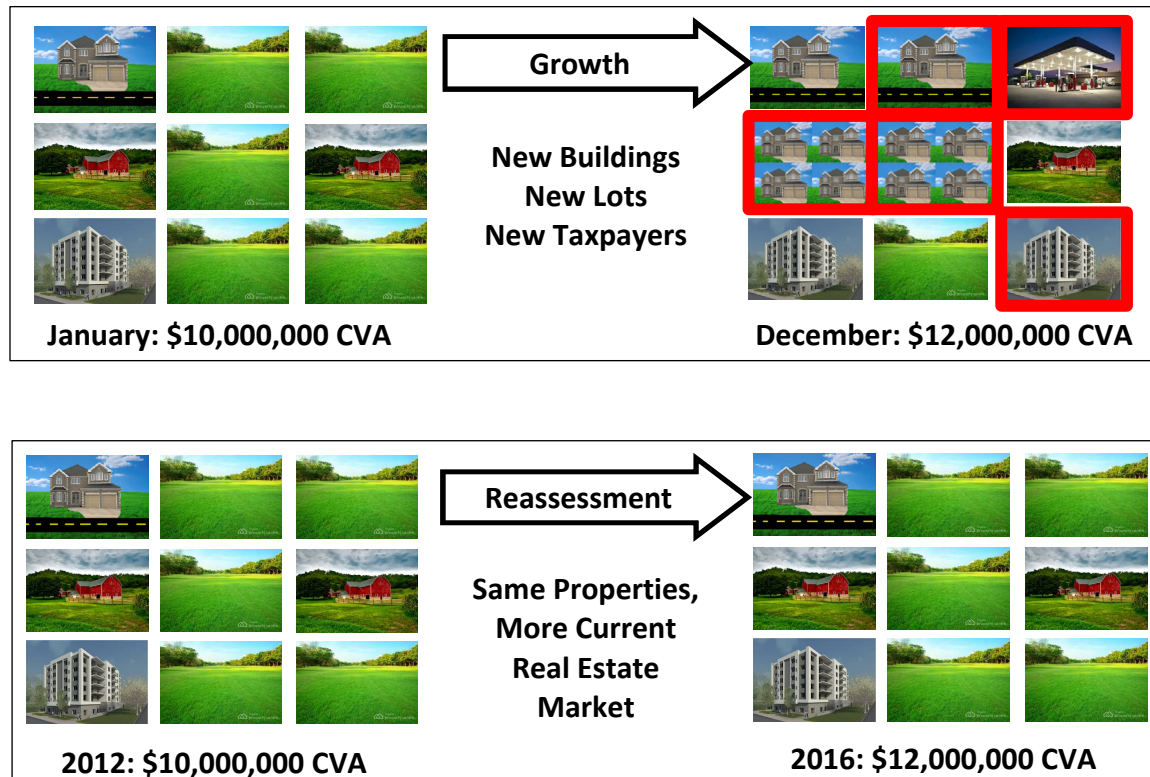
- Properties are developed, improved, or intensified;
- Involves actual changes in the size and intensity of the tax base;
- Positive growth means an increase in tax revenue supplied exclusively by taxpayers of new homes, businesses, buildings, etc.;
- Equate positive growth to increased income tax resulting from new or better paying jobs.

Reassessment change is simply a matter of revaluating what a property's market value would be at one point in time (2016) vs. an earlier point in time (2012) in the absence of any other changes.

- Reassessment (and annual phase-in adjustments) do not represent or reflect new property, improved or intensified property, and are not accompanied by new taxpayers;
- If additional revenue is raised from market updates (phase-in) those amounts represent a net tax increase on existing taxpayers;
- Equate to inflation; the product or job has not changed but the price/salary has been updated to reflect current market conditions.

APPENDIX A: UNDERSTANDING REASSESSMENT AND REAL GROWTH

The following illustrations can be helpful in considering the difference between **additional assessment** that comes from growth and the **restatement of values** for existing assessable property within the context of a reassessment or the annual phase-in of those changes.



Tax Implications of Growth

Real growth (and loss) within the municipality's assessment base has real and direct implications for the municipality's overall tax revenue. Positive growth means net-new revenue for the municipality, while negative growth reduces the municipality's revenue and future revenue capacity.

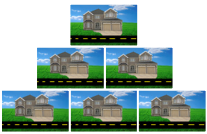





The property tax implications of growth materialize at the property level and do not have any immediate impact on other taxpayers. Growth related tax increases are carried solely by those taxpayers who improve, develop, or otherwise alter their property in a manner that results in additional assessment. Growth related decreases are enjoyed by those taxpayers whose property taxes are reduced.

That said, secondary implications of both positive and negative growth can and do impact the broader base. Significant and/or unanticipated losses resulting from assessment appeals, plant closures or other circumstances can alter the balance of taxation and create budgetary pressures that must be carried by other taxpayers. Material growth can ease the burden that might otherwise be carried by the pre-growth base, however, this is largely dependent on the nature of the growth and the increased budgetary requirements the growth brings.

Tax Implications of Reassessment

When reassessment occurs, the tax base doesn't increase or grow, properties are simply assigned new values (CVA's) that reflect a more current market. Although this generally means that the overall "value" of the base increases, reassessment has no direct implications for municipal revenue, only the share each taxpayer will carry.

Ultimately, it is not the absolute value of a property that determines one's tax liability, it is the property's **relative value**, or more precisely, the **share of the total base** that the property's value represents. Hence, the actual tax implications of reassessment are driven by the **realignment of value shares** rather than the actual value changes.

						
CVA	2,500,000	300,000	300,000	550,000	600,000	750,000
Share of CVA	100%	12%	12%	22%	24%	30%
Tax	\$100,000	\$12,000	\$12,000	\$22,000	\$24,000	\$30,000
Share of Tax	100%	12%	12%	22%	24%	30%
Reassessment						
CVA	3,750,000	475,000	525,000	825,000	825,000	1,100,000
CVA Change	50%	58%	75%	50%	38%	47%
Change in CVA Share	0%	6%	17%	0%	-8%	-2%
New Tax	\$100,000	\$12,667	\$14,000	\$22,000	\$22,000	\$29,333
Reassessment Shift \$	\$0	\$667	\$2,000	\$0	-\$2,000	-\$667
Reassessment Shift %	0%	6%	17%	0%	-8%	-2%

This simplified illustration shows that it is the change in CVA Share, not the change in absolute CVA that drives the reassessment related tax shifts. In this example the base as a whole is increasing by 50%; properties increasing at a greater rate experience reassessment related tax increase, while properties increasing at a lesser rate see tax decreases. The magnitude of tax change is based on the degree to which each property's rate of change varies from the overall.

What Is and Is Not Impacted by the Pause in Reassessment?

Understanding how reassessment impacts the tax landscape is an important prerequisite for understanding what the pause in reassessment means for municipalities in terms of the 2025 taxation and tax policy. The pause in reassessment will have no direct or independent implications for 2025 municipal revenue and there will be no market driven shifts among property, between classes or across local municipalities within two-tier jurisdictions.

The longer-term implications remain unknown, however, municipalities should be aware that the real-world market value changes that reassessment captures have not been paused. The longer reassessment is put off, the more dramatic and disruptive the update will be when finally made.

NEW MULTI-RESIDENTIAL SUBCLASS – STRUCTURE AND GENERAL POLICY DISCUSSION

Multi-Residential Class in Brief

In simple terms, the Multi-Residential property class includes properties that:

1. Are improved with a building or complex containing **seven or more self-contained residential units**, all captured under a single roll number; or
2. **Vacant land** zoned for multi-unit residential use improvements.

Multi-residential class buildings can include traditional (vertical) apartment buildings, townhouse complexes, and even collections of detached homes, provided they are located on a single assessment parcel under unified ownership.

New Multi-Residential Class

Inclusion in the **New Multi-Residential Class** is purely a function of timing and includes any property that would otherwise qualify as multi-residential if the subject units were built, or converted from another use, under a building permit dated after:

- The date on which the host municipality opted to have the class apply; or
- April 20th, 2017, the date on which the class ceased to be an optional property class.

New Multi-Residential Subclass

The new multi-residential subclass introduced in 2024 is functionally similar to the New Multi-Residential class. It applies to any building or complex that would otherwise be classified as multi-residential, provided the building permit for its construction or conversion was issued after the municipality enacts a by-law to implement the subclass.

Class/Subclass Inclusion Based Solely on Building Permit Date

The only factor that distinguishes buildings classified as multi-residential, new multi-residential, or the new multi-residential subclass is the timing of the original building permit under which the building was built or converted to a multi-residential property.

Class/Subclass	Building Permit Issued
Multi-Residential	Before the earlier of: April, 2017; or Municipal Opt-In Date ³
New Multi-Residential	After the earlier of: April, 2017; or Municipal Opt-In Date
New Multi-Res. Subclass	After: Municipal Opt-In Date.

Theoretically, three identical buildings adjacent to one another could be classified and taxed differently based on the timing of their respective building permits.

³ Municipal Opt-In Date is the date of passing a by-law to adopt the optional new multi-residential class prior to April 2017 or to adopt the optional new multi-residential subclass. By-law authority rests with upper and single tier councils.

Duration of New Multi-Residential Classification

Properties classified as new multi-residential are transitioned to the standard multi-residential class after 35 years. For example, a property added to the New Multi-Residential class on December 31, 2010, will be reclassified to the standard multi-residential class as of January 1, 2045.

This rule also applies to properties within the new subclass, as they are considered part of the broader new multi-residential class and therefore follow the same inclusion and timing regulations.

Differential Tax Treatment

The range of flexibility for setting the multi-residential ratio varies based on the existing ratio level of each upper and single tier municipality. With this in mind, and considering provincially established parameters, the range of flexibility may be generally summarized as follows:

Multi-Residential Ratios Above 2.00 are subject to levy restriction, which will also trigger annual reduction calculations until the ratio is reduced to 2.00 or below.

Multi-Residential Ratios at or Below 2.00 may remain at the previous year's level or be reduced.

- Multi-residential ratios may be set freely between 1.00 and 1.10

New Multi-Residential Class ratio may be set anywhere between 1.00 and 1.10

New Multi-Residential subclass

- Municipalities that choose to adopt this subclass may set a discount of up to 35% pegged against the new multi-residential class.
- If the new multi-residential ratio is set at 1.00, the lowest effective rate for eligible properties would be 65% of the residential rate.

The net municipal tax rate incentive offered by the new multi-residential class or the subclass will depend on both the multi-residential ratio as well as the settings for the incentive classes.

The following table illustrates the incentive potential of the new multi-residential class, and the new multi-residential subclass depending on the municipality's multi-residential ratio.

Multi-Residential Class Ratio	Municipal Rate Discount vs. Multi-Residential ⁴				
	New Multi- Residential	10%	20%	30%	35%
2.00	50.0%	55.0%	60.0%	65.0%	67.5%

In a municipality with a multi-residential ratio of 2.00, and subclass discount of 35%, an eligible property coming on-line would enjoy a discount of 67.5% over property falling within the standard multi-residential class.

The uniform residential education rate applies to all multi-residential classes and subclasses. No reduction in education tax is applied to the new multi-residential class or subclass.

⁴ Assumes a new multi-residential ratio of 1.00

Considering the Policy Logic of Property Tax Incentives for New Multi-Residential Builds

Reducing the property tax burden on multi-residential properties sends a clear, housing-positive signal to landlords, tenants, and the broader public. Lowering tax rates can directly reduce rental costs for tenants and lessen expenses for municipally owned housing, enhancing overall sector viability.

Still, the actual effectiveness of the new multi-residential class in spurring additional rental construction remains uncertain. Most development decisions hinge on factors like land availability, infrastructure, financing, and market demand—variables that generally outweigh marginal tax incentives. Since this class has applied province-wide since 2017, it has likely had a limited direct influence on whether projects move forward, instead influencing only where they might be located.

The optional new subclass reintroduces some competitive differentiation among municipalities, potentially making those that adopt it more appealing to developers. However, this advantage is not guaranteed, as comparing tax treatments, rates, and property values across jurisdictions can be both complex and speculative.

Overall, policymakers should critically evaluate the extent to which these measures genuinely drive new development versus simply demonstrating municipal support for such projects. While the subclass may help reinforce a municipality's commitment to encouraging multi-residential growth, it should not be assumed that it will substantially increase the number of units built.

Policy Considerations for the New Multi-Residential Subclass

Below we have set out a series of policy considerations that may be helpful to the reader. We have deliberately avoided organizing these into “pros and cons” as those determinations are inherently subjective. Such judgments can only be made in light of locally defined objectives and preferences.

Housing and Rental Friendly Signaling: Lower tax rates for new multi-residential properties may send a positive signal to developers, landlords, and tenants, thereby reinforcing and even improving the municipality's image as being supportive of housing development.

Modest Impact on New Construction Decisions: While the subclass could influence where developers choose to locate, it is unlikely to decisively change whether they build. Fundamental factors like land availability, infrastructure, and market demand usually outweigh marginal tax incentives.

Competitive Advantage Between Municipalities: Offering the subclass may help a municipality stand out compared to those that do not, potentially tipping the scales for developers choosing between similar jurisdictions.

No Immediate Impact or Volatility: Unlike altering an existing tax ratio or discount, there will be no immediate impacts and no measurable *tax shifts* down the road.

The new subclass will emerge gradually as new qualifying buildings are constructed and each will be taxed at the lower rate from the start. While other classes may carry marginally more than they otherwise would this differential will be virtually imperceptible and no property will see a policy driven “spike” or “shift”.

Equity and Perception Issues: Differential tax treatment based solely on the date a building permit is issued could raise questions about fairness. Existing properties will not benefit, potentially creating perceived inequities among property owners. This risk should be considered more closely by municipalities with higher multi-residential ratios and/or where no ratio reduction plan is in place.

Revenue Trade-Offs: While an upper-tier government subject to local taxation may gain from enhanced development spurred by the subclass, the corresponding reduction in tax rates for new properties will decrease the local municipality's direct revenue from that growth.

Policy Intent vs. Practical Outcomes: Policymakers should be realistic about the subclass's ability to drive new housing supply. Any decision to implement it should balance the symbolic, competitive, and economic benefits against the fiscal and equity considerations it introduces.

Quantitative Modelling Protocols

Modelling future tax implications for properties where building permits have not yet been issued—let alone constructed—should be approached with extreme caution. As most appropriate solution can only be identified in consideration of local circumstances, objectives, and available data, we have not set out specific avenues of inquiry here. MTE is available to work with each client jurisdiction to assess the most appropriate modelling approach should such analysis be required.

ONTARIO'S NEW AGGREGATE EXTRACTION PROPERTY CLASS

Background: Temporary 2024 Industrial Subclass

In July 2024, the Minister of Finance introduced a temporary property subclass specifically for the active industrial portions of aggregate-producing properties, including gravel pits and quarries. This subclass was designed to apply solely for the 2024 taxation year, targeting the education portion of the tax bill.

The impact of the subclass was significant: for every \$100,000 in Current Value Assessment (CVA) captured by the subclass, the education portion of the tax bill was reduced from \$880 to \$44, representing a reduction of 95%. While the education tax rate was significantly lowered, the municipal portion of the levy remained unchanged and continued to be taxed at the standard industrial rate.

New Stand-Alone Aggregate Extraction Property Class

With the introduction of regulations in the fall of 2024, the temporary subclass will cease to exist after 2024, to be replaced by a new stand-alone Aggregate Extraction property class. This new class will initially capture the same assessment base as the temporary subclass, although some definitional differences may affect what is included in the class moving forward.

As a distinct class, the Aggregate Extraction property class will no longer form part of the industrial class as was the case with the temporary subclass. As such, it will be subject to its own tax ratio as well as class specific rules and limits governing how the ratio may be moved and adjusted.

For 2025, the most relevant factors that will determine the initial impact of this new class on the municipal balance of taxation are:

- 1) The municipal specific transition ratio regulated for each upper and single-tier jurisdiction with eligible properties appearing on the roll as returned for 2025; and
- 2) The regulated range of flexibility is 0.6000 to 1.1000, within which municipalities may freely set and adjust the ratio for this class.

These factors will guide how the tax burden shifts between the new class and other property classes.

Transition Ratios and Flexibility for 2025

The provincially regulated transition ratios vary by municipality, but analysis of a significant sample suggests that the ratios have generally been set by reducing each municipality's starting industrial ratio by 18.63%. The rationale behind this uniform reduction factor has not been explained, and there is no indication of the intent or reasoning for its indiscriminate application across municipalities.

Many transition ratios have been set below 1.00, however, the effective upper limit for any municipality is the higher of:

- The regulated transition ratio, or
- 1.10, which is the upper limit of the allowable range for this class.

Increases above these limits are not permitted, and in fact, have been explicitly prohibited for 2025.

Provincial Education Tax Rates

While regulating forced, across the board decreases in municipal tax for eligible properties, the province has increased the education portion of the tax bill for these properties in comparison to the special treatment they received under the temporary 2024 subclass.

- In 2024, the education rate for eligible properties was reduced by 95% in comparison to the industrial rate that originally applied for that year.
- The education rate is approximately 58% of the industrial education rate in 2025.

The City of Stratford has no properties captured by this class and as such is not impacted by this particular change in provincial policy.



MANAGEMENT REPORT

Date: March 24, 2025
To: Stratford City Council
From: Tatiana Dafoe, City Clerk
Report Number: COU25-025
Attachments: None

Title: Chief Administrative Officer Recruitment - Selection Committee

Objective: To appoint members of Council to a Selection Committee to assist with recruitment of a Chief Administrative Officer for the City of Stratford.

Background: At the February 24, 2025, Regular Council meeting, the following resolution was adopted:

THAT a Selection Committee comprised of the Mayor, Chair of Finance and Labour Relations Committee, and three other members of Council be established to assist Council in the CAO recruitment process;

AND THAT the Clerk be directed to reach out to all members of Council to solicit expressions of interest for participation on the Selection Committee, to circulate the previous job posting to Council, and to provide a report to Council with a list of nominations at the next regular Council meeting.

The Selection Committee to assist with recruitment of a Chief Administrative Officer for the City is to be comprised of the following members of Council:

- Mayor
- Chair of the Finance and Labour Relations Committee
- Three additional members of Council

The purpose of this report is to identify those members of Council who have expressed an interest in serving on the Selection Committee and to obtain direction from Council.

Analysis: The following members of Council have expressed an interest in serving on the Selection Committee (members appear in alphabetical order):

- Councillor Beatty
- Councillor Biehn
- Councillor Burbach
- Councillor McCabe
- Councillor Wordofa

Financial Implications:

Financial impact to current year operating budget:

Funds are included in the annual budget for recruitment related activities.

Alignment with Strategic Priorities:

This report aligns with all four of Council's Strategic Priorities:

- Enhance our Infrastructure
- Build Housing Stability
- Work Together For Greater Impact
- Intentionally Change to Support the Future

The Chief Administrative Officer (CAO) plays a major role in the success of a municipality. The CAO manages the administrative side of a municipal organization and ensures the direction of Council, including their Strategic Priorities, are fulfilled by staff.

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.

Culture and Community

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

Staff Recommendation: THAT direction be given on the three members of Council to be appointed to the Chief Administrative Officer Selection Committee.

Prepared by: Tatiana Dafoe, City Clerk
Recommended by: Karmen Krueger, CPA, CA, Director of Corporate Services
Joan Thomson, Chief Administrative Officer



MANAGEMENT REPORT

Date: March 24, 2025
To: Mayor and Members of Council
From: Karmen Krueger, CPA, CA, Director of Corporate Services/Treasurer
Report Number: COU25-024
Attachments: None

Title: Tax Deferral or Cancellation Programs for Fixed Income Households

Objective: To provide information to Council regarding tax deferrals or cancellation programs.

Background: On February 10, 2025, Council passed the following motion:

THAT staff be directed to investigate options for a tax deferral or cancellation program for fixed-income households and to report back to Council in advance of the 2026 Budget discussion.

The following are some examples of existing programs in other municipalities:

- [County of Brant - Property Tax Rebates and Assistance](#)
- [Wellington County - Tax Rebates](#)
- [Greater Sudbury - Enhanced Tax Deferral Program for Older Adult and Disabled Homeowners](#)
- [Ottawa - Full Property Tax Deferral Program](#)

Analysis: Staff have reviewed programs currently available to City of Stratford taxpayers and optional programs implemented by other municipalities. Most programs refer to low-income households rather than fixed-income households. Options range from no change to current programs available to a full tax rebate program for low-income residents. The options are outlined below for consideration and direction for next steps.

During budget deliberations, concerns were identified by members of the public and Council about the increase in tax rates, specifically for low-income and fixed-income households.

Under the Municipal Act, tax forgiveness and reduction policies are primarily aimed at assisting low-income seniors and low-income persons with a disability, however there are a few exceptions where municipalities have opened options for other low-income households.

Any tax forgiveness or deferral program would have an economic impact in that the general concept is that what one taxpayer receives relief for, other taxpayers need to bear the cost of in one form or another. There has been no budget allocated to support any programs to date as the options are both limited, and not widely used. Depending on the option(s), if any, identified by Council to be pursued, thresholds and parameters would need to be established, and a funding source allocated (i.e. an expense line budgeted for this to ensure the City's overall budget can be balanced).

If programs were to be limited to low-income households and any forgiveness limited to a portion of the current-year increases, it is not expected that this would have a significant budget impact. However, if more substantive programs were implemented, the financial effect would be to transfer this element of the burden for these taxpayers to another subset of taxpayers (those who receive a benefit pay less, and those who do not, pay more for this benefit to be provided to others).

Legislative Frameworks

There are several sections of the Municipal Act, 2001, which provide legislative frameworks to defer or cancel taxes for property owners facing financial hardships.

- 1) Section 357 of the Municipal Act, 2001, provides direction on the cancellation, reduction and refund of taxes. If a property owner applies, the Treasurer may cancel, reduce or refund all or part of taxes levied if there is a significant change (i.e. reclassification) of the property to a lower tax class, the land has become vacant, the land has become exempt from taxes, a building on the land has been damaged / demolished by fire, the applicant is unable to pay because of sickness or extreme poverty, a mobile unit was removed, an error was made in the calculation of taxes or repairs / renovations prevented normal use of the land.

For the purposes of this analysis, the focus is on Section 357(1)(d.1) "the applicant is unable to pay taxes because of sickness or extreme poverty".

Section 357(11) states "the council may pass a by-law authorizing the Assessment Review Board to exercise the powers and functions of the council under subsections (1) and (5) with respect to applications made under subsection (1)". A by-law was passed in 2019 to delegate this authority to the Assessment Review Board for applications under the sickness and extreme poverty provision. There have been no applications received since then.

- 2) Section 319(1) of the Municipal Act, 2001, provides that a municipality may pass a bylaw providing for deferrals or cancellation of all or part of a tax increase for

residential properties for persons assessed as owners who are either low-income seniors or low-income persons with disabilities. Stratford has not done this to date, and most programs outlined in the report below would fall into this section as they relate to the person, rather than the property.

- 3) Section 365 (1) of the Municipal Act, 2001, provides that Council may, in any year, pass a by-law to cancel, reduce or refund taxes of an eligible property of any person who makes application for relief whose taxes are considered by the Council to be unduly burdensome. An “eligible property” is a property classified as residential, farm or managed forest. Stratford has not done this to date. This section would be used if Council were considering relief programs for low-income residents that are not seniors or persons with a disability.

Programs Currently Available for City of Stratford Residents

i. **Section 357 Cancellation, Reduction or Refund of Property Taxes due to Sickness or Extreme Poverty**

Under the City’s program, Council’s role in holding a hearing has been delegated to the Assessment Review Board, who reviews all applications and determines entitlement to a cancellation, reduction or refund. Documentation is needed to support claims that because of sickness or poverty a ratepayer is unable to pay property taxes and awards are intended as a one-time assistance, not as an ongoing support / reduction in taxes. This is a legislated process for the cancellation, reduction or refund of property taxes and not subject to Council’s amendment or expansion.

Information on how to apply for a cancellation, reduction or refund of property taxes under this program is available on the City’s website under [Tax Bill Information](#), and is also available on the Municipal Property Assessment Corporation’s website under [Filing for a Property Tax Adjustment With Your Municipality](#).

ii. **Provincial and Federal Programs**

The Province of Ontario has a Senior Homeowners’ Property Tax Grant, for low to moderate income seniors, up to a maximum of \$500. Details on this program are available on the provincial website at [Senior Homeowner’s Property Tax Grant](#).

There is also a property tax grant available to senior homeowners and seniors who have a life lease or a lease of 10 or more years that is paid in full, who pay property taxes or property taxes are paid on their behalf, and who have low or moderate incomes. It is an annual payment that seniors must apply for each year when they file their income tax and benefit return. Details can be found on

the Canada Revenue Agency Website under [Ontario Senior Homeowner's Property Tax Grant questions and answers](#).

There is also the Ontario energy and property tax credit designed to help low- to moderate-income Ontario residents with the sales tax on energy and with property taxes. This program is administered by the Canada Revenue Agency via income tax returns as well, and details can be found here: [Ontario Energy and Property Tax Credit questions and answers](#).

What is Offered by other Municipalities

In 2024, The County of Brant did a search of nineteen (19) municipal websites for information on Tax Relief programs offered by municipalities across Ontario. These included a mix of size, tiers, geographic locations and included a number specifically having relief program offerings. A summary of those findings is outlined below:

Type of Relief Program	Number Offered	Notes
Section 357 Cancellations / Reductions due to Sickness / Extreme Poverty	This program is available in all jurisdictions – 6/19 municipalities actively promote it on their websites	All municipalities that had detailed information on this program have applications referred directly to the Assessment Review Board for arbitration.
Section 319 – Relief Programs for Low Income Seniors and Persons with a Disability	9/19 municipalities had this program advertised on their website.	This is an optional program. 6/9 were on the basis of a “deferral” of taxes, to be collected upon property transfer / sale. 3/9 were on the basis of a “rebate” of taxes, to be applied directly to the next tax bill and do not require repayment.
Section 365 – Relief for Low Income Residents (not limited to Seniors or Persons with a Disability)	2 municipalities (Norfolk County and City of Hamilton) extend programs to all low-income property owners.	1 offered this program as a rebate applied to property taxes and 1 offered this program as a Tax Assistance Loan, which would be subject to

Type of Relief Program	Number Offered	Notes
		interest and be registered on title to be repaid upon transfer / sale of property.

In addition to these municipalities, The City of Toronto has programs based on annual increases only: a Property Tax Increase Cancellation Program and a Property Tax Increase Deferral Program. Information on the City of Toronto's program is available at [Property Tax Relief Programs](#).

Because the City of Toronto operates under the City of Toronto Act, which is separate legislation from the Municipal Act, 2001, this program was not explored in any detail other than to note that administering a program of this nature could be very administrative and would require a more in-depth analysis of staff resource requirements to assess applications submitted under such a program.

Considerations

- Need to define the group(s) to which a program is to be offered, to then determine the applicable legislative framework. Whether the intent is to develop programs to specifically support seniors and people with disabilities to have a broad program based on income thresholds regardless of age or ability will determine which section is used, and also how much is required for staffing resources.
- Rebate vs. Deferral

The "traditional" model for a Tax Relief Program under Section 319 of the Municipal Act was based on the premise of deferring taxes until the property is transferred / sold. This was aimed at helping property owners stay in their principal residence, without the fear of falling into arrears and/or possibly tax sale due to increasing costs.

This is the model for many other jurisdictions offering this type of relief. Three (3) municipalities surveyed are moving into a rebate model, which would apply the rebate towards future tax bills, helping to mitigate pressures from increasing taxes without requiring repayment.

While a deferral does not have a long-term financial impact to the City because the taxes are eventually recouped and usually with either interest or an administrative fee, a rebate would result in an actual loss of revenue to the municipality.

- Minimum / Maximum Application Limits

There are several different approaches to how much can be applied for under these relief programs. Typically, applicants can only apply based on their tax increase in a given year (not the whole amount of their taxes – just how much it increased). Also, typically there is a minimum amount that must be applied for (i.e. if your taxes did not increase by more than \$50, the administrative effort to undertake a deferral exceeds any benefit of the program). This minimum ranges from \$50 to \$100 in the survey results. Further, there is a maximum amount that can be deferred / rebated. For the deferral programs, this is based on the property's assessed values (i.e. total deferrals must not exceed taxes due on 45% of the property's assessed value).

- Eligibility

Section 319 programs are aimed at low-income seniors and low-income persons with disabilities and typically have an age requirement (for seniors) and often require that either the applicant or their spouse as property owners be registered under the Guaranteed Income Supplement Program or the Ontario Disability Support Program. Some Section 319 programs and the Section 365 programs which are just aimed at low-income residents, sometimes had a maximum household income, to be demonstrated through income tax documents.

Several of the programs also had eligibility indicating that an applicant could only apply for their primary residence or applied a maximum assessed value of the house (i.e. can only apply for property tax relief if your house is assessed under \$500,000). Nearly all programs required that property taxes be current (no arrears) to be eligible. Programs generally noted that eligibility is limited to one (1) property per applicant, being their principal residence and for residential taxes only.

- Deferral / Rebate Calculations

One program reviewed had a further clause that the first 3% of any tax increase is the sole responsibility of the property owner and that any deferral would only be for the tax increase beyond the 3%.

All programs required that applicants apply on an annual basis – there is no automatic deferrals / rebates. Some were completely new applications, while some were more reverification of income / eligibility status.

Options for Council's Consideration

There are many combinations of options that Council could consider given the above variables but based on the research and other programs being used in other jurisdictions, staff have made the following list of options. The list is not exhaustive, and should Council wish to look at additional options, staff can take those back for further analysis if needed.

Wording for possible recommendations are included with the analysis of each option.

Option 1 – No Change

The City offers Tax Relief / Deferral Programs consistent with Section 357 of the Municipal Act, 2001. There are no indications of any applications under this deferral program in the past five years or more. Even with this option, staff could undertake some communications of what is currently available and to access this and the other provincial and federal programs and enhance the City website data regarding these programs to make residents more aware of their existence. The recommendation as presented at the beginning of this report will suffice to proceed with Option 1. No further resolution is required.

Option 2 – Enhancement / Update to Existing Programs – Create a Deferral Program(s)

Develop a deferral program “to provide tax deferrals for the purposes of relieving financial hardship” under section 319(1) for seniors and persons with disabilities.

- Wording on eligibility to be consistent with requirements for access to the Guaranteed Income Supplement and/or the Ontario Disability Support Payment and including a definition for Senior;
- Establish minimum and maximum deferral amounts;
- Provide clarity on the necessary agreements, lien arrangements and repayment terms.

If Council wishes to proceed with this option, a recommendation should be added to the effect of:

“That Option 2 – Create a Tax Deferral Policy for Low Income Seniors and Low Income Persons with a Disability” be approved and staff be directed to bring forward the full policy framework and necessary by-law for Council’s consideration”.

Option 3 – Enhancement / Update to Existing City Programs – Create a Rebate Program(s)

Instead of Option 2, Council could direct that a Section 319 program be created as a rebate program rather than a deferral program. This would result in rebates being applied directly against eligible property owners’ tax accounts rather than deferred and collected at the time of property sale / transfer. This change would have an impact on the City of Stratford annual budget, but it is difficult to say to what extent at this time as it would be dependent upon program uptake, the number of eligible accounts and the maximum rebates amount established by Council. If Council is interested in pursuing a rebate program rather than the traditional deferral program, the following recommendation should be considered: "

That Option 3 – Enhancement / Update to Existing Programs – Create a Rebate Program for Low-Income Seniors and Low-Income Persons with a Disability” be approved and staff be directed to bring forward the full policy framework and necessary by-law for Council’s consideration”.

Option 4 – Enhancement / Update to Existing City Programs - Create an Expanded Program of Low-Income Tax Deferral / Rebate Program Under Section 365 of the Municipal Act, 2001

Either instead of Options 2 or 3, Council could direct staff to investigate a program that would extend Tax Deferral / Rebate programs to all residents, rather than limiting access to seniors and those with a disability. If this is Council’s direction, staff will require additional time to draft a comprehensive policy and by-law, with appropriate eligibility criteria and deferral/rebate limits, taking into consideration the enhancements / items of clarification identified above.

If this option is selected, clarification should be provided as to whether the intent of the expanded program would be a deferral program or a rebate program or a combination of the two. The following recommendation is provided for consideration:

*“That Option 4 – Enhancement / Update to Existing City Programs - Create an Expanded Program of Low-Income Tax Deferral **OR** Rebate Program under Section 365 of the Municipal Act be approved and staff be directed to bring forward a staff report and draft by-law for Council’s consideration”.*

Summary

The City currently does not offer any optional programs, however this analysis of programs offered by other municipalities has identified a few enhancements that may be considered and other program models which Council may be interested in pursuing for the benefit of City of Stratford taxpayers.

Financial Implications:

Financial impact to current year and future year operating budget:

Option 1 would have no impact on the budget in the current or subsequent years. Any new program creation would have an impact on staffing to establish and manage the programs each year and could result in delays to other workplan activities in 2025. Rebate options are expected to have an impact to the City’s budget and levy process, but until there is some data to measure this impact, this is difficult to estimate. The broader the program, the more likely the financial impact will be more significant. The effect of a rebate or deferral program has a financial impact in the broad sense, redistributing burdens between different property owners, but does not have as much of an impact to the Corporation.

Alignment with Strategic Priorities:

Build Housing Stability

This report aligns with this priority as property tax programs can provide supports for those in the community with fixed or low-incomes and potentially result in keeping housing costs within affordable levels for property owners.

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.

Culture and Community

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

Staff Recommendation: THAT the report titled, "Tax Deferral or Cancellation Programs for Fixed Income Households" (COU25-024), be received;

THAT Council provide further direction on expanding programs, if any;

AND THAT Staff be directed to update the City's website regarding all programs available to residents, including details on how to access them.

Prepared by: Karmen Krueger, CPA, CA, Director of Corporate Services/Treasurer
Recommended by: Karmen Krueger, CPA, CA, Director of Corporate Services/Treasurer
 Joan Thomson, Chief Administrative Officer



MANAGEMENT REPORT

Date: April 14, 2025
To: Mayor and Members of Council
From: Karmen Krueger, CPA, CA, Director of Corporate Services/Treasurer
Report Number: COU25-030
Attachments: 1) 2023 Statement of Council Remuneration and Expenses
 2) 2024 Statement of Council Remuneration and Expenses

Title: Treasurer's 2024 Statement of Council Remuneration and Expenses

Objective: To report on Council remuneration and expenses paid by the City in 2024 in accordance with S.284(1) of the Municipal Act, 2001.

Background: In accordance with the Municipal Act, 2001:

284 (1) The treasurer of a municipality shall in each year on or before March 31 provide to the council of the municipality an itemized statement on remuneration and expenses paid in the previous year to,

(a) each member of council in respect of his or her services as a member of the council or any other body, including a local board, to which the member has been appointed by council or on which the member holds office by virtue of being a member of council;

(b) each member of council in respect of his or her services as an officer or employee of the municipality or other body described in clause (a); and

(c) each person, other than a member of council, appointed by the municipality to serve as a member of any body, including a local board, in respect of his or her services as a member of the body.

Analysis: As noted on the attached statement, amounts paid to or on behalf of the Mayor and Members of Council were authorized by City By-law 20-98, as amended by By-law 179-2019 on November 12, 2019.

Amounts reflected are paid in the year but may not reflect amounts incurred in the year. This difference is due to timing of expense claims submitted for payment.

There are only minor differences between the report prepared for 2024 and that from 2023 (\$13,000 or 3%) attributed mainly to conferences attendances and per diems. The 2023 statement is attached for reference only.

A reporting change to note is the removal of the city-issued cell phone costs. The devices are restricted in the same manner as other City-issued devices such that they may only be used primarily for business use. Based on this review, this is not a benefit received by virtue of being an elected official, rather a corporate device that provides access to City information and email, more consistent with a City business expense.

Financial Implications:

Financial impact to current year and future year operating budget:

There is no financial impact or other considerations for this report. All reported expenses are included in the projected budgets annually.

Alignment with Strategic Priorities:

Not applicable: This report does not align with one of the Strategic Priorities as it is prepared to comply with reporting requirements identified in the Municipal Act, 2001.

Alignment with One Planet Principles:

Not applicable: This report is presented for information and has no impact on One Planet Principles.

Staff Recommendation: THAT the report titled, "Treasurer's 2024 Statement of Council Remuneration and Expenses" (COU25-030), be received for information.

Prepared by: Karmen Krueger, CPA, CA, Director of Corporate Services/Treasurer
Recommended by: Karmen Krueger, CPA, CA, Director of Corporate Services/Treasurer
 Joan Thomson, Chief Administrative Officer



**CITY OF STRATFORD
ANNUAL STATEMENT OF COUNCIL REMUNERATION AND EXPENSES
AT DECEMBER 31, 2023**

	BASE REMUNERATION PAID ¹	AMOUNTS PAID IN LIEU OF BENEFITS	PER DIEMS PAID ²	AMOUNTS PAID AND PAID ON BEHALF OF FOR CONFERENCE & MEETING EXP ³	AMOUNTS PAID BY LOCAL BOARDS ⁴	AMOUNTS PAID ON BEHALF OF FOR EMPLOYER REMITTANCE COSTS	TOTAL AMOUNTS PAID AND PAID ON BEHALF OF
Mayor Martin Ritsma	82,433	4,000		11,854	6,986	5,440	110,713
Deputy Mayor Harjinder Nijjar	23,188	4,000	1,800	1,132	4,175	2,082	36,377
Councillor Brad Beatty	21,304	4,000	2,640	6,849	3,802	1,999	40,595
Councillor Lesley Biehn	21,304	4,000	1,350	1,396		1,897	29,948
Councillor Taylor Briscoe	21,304	4,000		660		1,791	27,755
Councillor Jo-Dee Burbach	21,304	4,000	1,500	4,470		1,909	33,183
Councillor Bonnie Henderson	21,304	4,000	1,740	851		527	28,422
Councillor Mark Hunter	21,304	4,000		1,259	245	1,791	28,599
Councillor Larry McCabe	21,304	4,000		2,329	245	1,791	29,669
Councillor Cody Sebben	21,304	4,000	900	694	3,059	1,862	31,819
Councillor Geza Wordofa	21,304	4,000		4,386		1,791	31,481
TOTAL	297,358	44,001	9,930	35,880	18,511	22,880	428,561

Notes:

1. Includes all meetings of Council, Standing Committees & Sub-Committees
2. Includes meetings of Local Boards & Committees. Amounts relating to Spruce Lodge = \$510 of which Spruce Lodge reimbursed the City \$1,360
3. Includes mileage of \$2,078 and cell phone costs of \$7,320 for 10 Councillors and Mayor
4. No remuneration is paid to members of the Municipal Golf Course Board however Councillor Harjinder Nijjar received a free season membership valued at \$875.
5. There were some amounts paid after December 31, 2023 that relate to 2023. They are excluded from these amounts due to timing and will form part of 2024 reporting.

LOCAL BOARDS & COMMITTEES (OTHER MEMBERS)

	BASE REMUNERATION PAID	AMOUNTS PAID ON BEHALF OF FOR EMPLOYER REMITTANCE COSTS	PER DIEMS PAID	AMOUNTS PAID AND PAID ON BEHALF OF FOR CONFERENCE & MEETING EXP	TOTAL AMOUNTS PAID AND PAID ON BEHALF OF
<u>Committee of Adjustments:</u>					
Andy Bicanic	400	8			408
Charlene Gordon	342	7			348
Ajay Mishra	333	7			340
Peter Moreton	375	7			382
Justine Nigro	333	7			340
	1,783	35	-	-	1,818
<u>Festival Hydro Inc.:</u>					
Brad Beatty			see above		
Geraldine Guthrie	10,000	353	8,100	666	19,119
Mark Henderson	6,000		4,800	721	11,521
Susan Nickle	6,000	788	6,600	415	13,803
Dan Mathieson	-	1	60		
David Scott	6,000	479	2,700		9,179
John Tapics	8,000	302	7,500	858	16,660
David Baldarelli	500				
Cody Sebben			see above		
Martin Ritsma			see above		
	36,500	1,923	29,760	2,660	70,282
<u>Festival Hydro Services Inc.:</u>					
Brad Beatty			see above		
Geraldine Guthrie	500	51	2,100	85	2,736
Antonio Ciciretto			1,800		1,800
Dan Mathieson		1	60		
Geoff Williams		23	1,200		1,223
John Tapics		23	1,200		1,223
Martin Ritsma			see above		
Mark Hunter			see above		
Larry McCabe			see above		
	500	98	6,360	85	6,982

LOCAL BOARDS & COMMITTEES (OTHER MEMBERS)

	BASE REMUNERATION PAID	AMOUNTS PAID ON BEHALF OF FOR EMPLOYER REMITTANCE COSTS	PER DIEMS PAID	AMOUNTS PAID AND PAID ON BEHALF OF FOR CONFERENCE & MEETING EXP	TOTAL AMOUNTS PAID AND PAID ON BEHALF OF
<u>Police Services Board:</u> David Gaffney Harjinder Nijjar Martin Ritsma	3,420 see above see above	167 see above see above			3,587
	10,995	627	-	1,434	13,055
<u>Stratford Public Library Board:</u> Michael Corbett Mackenzie Kipfer Marthe Jocelyn Ana Costa Reis					
	-	-	-	-	-
<u>Upper Thames River Conservation Authority</u> Harjinder Nijjar		see above	see above	see above	-
	-	-	-	-	-

This report was prepared by the City of Stratford Treasurer, Karmen Krueger, on March 1, 2024, pursuant to the Municipal Act, 2001 c.25, Section 284(1) as amended, and as authorized under City of Stratford By-law # 39-2023 (to adopt the 2023 budget), City of Stratford By-law # 20-98 as amended (remuneration for members of Council), and City of Stratford Policy T.2.1 Travel and Conventions.



**CITY OF STRATFORD
ANNUAL STATEMENT OF COUNCIL REMUNERATION AND EXPENSES
AT DECEMBER 31, 2024**

	BASE REMUNERATION ¹	PER DIEMS ²	AMOUNTS IN LIEU OF BENEFITS	AMOUNTS PAID TO AND ON BEHALF OF, FOR CONFERENCE & MEETING EXP ³	AMOUNTS DIRECTLY FROM LOCAL BOARDS ⁴	AMOUNTS PAID ON BEHALF OF, FOR REMITTANCES	TOTAL AMOUNTS PAID TO AND ON BEHALF OF
Mayor Martin Ritsma	\$ 84,231	\$ -	\$ 4,000	\$ 8,507	\$ 7,512	\$ 5,776	\$ 110,026
Deputy Mayor Harjinder Nijjar	23,617	1,980	4,000	4,333	4,419	2,130	40,478
Councillor Brad Beatty	21,724	3,450	4,000	11,172	3,753	2,097	46,196
Councillor Lesley Biehn	21,724	1,080	4,000	38	920	1,909	29,672
Councillor Taylor Briscoe	21,724	-	4,000	-	-	1,824	27,548
Councillor Jo-Dee Burbach	21,724	3,480	4,000	3,272	-	2,099	34,575
Councillor Bonnie Henderson	21,724	2,580	4,000	-	-	552	28,856
Councillor Mark Hunter	21,724	-	4,000	962	367	1,824	28,877
Councillor Larry McCabe	21,724	-	4,000	1,525	367	1,824	29,441
Councillor Cody Sebben	21,724	600	4,000	-	3,059	1,871	31,254
Councillor Geza Wordofa	21,724	1,350	4,000	5,627	240	1,931	34,872
TOTAL	\$ 303,367	\$ 14,520	\$ 44,001	\$ 35,435	\$ 20,636	\$ 23,837	\$ 441,796

Notes:

1. Includes all meetings of Council, Standing Committees & Sub-Committees.
2. Includes meetings of Local Boards & Committees paid by the City.
3. Includes mileage of \$3,174. for 10 Councillors and Mayor.
4. No remuneration is paid to members of the Municipal Golf Course Board-Councillor Nijjar received a free season membership valued at approximately \$1,500.
5. City-owned devices are no longer reported (cell phones and laptops). These devices are provided for the term of Council and then returned.
6. Some amounts paid after December 31, 2024 may relate to 2024 expenses. These will be reported when paid and will form part of 2025 reporting.
7. For Other Members of Local Boards and Committees, only those members who are appointed by Council and have 2024 expenses are listed.

LOCAL BOARDS & COMMITTEES (OTHER MEMBERS)

	BASE REMUNERATION	PER DIEMS	AMOUNTS PAID ON BEHALF OF, FOR REMITTANCES	AMOUNTS PAID TO AND ON BEHALF OF, FOR CONFERENCE & MEETING EXP	TOTAL AMOUNTS PAID TO AND ON BEHALF OF
<u>Committee of Adjustments:</u>					
Andy Bicanic	500		10		510
Roger Black	125		2		127
Charlene Gordon	475		9		484
Ajay Mishra	500		10		510
Peter Moreton	83		2		85
Justine Nigro	458		9		467
	2,142	-	42	-	2,184
<u>Active Transportation:</u>					
Pat Ranney				311	311
John Lewis				311	311
	-	-	-	622	622
<u>Heritage Stratford:</u>					
Barb Cottle				455	455
	-	-	-	455	455
<u>Communities in Bloom:</u>					
Brad Beatty				included above	
Carlson, Cindy				1,623	1,623
Hacking, Barb				1,573	1,573
Krutila, Mary-Anne				1,572	1,572
	-	-	-	4,769	4,769
<u>Stratfords of the World:</u>					
Joan Ayton				470	470
Kathy Hill				470	470
Ken Clarke				470	470
Susan Kummer				470	470
Barbara Finkelstein				470	470
	-	-	-	2,350	2,350

LOCAL BOARDS & COMMITTEES (OTHER MEMBERS)

	BASE REMUNERATION	PER DIEMS	AMOUNTS PAID ON BEHALF OF, FOR REMITTANCES	AMOUNTS PAID TO AND ON BEHALF OF, FOR CONFERENCE & MEETING EXP	TOTAL AMOUNTS PAID TO AND ON BEHALF OF
<u>Festival Hydro Inc.:</u>					
Brad Beatty	included above				
Cody Sebben	included above				
Martin Ritsma	included above				
Geraldine Guthrie	10,000	8,323	347	1,281	19,951
Mark Henderson	6,000	6,987	621	301	13,909
Susan Nickle	6,000	6,288	740	221	13,248
John Tapics	8,000	6,911	279	297	15,487
David Baldarelli	6,000	2,371	432	434	9,236
	36,000	30,879	2,419	2,534	71,832
<u>Festival Hydro Services Inc.:</u>					
Martin Ritsma	included above				
Mark Hunter	included above				
Larry McCabe	included above				
Geraldine Guthrie	500	1,500	39		2,039
Antonio Ciciretto		1,200	23		1,223
Geoff Williams		1,800	35		1,835
John Tapics		1,500	29		1,529
	500	6,000	127	-	6,627
<u>Police Services Board:</u>					
David Gaffney	3,420		201		3,620
Harjinder Nijjar	included above				
Martin Ritsma	included above				
	3,420	-	201	-	3,620
<u>Stratford Public Library Board:</u>					
Jo-Dee Burbach		included above			
Laurie Brown				543	543
David Mackey				589	589
	-	-	-	1,133	1,133

This report was prepared by the City of Stratford Treasurer, Karmen Krueger, on March 15, 2025, pursuant to the Municipal Act, 2001 c.25, Section 284(1) as amended, and as authorized under City of Stratford By-law # 17-2024 (to adopt the 2024 budget), City of Stratford By-law # 20-98 as amended (remuneration for members of Council), and City of Stratford Travel and Conference Expense Policy F.1.23.



MANAGEMENT REPORT

Date: March 24, 2025
To: Mayor and Council
From: Joan Thomson, Chief Administrative Officer
Report Number: COU25-033
Attachments: Management Report COU21-116

Title: Consideration of Renewal and Expansion of Purchase of Service Agreement with Stratford Economic Enterprise Development Corporation (SEEDCo.)

Objective: To consider entering into a renewal of a purchase of service agreement with Stratford Economic Enterprise Development Corporation for an additional five-year term and to expand the services provided.

Background: As outlined in Management Report COU21-116, the City of Stratford created the Stratford Economic Enterprise Development Corporation in 2013. City Council continues to appoint members to the SEEDCo. Board and has three members of Council serving on the Board.

A subsequent review of SEEDCo. was completed and included the concern to SEEDCo. of the absence of a long-term funding agreement and defined deliverables and reporting criteria. The Board of Directors at the time authorized research to be conducted regarding other external economic development corporations and their associated service agreements and to develop a draft framework for the purchase of services, remuneration and reporting between the City of Stratford and SEEDCo.

Following consultations between the City and the SEEDCo. Board of Directors, legal review and approval by Council, a Purchase of Service Agreement between the parties was entered into in 2021.

Analysis: This Purchase of Service Agreement was for an initial term of five years and is set to expire on December 31, 2025. The Parties have the option to renew the agreement for one additional five-year term under the terms of the 2021 agreement.

Following discussion, both parties are desirous of renewing the agreement for a further five-year term. During discussion regarding delivery of service and completion of Council's strategic priorities, an expansion of the services purchased from SEEDCo. by

the City has been proposed which would take effect at time of signing of this agreement, if approved by Council.

In addition to the current mandate, it is proposed to expand the Purchase of Service Agreement to include the following services to be purchased by the City and provided by SEEDCo.

1. Land management services for all municipally-owned lands [zoned industrial, commercial, residential and institutional] including strategic acquisition and disposal of land, obtaining all necessary Council approvals to purchase or dispose of land and maintenance of an inventory, including property leased by the City of Stratford, subject to the direction of the Chief Administrative Officer of the City of Stratford.
2. Project coordination services for the Grand Trunk Railway Development Project, subject to the direction of the Chief Administrative Officer of the City of Stratford.

Over the past year, SEEDCo. has taken more of a leading role in both initiatives, with the Housing Specialist contract position driving new affordable housing projects on City-owned lands and the CEO of SEEDCo. taking a leadership role in the Grand Trunk Railway Development Project. Adding these initiatives to the 2021 agreement serves to formalize those arrangements.

The SEEDCo. Board of Directors has reviewed the draft renewal agreement and proposed an increase in fee for service from \$514,414 to \$617,300 per annum, effective 2026. The original agreement also provides for a fee for the management and operation of the Small Business Enterprise Centre, provided that SEEDCo. continues to receive funding from the Province for this program. A fee increase from \$108,202 to \$129,842 per annum, effective 2026, has been proposed. The duration of the draft renewal agreement aligns with the existing lease agreement between the City and SEEDCo. for space at 82 Erie Street, which is proceeding separately from this purchase of service agreement, for renewal.

It is recommended that the extension of the agreement and the added services be approved at this time to give clarity to both Parties. There is a great deal of work to be accomplished by SEED Co and the City to support this community with the disruptions currently taking place. There is a strong collaborative working relationship in place and certainty with a purchase of service agreement to 2030 would be an important step in continuing this relationship.

Financial Implications:

Financial impact to current year operating budget:

The small increases to the fees for service are proposed for 2026 and beyond. There is no current year financial impact other than what is already approved in the 2025 budget by Council.

Financial impact on future year operating budget:

The financial impact is noted and is also tied to an inflationary index. Council approves the budgets annually so this would be reflected in subsequent budget presentations.

Insurance considerations:

The City of Stratford as Landlord maintains SEEDCo. as Tenant as an additional insured under the City's insurance policy.

Alignment with Strategic Priorities:**Enhance our Infrastructure**

This report aligns with this priority as SEEDCo. works closely with the Infrastructure Services Department and the Building and Planning Department to bring forward new industrial development.

Build Housing Stability

This report aligns with this priority as the increased scope of work for SEEDCo. includes land management services, including strategic acquisition and disposal of municipally-owned lands.

Work Together For Greater Impact

This report aligns with this priority as this partnership is an excellent example of partner organizations working together for mutual gain and community benefit.

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 request to renew the Purchase of Service Agreement with the Stratford Economic Enterprise Development Corporation, to include the additional services, for a five year term to December 31, 2030, be approved;

THAT the renewal take effect at time of signing of this agreement;

AND THAT the Mayor and Clerk, or their respective delegates, be authorized to execute the renewal agreement on behalf of The Corporation of the City of Stratford.

Prepared by: Joan Thomson, Chief Administrative Officer

Recommended by: Joan Thomson, Chief Administrative Officer



MANAGEMENT REPORT

Date: November 5, 2021
To: Mayor and City Councillors
From: Joan Thomson, Chief Administrative Officer
Report#: COU21-116
Attachments: None

Title: Purchase of Service Agreement with Stratford Economic Enterprise Development Corporation

Objective: To consider entering into of a purchase of service agreement with Stratford Economic Enterprise Development Corporation for a five year term with an option to renew for an additional term.

Background: In 2013 the City of Stratford created the Stratford Economic Enterprise Development Corporation with the following corporate objects:

- 1) To create and promote industrial and commercial development and to create and promote health, research and educational facilities, in the City of Stratford or in areas contiguous thereto, as may be deemed advisable;
- 2) To provide services such as power, water, sewerage, roads and other amenities used or useful in connection with such lands or in connection with the operations of the Corporation or those of the occupiers of such lands;
- 3) To provide management and consulting services.

A Risk Assessment review of SEEDCo. was completed and included the risk to SEEDCo. in absence of a long-term funding agreement and defined deliverables and reporting criteria. The Board of Directors subsequently authorized research to be conducted regarding other external economic development corporations and their associated service agreements and to develop a draft framework for the purchase of services, remuneration and reporting between the City of Stratford and SEEDCo.

Following consultations with the City and legal review, the SEEDCo. Board of Directors is recommending approval by City Council of the draft Purchase of Service Agreement (provided on October 16, 2021).

The duration (5-year term with an additional option to extend) of the agreement aligns with the existing lease agreement between the City and SEEDCo. for space at 82 Erie Street, Stratford.

Analysis: A service agreement is a formal agreement between two or more parties that sets out the terms and conditions regarding the provision of certain services by one party to another. The main functions of a service agreement are:

- Setting out the expectations of the parties to the agreement;
- Providing a means for governance and issue resolution; and
- Providing a means to review performance and results.

Through a purchase of service agreement, governance, accountability and service quality can be enhanced by defining roles and responsibilities, processes and performance expectations.

The draft service agreement being recommended for Council's consideration sets out the economic development services currently being purchased by the City from SEEDCo. for an agreed upon fee on an annual basis. There is no new funding being requested under this purchase of service agreement.

An outline of the services, processes, key metrics, reporting, policies, land sales, consideration and obligations are contained within the draft agreement.

The City has entered into purchase of service agreements with other agencies that the City provides funding to as a means to define governance, accountability and service quality.

Financial Impact: There is no new funding being requested under this purchase of service agreement. This provides certainty for the City in future year operating budgets deliberations.

The budget for SEEDCo will also continue to require Council approval through the annual operating budget process.

The term of the agreement aligns with the existing lease of space at 82 Erie Street with the City of Stratford.

Alignment with Strategic Priorities:

Strengthening our Plans, Strategies and Partnerships

Partnering with the community to make plans for our collective priorities in arts, culture, heritage and more. Communicating clearly with the public around our plans and activities.

Widening our Economic Opportunities

Strengthening Stratford's economy by developing, attracting and retaining a diversity of businesses and talent.

Staff Recommendation: THAT The Corporation of the City of Stratford enter into the Purchase of Service Agreement with the Stratford Economic Enterprise Development Corporation for a term to December 31, 2025 with an option for an additional five year period;

AND THAT the Mayor and Clerk be authorized to sign the Agreement on behalf of the municipal corporation.



Joan Thomson, Chief Administrative Officer



MANAGEMENT REPORT

Date: March 24, 2025
To: Mayor and Council
From: Tim Wolfe, Director of Community Services
Report Number: COU25-034
Attachments: None

Title: Lease Agreement Extension for Stratford Economic Enterprise Development Corporation – 82 Erie Street

Objective: To consider entering a five-year lease extension with the Stratford Economic Enterprise Development Corporation (SEEDco) for rental of space at 82 Erie Street, City Hall Annex.

Background: Included in the previous interior renovations at the City Hall Annex, 82 Erie Street, was space for SEEDco. The City of Stratford and SEEDco entered into a five-year lease agreement in January 2021 for approximately 810 square feet of office space that was dedicated for their exclusive use. As well as the 810 square feet of dedicated space, SEEDco also has access to common meeting rooms, kitchen space, washrooms, etc.

The lease was for five years with options to extend the lease by two additional five-year terms.

Analysis: The lease expires on December 31, 2025, and SEEDco has requested to execute the first five-year term extension. The rate per square foot of leased space is \$13.00 plus maintenance costs for the shared space of \$10.80 per square foot (plus HST) for the first year with annual increases to the maintenance costs of approximately 2% per year.

Financial Implications:

Financial impact to current year operating budget:

The 2025 revenue amount for leased space is \$10,530 plus HST and the 2025 revenue amount for the shared space maintenance costs is \$8,748 plus HST.

Financial impact on future year operating budget:

Starting in 2026, the amount per square foot will be \$13.50 for a total of \$10,935 plus HST. The amount per square foot for the shared space maintenance costs will be \$11.00 for a total of \$8,910 plus HST. 2% will be added for each additional year for the space maintenance cost of this five-year extension to the shared space cost.

Insurance considerations:

SEEDco is identified in the City's insurance policy as a named insured with the same coverages as the City.

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

This report aligns with this priority as the City of Stratford and SEEDco continue to work together to deliver full business support services and business-skills focused events aimed at supporting business growth and investment in Stratford and area.

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 Corporation of the City of Stratford extend the Lease Agreement with Stratford Economic Enterprise Development Corporation for the lease of a portion of space at 82 Erie Street (City Hall Annex) for a further five years commencing on January 1, 2026, and expiring on December 31, 2030;

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

Prepared by: Tim Wolfe, Director of Community Services

Recommended by: Joan Thomson, Chief Administrative Officer



MANAGEMENT REPORT

Date: March 24, 2025
To: Mayor and Council
From: Neil Anderson, Fire Chief
Report Number: COU25-031
Attachments: None

Title: Airport Farmland Lease Award

Objective: To obtain Council approval to enter into a lease of 160 acres of farmland located adjacent to the Stratford Municipal Airport.

Background: The land available for this farmland lease is the approximately 160 acres of agricultural land, described as Part of Lots 39, 40, 41, Concession 5 and Parts of Lots 38, 39, 40 and 41 Concession 6, located adjacent to the Stratford Municipal Airport in the municipality of Perth East.

Since 1986, Vanmeurs Farms Ltd. has been the steward of the farmland through the lease agreements, clearing the fields of debris and rehabilitating the land into workable farmland. They have also installed drainage tile at their own expense, making it less prone to flooding and easier to farm. They also tended to the 60 acres that are not easily accessible through having the small trees and weeds cut back.

In early 2024, Council had directed that the contract with Vanmeurs Farms Ltd. be ended 31 December 2024 and that another Request for Expression of Interest (RFEOI) be more widely published in 2025, including in the Ontario Farmer publication to ensure that current farm values were reflected in our agreement.

As a result, a RFEOI was advertised over a period of two weeks in February 2025 (based upon publication dates of each format) in the Beacon Herald, Ontario Farmer, Bids and Tenders, the City's website and Community Board.

Analysis: The lease represents a constant revenue stream within the airport division.

The results of the submissions for the RFEOI, for the years 2025, 2026, and 2027, are below in descending order. There were fifteen requests for the RFEOI package, and seven submissions as follows:

Peter Koot and Rachael Berta - \$48,000 per year or \$300 per workable acre.

Van Nes Custom Welding Inc. - \$41,600 per year or \$260 per workable acre.

A Touch of Dutch - \$28,800 for 2025, or \$180 per workable acre, and \$30,400 for both 2026 and 2027, or \$190 per workable acre.

Country Custom Ag Inc. - \$29,600 per year or \$185 per workable acre

Bacon Crest Farms – \$28,800 per year or \$180 per workable acre

Vanmeurs Farms - \$28,000 per year or \$175 per workable acre

De Jong Excavating - \$8000 per year for each year or \$50 per workable acre

The terms of the new lease agreement will be as per the previous agreement, including termination clauses and language around the insurance and indemnity clauses to reflect current practices. Consumer Price Index (CPI) increases will be applied annually, like those captured in the Fees and Charges By-law.

The City incurs annual costs for these lands in the form of property taxes to Perth East. For the tax year 2025 the estimated taxes are \$15,614.

Peter Koot and Rachael Berta, who provided the highest submission, have 11 years of experience farming corn, soybeans, edible beans, wheat, canola and alfalfa hay.

Financial Implications:

Financial impact to current year operating budget:

If approved, the City will collect \$48,000 in rental income plus \$6,240 HST that is remitted to Canada Revenue Agency, a total annual lease of \$54,240. After paying property taxes, the City will have an approximate net revenue of \$32,386 that will positively impact the airport division's bottom line.

Financial impact on future year operating budget:

Given annual increases expected in both revenues and costs, the net impact is expected to remain similar each year.

Insurance considerations:

The required insurance is \$5 million and shall include the owner and its employees as Insureds. It does not currently require the City named as additional insured. The proof of insurance provides assurance to the City that the business has sufficient coverage to deal with risks that arise within the corporation, but this section of the agreement will be reviewed by our insurance advisor before completion of the agreement.

Alignment with Strategic Priorities:

Enhance our Infrastructure

This report aligns with this priority as it provides stewardship of the farmland and proper drainage, while preventing overgrowth of the land surrounding the airport.

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, planning a sustainable future for Stratford's resources and environment.

Culture and Community

Nurturing local identity and heritage, empowering communities and promoting a culture of sustainable living through the farming of crops.

Sustainable Water

Using water efficiently, protecting local water resources and reducing flooding and drought using proper drainage tiles.

Staff Recommendation: THAT the RFEOI for a three (3) year term from Peter Koot and Rachael Berta for the lease of 160 acres of farmland adjacent to the Stratford Municipal Airport, described as Part of Lots 39, 40, 41, Concession 5 and Parts of Lots 38, 39, 40 and 41 Concession 6, from March 1, 2025, to December 31, 2027, be accepted;

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

Prepared by: Neil Anderson, Director of Emergency Services/Fire Chief
Recommended by: Joan Thomson, Chief Administrative Officer



MANAGEMENT REPORT

Date: March 24, 2025
To: Mayor and Council
From: Audrey Pascual, Deputy Clerk
Report Number: COU25-026
Attachments: None

Title: Zero Emission Vehicle Infrastructure Program Contribution Agreement

Objective: To seek Council approval for entering into the Contribution Agreement between The Corporation of the City of Stratford and Natural Resources Canada (NRCan) for the Zero Emission Vehicle Infrastructure Program (ZEVIP) and, to authorize the use of the Parking Reserve Fund to fund the City's portion of the project costs.

Background: In 2022, the City of Stratford was successful in applying for funding to install new EV Charging Stations under the ZEVIP with NRCan. The City's Electric Vehicle (EV) Charging Station Expansion Project included the installation of eleven (11) dual port Level 2 charging stations and one (1) Level 3 Direct Current Fast Charger (DCFC) at municipal lots in the downtown core. The project was completed in January 2025.

In July 2024, NRCan announced the launch of the new round of ZEVIP applications. The program will support the deployment of EV Chargers, including Level 3 fast chargers, in public places across Canada with the aim of making EV charging infrastructure accessible for Canadians from coast to coast.

Following Council approval at its September 9, 2024 meeting, staff applied for ZEVIP funding for the installation of four (4) Level 3 EV Charging Stations at the Rotary Complex.

Analysis: The City submitted its application under ZEVIP's Community Public EV Charging Infrastructure stream. Eligible projects under this stream must increase the number of public EV chargers in the community and must include the installation of a minimum of two (2) Level 3 EV Charging Stations (fast chargers) available for use 24/7 or at least as frequently as the operating hours of the site. The City's application is for the installation of four (4) Level 3 EV Charging Stations at the Rotary Complex. The Rotary Complex was selected as the site for the chargers given the significant and wide

variety of uses of the facility. At peak times under current services, staff estimate that 2,000 people attend the Rotary Complex on a weekly basis. The Rotary Complex is also the site of regional events including the Canadian Dairy Expo and the Ontario Pork Congress. Installation of EV chargers in this facility can potentially draw greater numbers of EV drivers to the area, reduce range anxiety for EV drivers, meet the community's anticipated infrastructure needs, and help fill in the gap in the City's as well as the regional EV network, especially for Level 3 fast charging stations.

The City of Stratford was successful in its ZEVIP application and is eligible to receive \$200,000 towards the project costs. The total project costs for the installation of four (4) Level 3 Charging Stations is \$515,700 which includes capital equipment, construction and overhead costs. Construction costs are significantly higher in comparison with the costs of the Level 2 charging station installation due to the connection requirements of Level 3 charging stations as well as the site preparation work that needs to be completed. Therefore, the City's portion of the project costs will be \$315,700. Staff are recommending that this be funded through the Parking Reserve Fund, which contains sufficient uncommitted funds for this project.

A five-year subscription for a Cloud Plan and an Assure Plan is included in the initial purchase of the EV chargers. The 'Cloud Plan' is required and is utilized for the management of the stations and offers access to a real time data dashboard that displays several metrics including periodic usage of stations, both live and historical, and identifies when there are issues present with the machine. The 'Assure Plan' covers all maintenance and parts replacement for the EV chargers for the period. At the end of the five-year plan, the subscription costs will be included in the divisional operating budgets with the expectation that revenues would offset some or all these costs.

In 2024, the City also applied under the Ministry of Transportation's EV ChargeON Program for this project, with the intention of stacking the two funding sources, but was not successful.

One new requirement for the ZEVIP funding is that the electric chargers purchased for the project must be manufactured in countries that have a Free Trade Agreement in force with Canada. This requirement was initially not included when the funding was first announced by NRCan and was introduced prior to the closing of the applications. The supplier for the EV charging stations the City has is US based. Staff have also received confirmation from the supplier that their equipment are manufactured and recognized as Products of Mexico and will meet the requirement. Consideration was given to determine compatibility or options for another supplier, however changing to another source at this stage would likely increase costs and will require the maintenance of two separate systems.

Another requirement for the funding is for charging stations to be publicly accessible 24 hours per day, 7 days a week or at least as frequently as the site's operating hours. Prior to the opening of the stations, staff intend to bring an amendment to the Traffic

and Parking By-law to permit overnight parking for electric vehicles intending to access the Level 3 chargers at the Rotary Complex to fulfill this requirement. Associated user fees are also being assessed and will form part of this report.

As per the contribution agreement, the project must be completed with the stations fully available for public use within thirty months (30) following the execution of the agreement. The project completion date is expected to be November 2026 with construction to begin by fall of 2025.

Financial Implications:

Financial impact to current year operating budget:

There is no expected impact to the current year operating budget as this project is proposed to be funded from the Parking Reserve Fund. The five-year subscription and maintenance warranties will be a 'prepaid' expense for the City and recognized in each of the operating years.

Financial impact on future year operating budget:

The five-year subscription and maintenance warranties will be a 'prepaid' expense for the City and recognized in each of the operating years. At the end of the five-year plan, the operating costs for all four chargers will be approximately \$16,700 for a five-year Cloud Plan and \$63,400 for a five-year Assure Plan. The City can also opt out of the Assure Plan (maintenance) and pay for individual service calls.

Link to asset management plan and strategy:

As with all City infrastructure, these assets become part of the City's asset inventory, requiring periodic maintenance, and replacement at the end of useful life (estimated at 10-15 years). This future capital cost becomes part of the replacement and funding strategy and form part of the 10-year forecast.

Alignment with Strategic Priorities:

Enhance our Infrastructure

This initiative aligns with this strategic priority as its recommendations promote the enhancement of alternative transportation infrastructure and support energy transition to low-carbon sources, through the development of EV Charging networks, which will significantly contribute to emission reductions and support sustainable growth.

Alignment with One Planet Principles:

Culture and Community

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

Travel and Transport

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

Staff Recommendation: THAT Council authorize the entering into of the Contribution Agreement between The Corporation of the City of Stratford and Natural Resources Canada (NRCan) for the Zero Emission Vehicle Infrastructure Program (ZEVIP);

THAT the Mayor and Clerk, or their respective delegates, be authorized to sign the Contribution Agreement;

AND THAT the Parking Reserve Fund be used to fund the City's portion of the project costs.

Prepared by: Audrey Pascual, Deputy Clerk

Recommended by: Karmen Krueger, CPA, CA, Director of Corporate Services
Joan Thomson, Chief Administrative Officer



MANAGEMENT REPORT

Date: March 24, 2025
To: Mayor and Council
From: Nick Sheldon, Project Manager
Report Number: COU25-023
Attachments: T-2024-13 Bid Summary Results

Title: T-2024-13 Albert Street Reconstruction Phase 2 Tender Award

Objective: To obtain Council approval to accept the lowest bid from Van Bree Drainage and Bulldozing Limited o/a Van Bree Infrastructure of \$4,179,650.25 including HST, for the Albert Street Reconstruction Phase 2 Contract T-2024-13.

Background: The 2024 capital budget includes the Phase 2 of the Albert Street Reconstruction Project, which has construction limits from Front Street to King Street. The project scope includes underground infrastructure replacement, road and sidewalk improvements and implementation of active transportation enhancements.

An online public engagement period was arranged to allow residents, business owners and interested members of the public an opportunity to review and comment on the planned improvements. The feedback received was summarized and presented to Council in Report ITS25-001 on January 29, 2025. The project was listed on the February 24, 2025, consent agenda.

The Albert Street Reconstruction Phase 2 tender was posted on the City's website and on the Bids and Tenders public forum on February 11, 2025, with the tender bidding period closing on March 4, 2025.

Analysis: Following the tender closing, a total of thirty-six (36) contractors registered for the procurement opportunity and nine (9) submitted official bids. The bids were reviewed by department staff. The lowest submission was provided by Van Bree Drainage and Bulldozing Limited o/a Van Bree Infrastructure (Warwick Township). The low bidder has successfully completed projects of similar scope before. Their total tender price was \$4,179,650.25 including HST, which is \$3,763,904.51 after the HST partial rebate. The low bid is within the 2024 expenditure budget of \$4,100,000.

With a total number of submissions being nine (9), demonstrates that this process and associated pricing was competitive. Staff recommend proceeding with Van Bree Drainage and Bulldozing Limited o/a Van Bree Infrastructure under construction contract T-2024-13.

The estimated total project costs are:

Construction Contract (after HST rebate)	\$	3,763,904
Geotechnical fees (estimated)	\$	40,000
Total	\$	3,803,904

The project was approved to be funded as follows:

Provincial Grants	\$	1,740,000	R-R11-OCIF
Storm Reserve	\$	1,000,000	R-R11-STRM
Water Reserve	\$	660,000	R-R11-WATR
Wastewater Reserve	\$	700,000	R-R11-WWTR
Total	\$	4,100,000	

Based on the tender being slightly lower, the tender will be funded as follows:

Provincial Grants	\$	1,740,000	R-R11-OCIF
Storm Reserve	\$	874,535	R-R11-STRM
Water Reserve	\$	577,193	R-R11-WATR
Wastewater Reserve	\$	612,175	R-R11-WWTR
Total	\$	3,803,904	

Approximately \$296,000 is expected to be unspent from the initial budget estimate which will remain in reserves for future capital works.

Financial Implications:

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:

This work will improve water, sanitary, storm and road infrastructure. In general, the outcome is a system that is in better condition and has less operational issues such as breaks, failures, emergency repairs, and general maintenance needs, which overall would result in reduction in associated operational costs.

Link to asset management plan and strategy:

This reconstruction project will replace road, sidewalk, water, sanitary and stormwater components of the City's existing asset inventory. The expected service life of the new infrastructure ranges from 30 to 75 years. The service life expectancy will depend on

the asset type and lifecycle activities associated with the asset (ex. watermain relining prior to watermain replacement).

The new assets will be added to the City's asset management database, categorized appropriately and will factor into future iterations of the City's asset management plan. New asset replacements will be planned for based on estimated useful life, asset condition and the asset rehabilitation options available at that time.

The adjustment to the asset management plan will impact future capital planning forecasts as replacement costs inflate over time and funding strategies will be updated accordingly.

Alignment with Strategic Priorities:

Enhance our Infrastructure

This report aligns with this priority by ensuring long-term reliability and sustainability of essential services. The reconstruction will replace deteriorating infrastructure, support efficient stormwater management, and provide upgraded pedestrian and vehicular access, contributing to a safer and more resilient transportation network.

Alignment with One Planet Principles:

Health and Happiness

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

Sustainable Water

Using water efficiently, protecting local water resources and reducing flooding and drought.

Travel and Transport

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

Staff Recommendation: THAT the tender (T-2024-13) for the Albert Street Reconstruction Phase 2 Project be awarded to Van Bree Drainage and Bulldozing Limited o/a Van Bree Infrastructure, at a total tender price of \$4,179,650.25 including HST,

THAT the Mayor and Clerk, or their respective delegates, be authorized to sign the necessary Contract Agreement for construction contract T-2024-13.

Prepared by: Nick Sheldon, Project Manager

Recommended by: Taylor Crinklaw, Director of Infrastructure Services
Joan Thomson, Chief Administrative Officer

T-2024-13

Albert Street Reconstruction Phase 2

Closing Date: March 4th, 2025

Submission Summary

<u>Vendor</u>	<u>City/Province</u>	<u>Submission Name</u>	<u>Unofficial Value or Notes</u>
Van Bree Infrastructure	Warwick Township, Ontario	Submission 1	\$4,179,650.25
Birnam Excavating Ltd.	Arkona, Ontario	Submission 1	\$4,326,777.40
J-AAR Civil Infrastructures Limited	London, Ontario	Submission 1	\$4,732,650.44
291 Construction Ltd	Dorchester, Ontario	Submission 1	\$4,849,392.85
Elgin Construction	St. Thomas, Ontario	Submission 1	\$5,143,476.34
Steve Smith Construction Corporation	Stratford, Ontario	Submission 1	\$5,460,447.02
Moorefield Excavating	Harriston, Ontario	Submission 1	\$5,915,429.11
Sierra Infrastructure Inc	Woodstock, Ontario	Submission 1	\$6,321,132.75
Oxford Civil Group Inc.	Woodstock, Ontario	Submission 1	\$6,354,266.23



MANAGEMENT REPORT

Date: March 24, 2025
To: Mayor and Council
From: Mark Hackett, Manager of Community Facilities
Report Number: COU25-029
Attachments: None

Title: Lions Pool Liner Replacement – RFP Award

Objective: To provide Council with information and to award the RFP for the replacement of the lap pool liner at Lions Pool.

Background: At the February 10, 2025, Council Meeting, Council approved the 2025 budget and the capital expenditure of \$205,000 for the replacement of the lap pool liner at Lions Pool.

The completed building condition assessment in 2020 identified the liner for the lap pool to be in fair condition. The building condition assessment recommended replacement of the lap pool liner in the short term.

In 2024, after staff noticed an issue with the liner during the pool startup, a temporary repair of the lap pool liner was completed around one of the main drains to ensure that the liner would not fail during the 2024 pool season. At this time, it was strongly recommended that the liner be replaced in advance of the 2025 pool operational season as the temporary liner repair would be extremely difficult to last beyond one season. During the pool shutdown in September of 2024, staff noticed additional issues with the existing liner in the lap pool.

Analysis: RFP-2025-10 was issued and posted on February 18, 2025. Six submissions were received.

The staff evaluation team reviewed and evaluated the technical proposals from the six submissions using the evaluation criteria outlined in the RFP document. Following the technical proposal evaluations, the evaluation team was then provided with the financial proposals. Below are the overall rankings for the six submissions that includes both the technical and financial proposals.

1. Ontario Pool Coatings Inc.
2. Acapulco Pools
3. PPL Aquatic, Fitness, & Spa Group Inc.
4. RECA Vinyl Works Inc.
5. Aquatic Amusements
6. Austin Carroll Pool Construction Ltd.

Ontario Pool Coatings Inc. received the highest total score for the technical and financial proposals and was the lowest cost at \$141,887.32, including HST. The submission cost is below the approved budget for the project.

Reference checks were completed for the references that were provided from Ontario Pool Coatings Inc. for similar municipal projects of this nature. No concerns were raised from the references provided.

Staff recommend that the RFP-2025-10 be awarded to the lowest cost bid, Ontario Pool Coatings Inc.

Financial Implications:

Financial impact to current year operating budget:

The remaining reserve funds of approximately \$63,112.68 will remain in the reserve fund R-R11-FACI. There are no anticipated impacts to the operating budget.

Financial impact on future year operating budget:

Annual repairs and maintenance, as well as transfers to reserves for future replacement of the asset, will be included in future operating budgets.

Link to asset management plan and strategy:

The new pool liner is expected to have a useful life of approximately 20 years. Future transfers to reserve funds will need to reflect planned replacements over the period and at the end of the useful life for the pool liner, like all assets included in the asset management plan.

Alignment with Strategic Priorities:

Enhance our Infrastructure

This report aligns with this priority as this project will extend the life of the asset and reduce the risk of failure that would result in the asset not being able to be utilized, and a loss of revenue for programming at Lions Pool.

Alignment with One Planet Principles:

Health and Happiness

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

Staff Recommendation: THAT Council accept the proposal for RFP-2025-10 for the supply and installation of a new lap pool liner system for the Lions Pool, from Ontario Pool Coatings Inc. at a total cost of \$141,887.32, 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 RFP scope of work from Facilities Capital Reserve Fund R-R11-FACI and in accordance with Policy F.1.15 Capital Budget Authorization for Expenditures.

Prepared by: Mark Hackett, Manager of Community Facilities
Recommended by: Tim Wolfe, Director of Community Services
Joan Thomson, Chief Administrative Officer.



A Proclamation on World Autism Day 2025

Whereas:

World Autism Day is recognized on April 2, 2025, in Canada. Autism Ontario is one of the largest collective voices representing the autism community, and the work we do helps all autistic individuals and families in their communities have access to meaningful support, information, and connections — not only on April 2 but every day throughout the year.

Whereas:

Autism impacts more than 135,000 individuals in Ontario, representing 1 in every 50 Canadian children and youth. It not only influences the lives of autistics but also their friends, families, and communities. It's crucial for us to raise awareness, and acceptance, provide support and promote a more inclusive society.

Whereas:

Autism is a diverse spectrum that varies widely among individuals. Each person's experience with autism can change over time. This evolving journey highlights the uniqueness of every autistic individual, emphasizing the need for understanding and support tailored to their specific needs.

Whereas:

Autism Ontario is the leading source of information and referral on autism, and since 1973, has been providing support, information, and opportunities for thousands of families and individuals across the province.

Whereas:

Autism Ontario is devoted to raising public awareness about autism and addressing the everyday challenges faced by individuals with autism, their families, and the professionals who work alongside them. We urge everyone to recognize and celebrate the unique differences and needs of others, fostering an inclusive environment where all individuals can participate fully in activities and discussions. Together, we can create a society that values and includes everyone.

Now Therefore:

BE IT RESOLVED that I, (insert Mayor name or designate), do hereby recognize April 2 as World Autism Day while committing to embrace awareness and acceptance today and every day throughout the year.

Dated at (municipality), Ontario this 2nd day of April 2025.



NOTICE OF APPLICATION AND NOTICE OF PUBLIC MEETING

under the Planning Act

Official Plan Amendment OPA1-25

Zone Change Application Z09-24

Upper Avon Holdings Inc.

315 & 317 Huron Street

PLAN 46 PT LOT 7 & 8 RP 44R6169 PART 2 & 3

City of Stratford

City of Stratford Council will hold a public meeting on **Monday, April 14, 2025 at 7:00 pm** in the Council Chambers at City Hall, 1 Wellington Street, Stratford to hear all interested persons with respect to the subject application.

The subject properties are identical in size, each with an area of 566.14m² and are located on the south side of Huron Street, between Huntingdon Avenue and Avondale Avenue.

Official Plan Amendment Application

The purpose of the Official Plan Amendment application is to add a site-specific policy to permit a residential density of 106 units per hectare whereas the residential designation that applies to the lands permits a maximum residential density of 65 units per hectare.

Zoning Change Application

The requested Zone Change Amendment is to rezone the subject properties from the Residential Second Density R2(1) Zone to a new site-specific Residential Fifth Density (R5(1)-XX) Zone to permit the development of two, 3-storey, 6-unit apartment buildings, for a total of 12 residential dwelling units on the subject properties, subject to the following requested site-specific exceptions generally applicable to the parent R5(1) Zone:

- A minimum lot area for apartment dwellings of 565 m² compared to the required minimum lot area of 750 m².
- A minimum front yard depth of 2.5 m for apartment buildings compared to the required front yard depth of 7.5 m.
- An interior side yard width of 2.2 m for apartment buildings compared to the required side yard width of 4.55 m.
- A minimum of 14% landscaped open space for apartment buildings compared to the required 30% landscaped open space.
- A maximum density of 106 units per net hectare for apartment buildings compared to the maximum density of 55 units per net hectare.
- A minimum of one visitor parking space for an apartment building when two is required.

A key map is attached.

There are no other applications under the Planning Act that affect the subject lands.

Your opinion on this application is important. Please call, mail, email or fax your comments to Alexander Burnett at telephone number (519) 271-0250 extension 5320, Fax: (519) 271-5966 – aburnett@stratford.ca - City of Stratford, Building and Planning Services Department by April 4, 2025, in order for your comments to be incorporated in the Planning Report. Comments received after that date will still be considered by Council prior to a decision being rendered through a subsequent Planning Report.

Personal information collected as part of this Notice is pursuant to the Municipal Act, 2001 and the Municipal Freedom of Information and Protection of Privacy Act. Personal information collected as a result of this Notice will be used to assist Council in making a decision on this application. Names, addresses, opinions and comments will be made available for public disclosure. Questions regarding this collection should be forwarded to the City Clerk, 1 Wellington Street, P.O. Box 818, Stratford ON, N5A 6W1 or by emailing: clerks@stratford.ca or by telephone at the number below.

If a person or public body would otherwise have an ability to appeal the decision of the City of Stratford to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Stratford before the by-law is passed, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Stratford before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the City of Stratford in respect of the zoning by-law amendment you must make a written request to the Manager of Planning, Building and Planning Services Department, The Corporation of the City of Stratford, 82 Erie Street, Stratford, ON N5A 2M4.

Further information may be obtained by visiting the Building and Planning Services Department offices located at 82 Erie Street, Stratford, visiting engagestratford.ca, or calling 519-271-0250 ext. 5345 during business hours.

*Agencies: Please respond by: **Friday, March 28, 2025.**
If you choose to respond via fax, please use 519-271-5966.*

ADDITIONAL INFORMATION: Contact Alexander Burnett at 519-271-0250 ext. 5320 or aburnett@stratford.ca.

If you require this document in an alternate format contact City Hall at 519-271-0250 extension 5237 or email: clerks@stratford.ca

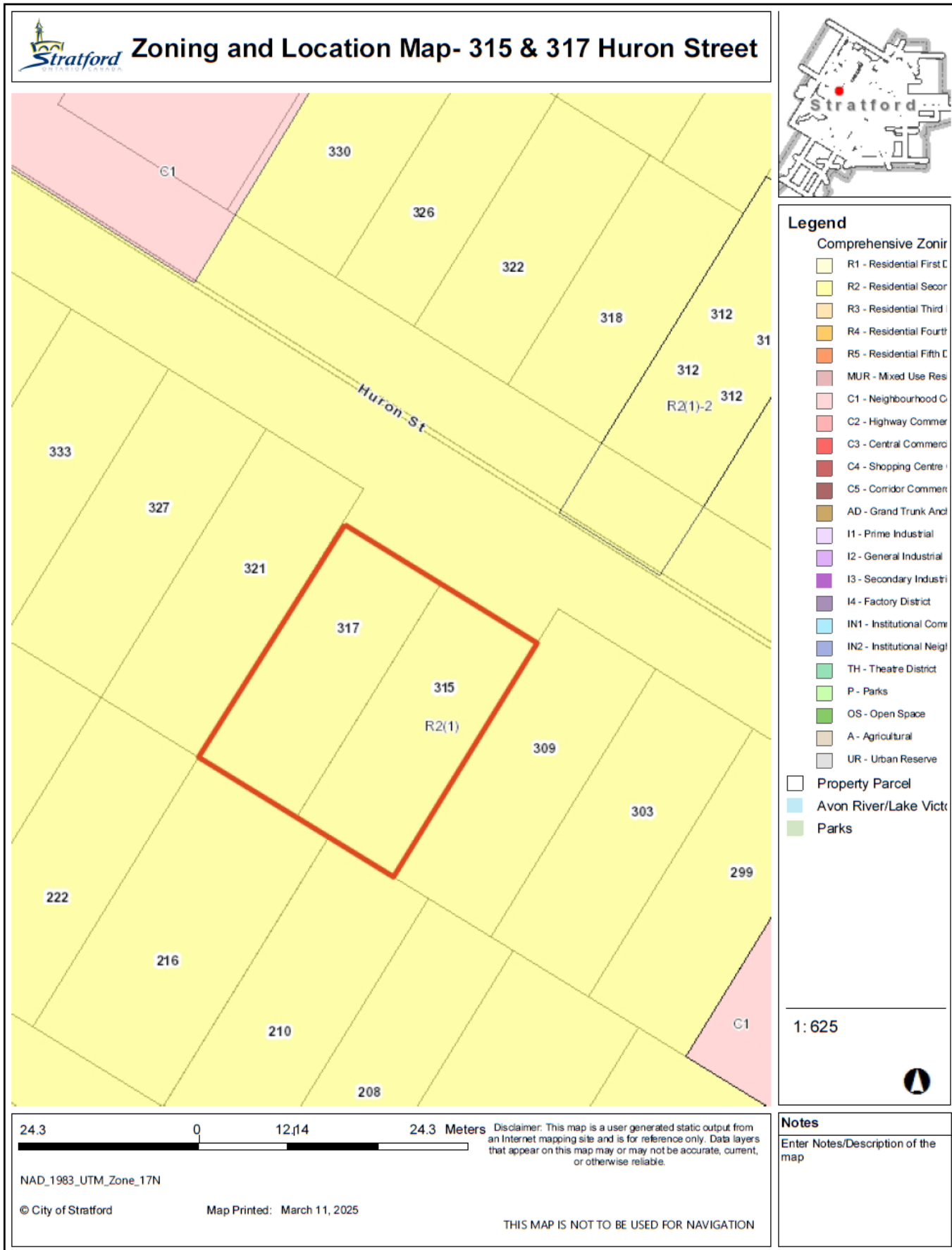
This Notice of Public Meeting will be included in the 'Town Crier' published in the Beacon Herald newspaper on March 15, 2025. This Town Crier is also posted to the City of Stratford website: www.stratford.ca

If you receive this notice and are the owner of any lands that contains seven or more residential units in close proximity to the subject land, please contact the assigned Planner. Regulations in the Planning Act require the owner to post this notice in a location that is visible to all of the residents.

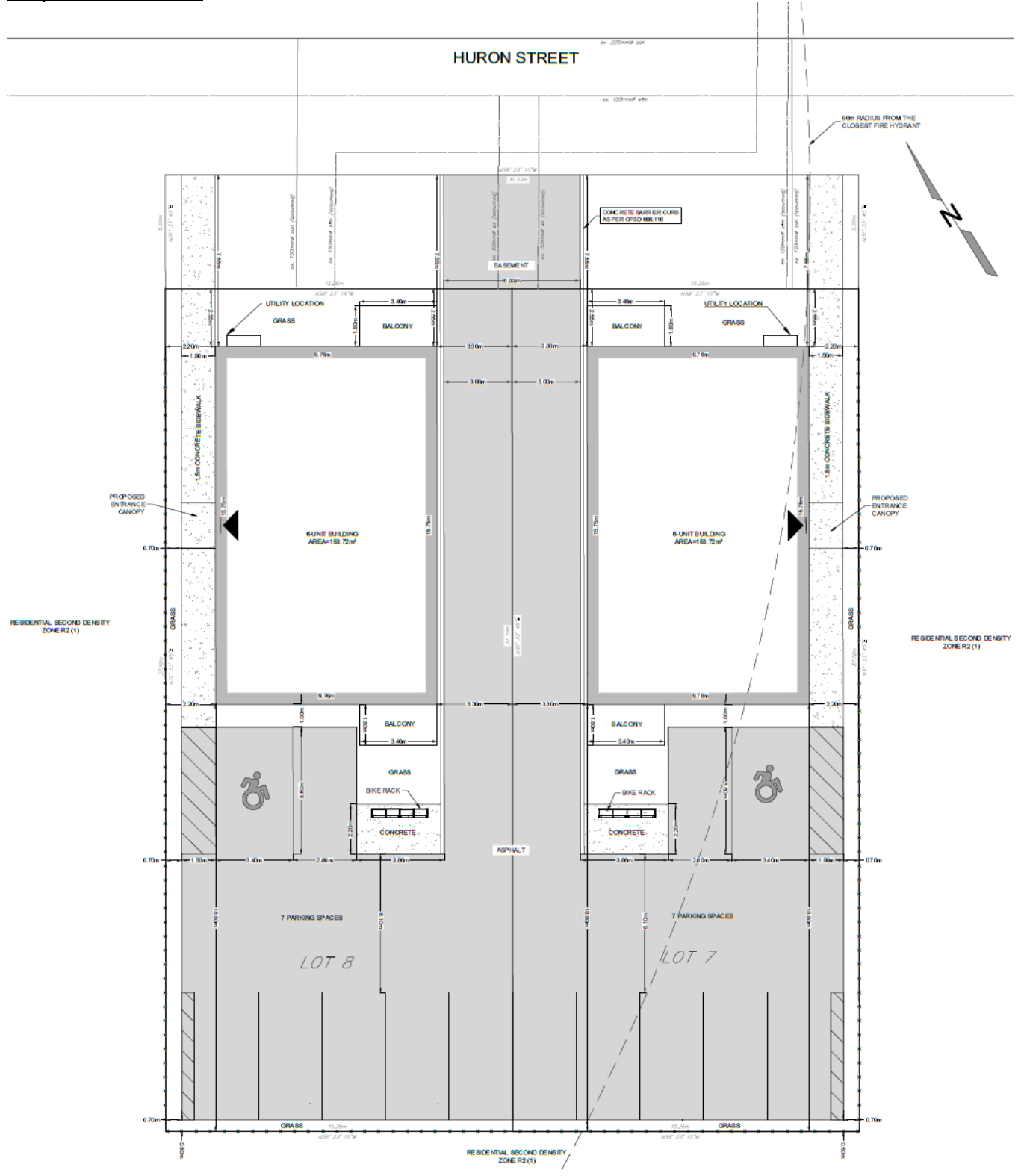
Dated March 14, 2025 Alexander Burnett, Intermediate Planner
The Corporation of the City of Stratford
82 Erie Street, Stratford, ON
N5A 2M4

Cc: Applicant
Tatiana Dafoe, City Clerk
Agencies and Departments
Property owners within 120m of the subject lands

Location and Zoning By-law Map



Proposed Site Plan





NOTICE OF APPLICATION AND NOTICE OF PUBLIC MEETING

under the *Planning Act*

**Draft Plan of Subdivision Application 31T24-003
Official Plan Amendment Application OPA02-24
Zoning By-law Amendment Application Z08-24
C. Bet Limited
672 Mornington Street**

City of Stratford Council will hold a public meeting on **Monday, April 14, 2025 at 7:00 pm** in the Council Chambers at City Hall, 1 Wellington Street, Stratford to hear all interested persons with respect to these planning applications.

The subject lands are located on the west side of Mornington Street and on the south side of Perth Line 36. Having an area of approximately 8.03 hectares and frontages of approximately 188.39 metres and 385.72 metres, respectively, along Mornington Street and Perth Line 36, the lands are currently vacant. The subject lands are legally described as Part of Lot 1, Concession 2 (geographic Township of Ellice), now in the City of Stratford.

Proposed Draft Plan of Subdivision

- A total of 123 housing units are proposed including 74 single detached dwellings (Lots 1 to 74) and 49 street townhouse dwellings (Blocks 75 to 82).
- Several blocks are proposed to accommodate a stormwater management facility (Block 83), open space lands adjacent to the Court Drain (Block 84), servicing block (Block 85), road widening dedication along Perth Line 36 (Block 86) and 0.3 metre reserves (Blocks 87, 88 and 89).
- New road network comprised of Streets A, B, C and D. Street A would provide access to Mornington Street and Deacon Street (from the adjacent residential subdivision to the south) whereas Street C would provide access to Perth Line 36.

A copy of the proposed draft plan of subdivision is attached.

Official Plan Amendment Application

The purpose of the Official Plan Amendment application is to add a site-specific policy to permit a residential density of 30 units per hectare whereas the Medium Density Residential Special designation that applies to the lands requires a residential density of 23 units per hectare. A limited number of single detached lots are partially designated Parks and Open Space however they do not contain natural heritage features. Through this Amendment, Lots 18-24 are proposed to be redesignated from Parks and Open Space to the requested Medium Density Residential Special site-specific policy area to accommodate the proposed development.

Zoning Bylaw Amendment Application

This Application seeks to rezone the subject lands from the Urban Reserve (UR) Zone to a site-specific Residential Second Density (R1(5)-XX) Zone to allow single detached dwellings, a site-specific Residential Fourth Density (R4(1)-YY) Zone to allow street townhouse dwellings, a Park (P) Zone for the stormwater management and servicing blocks and an Open Space (OS) Zone for lands adjacent to the Court Drain.

The proposed R1(5)-XX Zone would be subject to the same regulations associated with the parent R1(5) Zone except for the following site-specific regulations: reduced minimum lot area (corner lot) of 375 m² and reduced minimum lot frontage (corner lot) of 12 m are requested compared to the required minimum lot area (corner lot) of 450 m² and required minimum lot frontage (corner lot) of 15 m.

The proposed R4(1)-YY Zone would be subject to the same regulations associated with the parent R4(1) Zone except for the following site-specific regulation: increased maximum density of 48 housing units per hectare compared to the required maximum density of 35 housing units per hectare.

A key map is attached.

There are no other applications under the Planning Act that affect the subject lands.

Your opinion on this application is important. Please call, mail, email or fax your comments to Marc Bancroft at telephone number (519) 271-0250 extension 5221, Fax: (519) 271-5966 – mbancroft@stratford.ca - City of Stratford, Building and Planning Services Department by April 4, 2025, in order for your comments to be incorporated in the Planning Report. Comments received after that date will still be considered by Council prior to a decision being rendered through a subsequent Planning Report.

Personal information collected as part of this Notice is pursuant to the Municipal Act, 2001 and the Municipal Freedom of Information and Protection of Privacy Act. Personal information collected as a result of this Notice will be used to assist Council in making a decision on this application. Names, addresses, opinions and comments will be made available for public disclosure. Questions regarding this collection should be forwarded to the City Clerk, 1 Wellington Street, P.O. Box 818, Stratford ON, N5A 6W1 or by emailing: clerks@stratford.ca or by telephone at the number below.

If a person or public body would otherwise have an ability to appeal the decision of the City of Stratford to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Stratford in respect of the proposed plan of subdivision or before the By-law is passed, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Stratford in respect of the proposed plan of subdivision or before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the City of Stratford in respect of the proposed draft plan of subdivision approval, the official plan amendment and the zoning by-law amendment, you must make a written request to the Manager of Planning, Building and Planning Services Department, The Corporation of the City of Stratford, 82 Erie Street, Stratford, ON N5A 2M4.

Further information may be obtained by visiting the Building and Planning Services Department offices located at 82 Erie Street, Stratford, visiting engagestratford.ca, or calling 519-271-0250 ext. 5345 during business hours.

*Agencies: Please respond by: **Friday, March 28, 2025.**
If you choose to respond via fax, please use 519-271-5966.*

ADDITIONAL INFORMATION: Contact Marc Bancroft at 519-271-0250 ext. 5221 or mbancroft@stratford.ca

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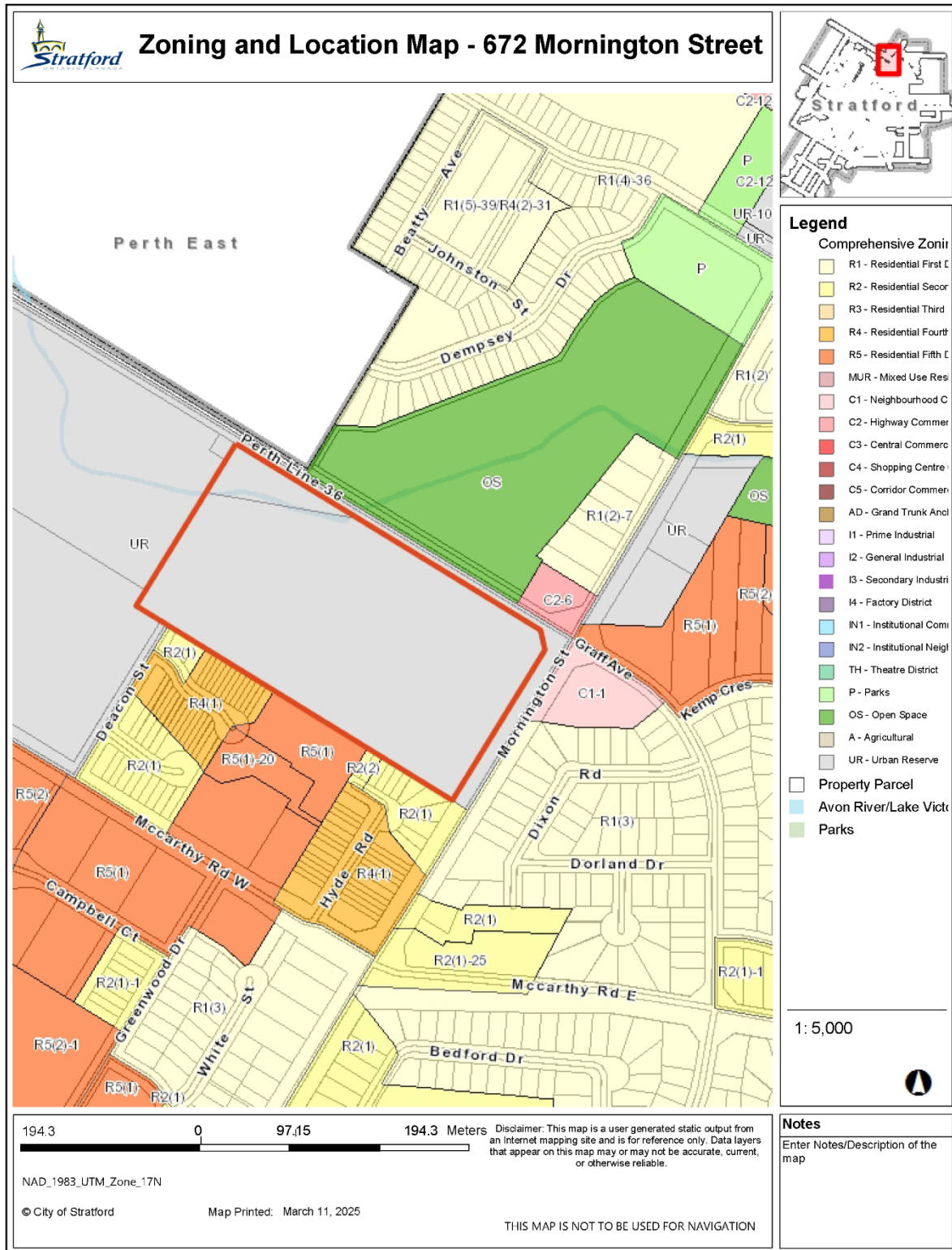
If you receive this notice and are the owner of any lands that contains seven or more residential units in close proximity to the subject land, please contact the assigned Planner. Regulations in the Planning Act require the owner to post this notice in a location that is visible to all of the residents.

Dated March 14, 2025

Marc Bancroft, MPL, MCIP, RPP, Manager of Planning
 The Corporation of the City of Stratford
 82 Erie Street, Stratford, ON
 N5A 2M4

Cc: Applicant
 Tatiana Dafoe, City Clerk
 Agencies and Departments
 Property owners within 120m of the subject lands

Location and Zoning By-law Map





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

BEING a By-law to set tax ratios, tax rates and tax reductions for prescribed subclasses for the year 2025 and govern and regulate the finances of The Corporation of the City of Stratford.

WHEREAS Section 9 of the Municipal Act, 2001, S.O. 2001, c.25 as amended, (“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 Council of The Corporation of the City of Stratford has by By-Law Number 19-2025 of the City dated the 10th day of February, 2025 prepared and adopted estimates of all sums required during the year for the purposes of the Municipality totaling \$86,038,828 pursuant to Section 290 of the Municipal Act, 2001;

AND WHEREAS Section 10(2)3 of the Municipal Act, 2001, provides that a single-tier municipality may pass by-laws respecting financial management of the municipality and its local boards;

AND WHEREAS Section 307.(1) of the Municipal Act, 2001, provides that all taxes shall, unless expressly provided otherwise, be levied upon the whole of the assessment for real property or other assessments made under the Assessment Act according to the amounts assessed and not upon one or more kinds of property or assessment or in different proportions;

AND WHEREAS Section 308.(2) and (3) of the Municipal Act, 2001, provides that every municipality shall establish a set of tax ratios, and such tax ratios are the ratios that the tax rate for each property class must be to the tax rate for the residential property class where the residential property class tax ratio is 1;

AND WHEREAS Section 312.(2) of the Municipal Act, 2001, provides for the passing of a by-law levying a separate tax rate, as specified in the by-law, on the assessment in each property class in the local municipality rateable for local municipality purposes;

AND WHEREAS the taxes for School Purposes shall be levied, collected and administered by the Municipality in accordance with the Education Act, R.S.O. 1990, c.E.2, Ontario Regulation 400/98 made and most recently revised under that Act;

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

1. For the taxation year 2025 the starting property class tax ratios are:

Property Class	Tax Ratio
a. Residential / Farm	1.000000
b. Multi-residential	2.000000
c. New Multi-residential	1.000000
d. Commercial	1.975937
e. Industrial	2.542033
f. Pipelines	1.509000
g. Farmlands	0.250000
h. Landfill	1.965003

2. For the purpose of this by-law:
- a. The commercial property class includes all occupied commercial office property, shopping centre property and parking lot property.
 - b. The industrial property class includes all occupied industrial property.
3. That the final tax levy to be billed and imposed under this by-law shall be paid in two instalments due on the following dates:
- a. 50% thereof on the 27th day of August, 2025; and
 - b. The remainder thereof on the 29th day of October, 2025.
4. That the final tax levy to be billed under this by-law shall be reduced by the amount billed by the interim tax levy.
5. That all taxes levied under this by-law shall be payable into the hands of the Treasurer in accordance with the provisions of this by-law.
6. That the final tax levy for those on a 12-month pre-authorized automatic withdrawal payment plan shall be paid in 6 equal instalments due and payable on or after the first day of each month July to December. The pre-authorized payment plans shall be penalty free for as long as the taxpayer is in good standing with the terms of the plan agreement.
7. That a penalty of one and one-quarter (1¼) per cent shall be added to any instalment on the first day of default and on the first day of each calendar month thereafter in which such default continues until the end of the year in which the taxes are levied, and such penalty shall be levied and collected in the same manner as if it had been originally imposed with and formed part of such instalment.
8. That the Treasurer may mail or cause to be mailed to the address of the residence or place of business of each person taxed under this by-law, a notice specifying the amount of taxes payable.
9. That the notice to be mailed under this by-law shall contain the particulars provided for in this by-law and the information required to be entered on the tax bill under Section 343 of the Municipal Act.
10. That the Treasurer shall be authorized to accept part payment from time to time on account of any taxes due, and to give a receipt of such part payment, provided that acceptance of any such part payment shall not affect the collection of any percentage charge imposed and collectable under this by-law

in respect of non-payment or late payment of any taxes or any instalment of taxes.

- 11. That nothing in this by-law shall prevent the Treasurer from proceeding at any time with the collection of any tax, or any part thereof, in accordance with the provisions of the statutes and by-laws governing the collection of taxes.
- 12. That the City Treasurer is hereby directed and authorized to undertake any required action necessary to collect the taxes levied herein.
- 13. That Schedule "A" attached hereto forms part of this by-law.
- 14. That Schedule "B" attached hereto forms part of this by-law.
- 15. That this by-law shall be deemed to have come into force and to take effect on January 1, 2025.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 24th day of March, 2025.

Mayor – Martin Ritsma

Clerk – Tatiana Dafoe

**This is Schedule "A" to By-law XXX-2025
Adopted this 24th day of March, 2025**

1. That the assessment made and concluded in the last preceding year to wit is hereby adopted by the Council of The Corporation of the City of Stratford for the year 2025 and shall be levied, excepting Exempt assessment.

Class	RTC/RTQ Codes	Current Value Assessment
Residential	RT	3,627,042,894
Residential-Education Only	RD	428,000
Multi-Residential	MT	191,183,600
New Multi-Residential	NT	50,235,000
Commercial Occupied	CT	462,453,266
Commercial Excess Land	CU	4,394,338
Commercial Vacant Land	CX	4,437,200
Shopping Centre Occupied	ST	42,790,700
Office Building Occupied	DT	8,395,600
Parking Lot	GT	34,000
Industrial Occupied	IT	67,319,800
Industrial Excess Land	IU	3,533,833
Industrial Vacant Land	IX	5,296,900
Large Industrial Occupied	LT	75,149,084
Large Industrial Excess Land	LU	554,016
Pipelines	PT	9,945,000
Farmlands	FT	22,096,461

Payments in Lieu

Class	Qualifying Codes	Current Value Assessment
Residential	RH	103,000
Commercial Occupied-Full	CF	8,667,808
Commercial Occupied-General	CG	4,331,300
Commercial Occupied-Shared	CH	2,298,000
Commercial Vacant Land-Shared	CJ	80,500
Commercial Vacant Land-Full	CY	145,000
Industrial Occupied-Shared	IH	1,172,000
Landfill	HF	2,227,292

Exempt

Class	Qualifying Code	Amount
Exempt	E	268,110,136

Total Returned Tax Roll: \$4,862,424,728

**This is Schedule "B" to By-law XXX-2025
Adopted this 24th day of March, 2025**

1. That the tax rates of The Corporation of the City of Stratford for the year 2025 for the purposes mentioned in this By-law, but not including local improvement rates or other special rates collected as taxes, shall be as follows:

Class	RTC/ RTQ	Municipal	Education
Residential, New Multi-Residential	RT, NT	0.01553956	0.00153000
Residential-Education Only	RD	0.00000000	0.00153000
Multi-Residential	MT	0.03107912	0.00153000
Commercial Occupied/Excess Land/Vacant Land, Shopping Centre Occupied, Office Building Occupied, Parking Lot	CT, CU, CX, ST, DT, GT	0.03070519	0.00880000
Industrial Occupied/Excess Land/Vacant Land, Large Industrial Occupied/Excess Land	IT, IU, IX, LT, LU	0.03950207	0.00880000
Pipelines	PT	0.02344920	0.00880000
Farmlands	FT	0.00388489	0.00038250

Payments in Lieu

Class	Class Code	Municipal	Education
Residential	RF, RH	0.01553956	0.00153000
Commercial Occupied-Full/Shared/Vacant Land-Shared/Full	CF, CH, CJ, CY	0.03070519	0.01250000
Commercial Occupied-General	CG	0.03070519	0.00000000
Industrial Occupied-Shared	IH	0.03950207	0.01250000
Landfill	HF	0.03053528	0.01250000



**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 Van Bree Drainage and Bulldozing Limited o/a Van Bree Infrastructure for the Albert Street Reconstruction Phase 2 Project (T-2024-13).

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-2024-13) of Van Bree Drainage and Bulldozing Limited o/a Van Bree Infrastructure for the Albert Street Reconstruction Phase 2 Project, 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 for the Albert Street Reconstruction Phase 2 Project (T-2024-13) is \$4,179,650.25, including HST.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 24th day of March, 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 accept the transfer (conveyance) from 1000190996 Ontario Inc. to The Corporation of the City of Stratford of Lot 4, Plan 44R-5904, Crane West Business Park.

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;

AND WHEREAS Section 10(2) of the Municipal Act, 2001, provides that a single-tier municipality may pass by-laws respecting economic, social and environment well-being of the municipality;

AND WHEREAS the Council of The Corporation of the City of Stratford delegated authority by By-law 135-2017 as amended, to the Chief Administrative Officer to enter into agreements of purchase and sale in accordance with established Council policies, for vacant city-owned land in the Wright Business Park or in city-owned land in an industrial plan of subdivision, or in a city-owned designated business park, under certain conditions;

AND WHEREAS The Corporation of the City of Stratford entered into an Agreement of Purchase and Sale dated the 5th day of May, 2022 for lands known as Lot 4 in the Crane West Business Park;

AND WHEREAS the subject land is to be transferred to The Corporation of the City of Stratford;

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

1. That The Corporation of the City of Stratford shall accept a conveyance of the lands known as Lot 4 in the Crane West Business Park, legally described as Parts of Lots 1 & 2, Concession 3 (Downie) designated as Parts 13, 17, 18 & 19 on Reference Plan 44R-5904 subject to a drainage easement over 18 & 19

Reference Plan 44R-5904 as in PC78278, in the City of Stratford, County of Perth being part of PIN 53264-0091(LT).

2. That the Mayor and Clerk, or their respective delegates, of The Corporation of the City of Stratford are hereby authorized to execute all documents necessary for this conveyance that have been prepared by or reviewed by the City Solicitor.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 24th day of March, 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 and the undertaking of work by Ontario Pool Coatings Inc. for the supply and installation of a new lap pool liner system for the Lions Pool (RFP-2025-10).

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 (RFP-2025-10) of Ontario Pool Coatings Inc. for the supply and installation of a new lap pool liner system for the Lions Pool, 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 proposal for the supply and installation of a new lap pool liner system for the Lions Pool (RFP-2025-10) is \$141,887.32, including HST.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 24th day of March, 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 execution of a Lease Agreement with Peter Koot and Rachael Berta for farmland adjacent to the Stratford Municipal Airport for a three year term to December 31, 2027.

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;

AND WHEREAS The Corporation of the City of Stratford is the owner of vacant lands adjacent to the Stratford Municipal Airport described as Part of Lots 39, 40, 41, Concession 5 and Parts of Lots 38, 39, 40 and 41 Concession 6 and intends to lease the said vacant lands for a three year term from March 1, 2025, to December 31, 2027;

AND WHEREAS a Request for Expression of Interest was issued by the City in 2025 seeking proposals for the lease of the said vacant lands;

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

1. That the Lease Agreement dated the 1st day March, 2025 between The Corporation of the City of Stratford and Peter Koot and Rachael Berta for the lease of certain vacant lands adjacent to the Stratford Municipal Airport for a three year term to December 31, 2027, be entered into and the Mayor and Clerk, or their respective delegates, be and the same are hereby authorized to execute the said agreement on behalf of and for this Corporation and to affix the corporate seal thereto.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 24th day of March, 2024.

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 entering into and execution of an Amending Agreement to the Purchase of Service Agreement with Stratford Economic Enterprise Development Corporation o/a investStratford to deliver economic development programs and services for the City of Stratford.

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;

WHEREAS it is in the public interest for the City to engage in economic development programs and services;

AND WHEREAS the City is a separated City within the geographical boundaries of the County of Perth and is a local municipality of the Municipal Act, 2001;

AND WHEREAS the Stratford Economic Enterprise Development Corporation o/a investStratford (“investStratford”) acts on behalf of the City to provide economic development programs and encourage economic development throughout the City;

AND WHEREAS by Agreement dated the 23rd day of November, 2021, (By-law 157-2021) the City entered into a Purchase of Service Agreement with investStratford to define the terms and conditions regarding the provision of economic development services to the City;

AND WHEREAS the Parties wish to enter into an Amending Agreement to the Purchase of Service Agreement to extend the term for a further five years to December 31, 2030 and to make other amendments to the provisions in the Purchase of Service Agreement;

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

1. That the Amending Agreement to the Purchase of Service Agreement between The Corporation of the City of Stratford and the Stratford Economic Enterprise Development Corporation o/a investStratford with respect to the delivery of

economic development programs and services for a further five year term to December 31, 2030, be entered into and the Mayor and Clerk, or their respective delegates, be and the same are hereby authorized to execute the said agreement on behalf of and for this Corporation and to affix the corporate seal thereto.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 24th day of March, 2024.

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 entering into and execution of a renewal of the Lease Agreement with the Stratford Economic Enterprise Development Corporation o/a investStratford for the lease of certain space at the City Hall Annex Building, 82 Erie Street, for a further five-year term from January 1, 2026, to December 31, 2030.

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;

WHEREAS The Corporation of the City of Stratford, hereinafter called the "City," is the owner of the City Hall Annex Building located at 82 Erie Street in the City of Stratford;

WHEREAS the Stratford Economic Enterprise Development Corporation, hereinafter called "SEEDCo.", wishes to continue to lease a portion of space at the City Hall Annex Building for their own purposes;

AND WHEREAS the City and SEEDCo. entered into a lease agreement for use of a portion of space at the City Hall Annex Building for a five-year term to December 31, 2025, with the option of two further five years terms;

AND WHEREAS the Parties wish to enter into a renewal of the Purchase of Service Agreement for a further five year term to December 31, 2030;

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

1. That the Lease Agreement between The Corporation of the City of Stratford and the Stratford Economic Enterprise Development Corporation o/a investStratford for the lease of certain space at the City Hall Annex Building, 82 Erie Street, for a further five-year term from January 1, 2026, to December 31, 2030, be entered into and the Mayor and Clerk, or their respective delegates, be and the same are hereby authorized to execute the said agreement on behalf of and for this Corporation and to affix the corporate seal thereto.

Read a FIRST, SECOND and THIRD time and
FINALLY PASSED this 24th day of March, 2024.

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 entering into and execution of a Contribution Agreement, and any other necessary documentation, between His Majesty the King in Right of Canada as represented by the Minister of Natural Resources and The Corporation of the City of Stratford to carry out the City of Stratford Electric Vehicle Charging Station Expansion Project.

WHEREAS Section 8.(1) of the Municipal Act, 2001, S.O. 2001, c.25 as amended, 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;

AND WHEREAS the Minister of Natural Resources (the Minister) is responsible for the program entitled the Zero Emission Vehicle Infrastructure Program (the Program) which provides funding to eligible organizations undertaking projects which address the lack of charging and refueling stations in Canada;

AND WHEREAS The Corporation of the City of Stratford (the City) applied to the Minister for funding to carry out the City of Stratford Electric Vehicle Charging Station Expansion Project;

AND WHEREAS the Minister has determined that the City is eligible to apply for funding under the Program and that the project qualifies for support under the Program;

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

1. That the Mayor and Clerk, or their respective designates, are hereby authorized to execute on behalf of The Corporation of the City of Stratford a Contribution Agreement, and any other necessary documentation, with His Majesty the King in Right of Canada as represented by the Minister of Natural Resources for funding under the Zero Emission Vehicle Infrastructure Program to carry out the City of Stratford Electric Vehicle Charging Station Expansion Project.
2. This By-law shall come into force and take effect upon final passage thereof.

Read a FIRST, SECOND and THIRD time and
FINALLY PASSED this 24th day of March, 2025.

Mayor – Martin Ritsma

Clerk – Tatiana Dafoe



STRATFORD CITY COUNCIL
CONSENT AGENDA

March 24, 2025

REFERENCE NO.	CONSENT AGENDA ITEM
CA-2025-025	<p>In accordance with By-law 135-2017 as amended, the Infrastructure Services Department is providing notification that:</p> <ul style="list-style-type: none"> • Delamere Avenue from Haig Street to Mornington Street will be closed for one day only to through traffic, local traffic only, on Wednesday, February 19, 2025, for a water main break repair.
CA-2025-026	<p>Municipal Information Form for Liquor License Application for an indoor area at 62 Wellington Street (Little Prince Micro-Cinema)</p> <p>Section 2 – To be completed by the City Clerk.</p> <p>Section 3 – Asking if Council has specific concerns regarding the zoning, non-compliance with by-law or general objections to this application.</p> <p>The Building and Planning Division, Huron Perth Public Health and Fire Prevention have not expressed concerns with this application.</p>
CA-2025-027	<p>Notification that the Infrastructure Services Department intends to issue Tenders in accordance with the City's Purchasing Policy for:</p> <ul style="list-style-type: none"> • O'Loane Trunk Sanitary Sewer Extension • 2025 Asphalt Resurfacing • 2025 Pedestrian Crossovers • Geotechnical Investigation and Material Testing (RFQ) • Pavement Markings (RFQ)
CA-2025-028	<p>Notification that the Infrastructure Services Fleet Division intends to issue a Tender in accordance with the City's Purchasing Policy for "The Supply and Delivery of Fourteen Light Duty Vehicles."</p>

- CA-2025-029 Notification that the Infrastructure Services Fleet Division intends to issue a Tender in accordance with the City's Purchasing Policy for "The Supply and Delivery of One Mid-Size Truck and Plow Unit."
- CA-2025-030 Notification that the Infrastructure Services Fleet Division intends to issue a Tender in accordance with the City's Purchasing Policy for "The Supply and Delivery of Two Heavy Duty Trucks."
- CA-2025-031 Notification that the Infrastructure Services Fleet Division intends to issue a Tender in accordance with the City's Purchasing Policy for "The Supply and Delivery of One Electric Ice Resurfacer."
- CA-2025-032 Notification that the Infrastructure Services Fleet Division intends to issue a Tender in accordance with the City's Purchasing Policy for "The Supply and Delivery of Three Tractor Units and Attachments."
- CA-2025-033 Notification that the Infrastructure Services Fleet Division intends to issue a Tender in accordance with the City's Purchasing Policy for "The Supply and Delivery of One Heavy Loader and Attachments."

Endorsement of the following resolutions have been requested:

- CA-2025-034 Resolutions regarding a response to the imposed Tariffs from the United States of America on Canadian goods.
1. Resolution from the Eastern Ontario Wardens' Caucus regarding Support of Canadian and Ontario Government Negotiations with the United States Government on Trade Tariffs.

Attachment – Letter from the Eastern Ontario Wardens' Caucus dated February 10, 2025.
 2. Resolution from The Corporation of the Township of The Archipelago regarding Response to Tariff Threats - Support Canadian Business and Consumers.

Attachment – Letter from The Corporation of the Township of The Archipelago dated February 21, 2025.
 3. Resolution from The Township of Champlain regarding Canada Metal Processing Group - Announcement on steps to respond to U.S. tariff threats on the steel sector.

Attachments –
 - Letter from The Township of Champlain dated February 27, 2025;

- Letter from The Canada Metal Processing Group dated February 24, 2025.

4. Resolution from The City of Toronto regarding the City of Toronto “Buy Local, Buy Canadian” campaign.

Attachment – Letter from The City of Toronto dated February 28, 2025, and City of Toronto resolution MM26.7.

5. Resolution from The Township of Selwyn regarding U.S. Tariffs on Canada/Purchasing Policies.

Attachment – Letter from The Township of Selwyn dated March 4, 2025.

6. Resolution from The Town of LaSalle regarding Tariffs on Canadian Production.

Attachment – Letter from The Town of LaSalle dated March 4, 2025.

7. Resolution from The Township of Puslinch regarding Federal and Provincial Call to Action to Buy Canadian.

Attachment– Letter from The Township of Puslinch dated March 5, 2025.

8. Resolution from The Township of Amaranth regarding Buy Local and Canadian”

Attachment – Letter from the Township of Amaranth dated March 5, 2025.

9. Call from The City of Brampton to join the “Stand For Canada” campaign.

Attachment – Letter from Mayor Patrick Brown, The City of Brampton, dated March 7, 2025.

10. Resolution from The Municipality of East Ferris regarding Standing for Canada.

Attachment – Letter from The Municipality of East Ferris dated March 11, 2025.

CA-2025-035

Resolution from The Town of Goderich regarding Ride Share Services in Ontario.

Attachment:

- Letter and Policy Note from The Town of Goderich dated January 20, 2025,
- Eastern Ontario Wardens' Caucus support resolution dated October 24, 2024.

- CA-2025-036 Resolution from The Municipality of Markstay-Warren regarding Request that the Province redistribute a portion of the Land Transfer Tax and the Federal government allocate part of the GST on new home sales to municipalities.
- Attachments:
- Resolution 2025-RCM-09 from The Municipality of Markstay-Warren dated February 18, 2025;
 - Letter from Mayor Tom Mrakas, Town of Aurora, dates February 23, 2025.
- CA-2025-037 Resolution from The Regional Municipality of Durham regarding Protecting Canadian Values through the Ban of the Nazi Swastika in Canada.
- Attachment – Letter from The Regional Municipality of Durham dated February 28, 2025.
- CA-2025-038 Resolution from The Corporation of the City of Sarnia regarding Carbon Tax.
- Attachment – Letter from The Corporation of the City of Sarnia dated March 6, 2025.
- CA-2025-039 Resolution from the City of Kingston regarding High Speed Rail Project.
- Attachment – Letter from the City of Kingston dated March 6, 2025.
- CA-2025-040 Resolution from the Town of Bradford West Gwillimbury regarding Landlord Tenant Reforms.
- Attachment – Letter from the Town of Bradford West Gwillimbury dated March 12, 2025.

Resolution: EOWC Support of Canadian and Ontario Governments' Negotiations with the United States Government on Trade Tariffs

Moved by: Corinna Smith-Gatcke, Warden of the United Counties of Leeds & Grenville
Seconded by: Steve Ferguson, Vice-Chair, EOWC / Mayor of Prince Edward County

Whereas the Canadian government is currently in negotiations with the United States (U.S.) government on their proposed 25% tariffs on Canadian goods exported to the U.S.; and

Whereas Canada's Prime Minister and Ontario's Premier have outlined several plans to combat the impact that the proposed tariffs would have on Ontario which focus on strengthening trade between Ontario and the U.S. while bringing jobs back home for workers on both sides of the border; and

Whereas the Canadian government has also outlined several ways to address the current relationship with the U.S. including establishing the Council on Canada-U.S. relations to support the federal government as it negotiates with the U.S. on tariffs; and

Whereas trade between Ontario and the U.S. is very important to our residents and local economies, and requires all levels of government to work together in the best interest of those residents; and

Whereas according to data from the Association of Municipalities of Ontario, across Ontario municipalities are expected to spend between \$250 and \$290 billion on infrastructure in the next 10 years; and

Whereas Ontario municipalities have traditionally treated trade partners equally and fairly in all procurements in accordance with our established international trade treaties; and

Whereas municipalities play a crucial role as part of the Team Canada approach to combat tariffs and support businesses in our procurement for capital and infrastructure programs; and

Whereas there are trade barriers between Canadian provinces and territories.

Therefore, be it resolved that the Eastern Ontario Wardens' Caucus supports the Canadian and Ontario governments on the measures they have put in-place in response to the proposed U.S. tariffs on Canadian goods and ask that they take any and all measures to protect the interests of Ontario in any upcoming trade negotiations, and ensure municipalities are part of the coordinated Team Canada approach;

And that the Canadian and Ontario governments remove any impediments to municipalities preferring Canadian companies and services for capital projects and other supplies;

And that the Canadian and Ontario governments take action to remove trade barriers between provinces as a response to U.S. tariffs and support Canadian businesses;

And that the Canadian and Ontario governments remove all legislative barriers that impact the ability to buy local, and indemnify municipalities should there be challenges to buying Canadian;

And that the Canadian and Ontario governments continue to invest in infrastructure to provide stability, jobs, and support our communities' social and economic prosperity over the long-term.

Be it further resolved, that copies of this motion be sent to:

- The Right Hon. Justin Trudeau, Prime Minister of Canada
- The Hon. Melanie Joly, Minister of Foreign Affairs
- The Hon. Nate Erskine-Smith, Minister of Housing, Infrastructure and Communities
- Doug Ford, Leader of the Progressive Conservative Party
- Marit Stiles, Leader of the Ontario New Democratic Party
- Bonnie Crombie, Leader of the Ontario Liberal Party
- Mike Schreiner, Leader of the Ontario Green Party
- Ontario's Minister of Economic Development, Job Creation and Trade
- Ontario's Minister of Municipal Affairs and Housing
- Rebecca Bligh, President, FCM and Councillor, City of Vancouver
- Robin Jones, President, AMO and Mayor of Westport
- Christa Lowry, Chair, Rural Ontario Municipal Association
- Jeff Leal, Chair, Eastern Ontario Leadership Council
- John Beddows, Chair, Eastern Ontario Mayors' Caucus
- All regional Members of Canadian Parliament
- All candidates running as Ontario Members of Parliament
- All of Ontario's municipalities for their support

Carried



Chair Bonnie Clark, EOWC

February 10, 2025



The Corporation of The Township of The Archipelago
Council Meeting

Agenda Number: 16.5.
Resolution Number 25-029
Title: Response to Tariff Threats - Support Canadian Business and Consumers
Date: Friday, February 21, 2025

Moved by: Councillor Manners
Seconded by: Councillor Barton

WHEREAS the Corporation of The Township of The Archipelago (The Archipelago) is a Canadian government entity; and

WHEREAS The Archipelago is committed to fiscal responsibility and prudent management of financial and organizational resources, information databases, and the protection of taxpayer information; and

WHEREAS The Archipelago developed 'guiding principles' for its broadband connectivity project that included 'Canadian solutions first, North American second' in the acquisition of technology and services; and

WHEREAS The Archipelago's projected capital program for 2025 is \$1.5 million; and

WHEREAS all Canadian municipalities have significant purchasing power through capital and infrastructure programs; and

WHEREAS United States President, Donald Trump, issued executive orders to impose tariffs on imports from Canada effective March 12, 2025; and

WHEREAS predatory tariffs by the US government affect all our residents, businesses, and institutions within The Archipelago, the Province of Ontario, and Canada; and

WHEREAS federal, provincial, and municipal leaders are encouraging Canadians to 'buy Canadian'; and

WHEREAS The Archipelago supports Team Canada efforts to stop US tariffs on Canadian goods and services.

NOW THEREFORE BE IT RESOLVED that The Archipelago adopts the following actions:

1. That staff ensure that all municipal data resides within Canada for security and sovereignty interests; and
2. That The Archipelago supports the federal and provincial call to action “Canadian business first” policy in its procurement of capital and infrastructure programs; and
3. That The Archipelago promotes the policy of “Buy Canadian” to encourage the purchase of Canadian goods and services and to support local business in The Archipelago and Parry Sound District; and
4. That all travel to the US for municipal advocacy requires the adoption of a formal position on US tariffs by The Archipelago; and
5. That Staff prepare a Council tariff position and policy for Council approval.
6. That The Archipelago participate in the Parry Sound Chamber of Commerce survey of businesses on the impact of tariffs and support, where possible, actions that follow.

FURTHER BE IT RESOLVED that this resolution be forwarded to: Prime Minister Justin Trudeau, Premier Doug Ford, MP Scott Aitchison – Parry Sound Muskoka, MPP Graydon Smith – Parry Sound Muskoka, Mayors of Parry Sound District Municipalities, Chief Adam Pawis - Shawanaga First Nation, Chief Warren Tabobondung - Wasauksing First Nation, Chief M. Wayne McQuabbie - Henvey Inlet First Nation, Association of Municipalities of Ontario, all Ontario municipalities, Rural Ontario Municipal Association, The Federation of Northern Ontario Municipalities, the Federation of Canadian Municipalities, and community associations in The Archipelago.

Carried

Township of Champlain

Resolution
Regular Council Meeting

Agenda Number: 15.3.
Resolution Number 2025-071
Title: Canada Metal Processing Group - Announcement on steps to respond to U.S. tariff threats on the steel sector
Date: February 27, 2025

Moved By: Paul Emile Duval
Seconded By: Michel Lalonde

Whereas maintaining a healthy domestic steel manufacturing industry and its customer base, who transform steel into steel products, is critical to the economic stability of an independent and autonomous sovereign nation; and

Whereas Steel is a foundational industry to produce core products and infrastructure for essential industries e.g., defence, energy supply both fossil fuels and green energy, majority of industrial manufacturing e.g., automotive, transport, heavy equipment and essential for housing and infrastructure construction; and

Whereas the Heico Companies' Canada Metal Processing Group ("MPG Canada") operates three businesses (Ivaco Rolling Mills, Sivaco, and Infasco) over 6 manufacturing sites in Quebec and Ontario and employs approximately 1600 individuals. The organization operates a state-of-the-art electric arc furnace (EAF) steel plant and billet caster, a two-strand rod mill, a rod processing facility, two wire mills, a bolt manufacturing facility, a nut manufacturing facility and a steel fastener coating facility. MPG Canada strives to offer the best customer experience by delivering high-value and sustainably engineered steel products across North America; and

Whereas, in the face of U.S. tariff threats, and as the Canadian Steel Producer Association (CSPA) members have been advocating, MPG Canada calls on the Canadian government to be prepared to react quickly to safeguard the long-term viability of Canadian steel product manufacturers, and the collective job security of its employees.

Be it resolved that the Township of Champlain supports The Canada Metal Processing Group ("MPG Canada") in its request to the Canadian Government to immediately:

- Prepare to implement matching retaliatory tariff measures without any consultation delay;
- Provide support for workers and businesses during this economic crisis;
- Prevent the ever-increasing unfairly traded imports from other countries into Canada and protect the domestic industry by instituting broad Section 53 surtaxes, without any possible exemptions;
- Promote buying Canadian steel, with its much lower carbon intensity than imports; and
- Work in collaboration with the U.S. to create an aligned North American steel trade market for melted and poured North American steel.

Be it further resolved that this Resolution be circulated to:

- The Right Hon. Justin Trudeau (Prime Minister of Canada),
- The Hon. Melanie Joly (Minister of Foreign Affairs, Canada),
- The Hon. Nate Erskine-Smith (Minister of Housing, Infrastructure and Communities, Canada),
- Premier of Ontario,
- Ontario's Minister of Economic Development, Job Creation and Trade,
- Ontario's Minister of Municipal Affairs and Housing,
- Federation of Canadian Municipalities (FCM),
- Association of Municipalities of Ontario (AMO),

- Rural Ontario Municipal Association (ROMA),
- Eastern Ontario Wardens' Caucus,
- The Hon. Francis Drouin, MP - Glengarry-Prescott-Russell,
- Member of Provincial Parliament, MPP – Glengarry-Prescott-Russell,
- The Canadian Steel Producer Association, • MPG Canada,
- The Association of Municipalities of Ontario, and
- All of Ontario's municipalities.

Carried

Certified True Copy of Resolution

Alison Collard 
Signed with ConsignO Cloud (2025/02/28)
Verify with verifio.com or Adobe Reader.

Alison Collard, Clerk

Date:

Canton de Champlain
Résolution
Réunion régulière du Conseil

No. du point à l'ordre du jour: 15.3.
No. du point 2025-071
Titre: Canada Metal Processing Group - Annonce des mesures à prendre pour répondre aux menaces tarifaires américaines sur le secteur de l'acier
Date: le 27 février 2025

Proposée par: Paul Emile Duval

Appuyée par: Michel Lalonde

Attendu que le maintien d'une industrie sidérurgique nationale saine et de sa clientèle, qui transforme l'acier en produits sidérurgiques, est essentiel à la stabilité économique d'une nation souveraine indépendante et autonome ; et

Attendu que l'acier est une industrie fondamentale pour la production de produits de base et d'infrastructures pour des industries essentielles telles que la défense, l'approvisionnement en énergie, qu'il s'agisse de combustibles fossiles ou d'énergie verte, la majorité des industries manufacturières telles que l'automobile, le transport, l'équipement lourd, ainsi que la construction de logements et d'infrastructures ; et

Attendu que le Groupe de transformation des métaux Canada (« MPG Canada ») de Heico Companies exploite trois entreprises (Ivaco Rolling Mills, Sivaco et Infasco) sur six sites de fabrication au Québec et en Ontario et qu'il emploie environ 1 600 personnes. L'organisation exploite une aciérie à four électrique à arc (FEA) ultramoderne et une coulée de billettes, un laminoir à barres à deux brins, une installation de traitement des barres, deux laminoirs à fil, une installation de fabrication de boulons, une installation de fabrication d'écrous et une installation de revêtement d'attaches en acier. MPG Canada s'efforce d'offrir la meilleure expérience à ses clients en livrant des produits sidérurgiques de grande valeur et de conception durable dans toute l'Amérique du Nord ; et

Attendu que, face aux menaces de tarifs américains, et comme les membres de l'Association canadienne des producteurs d'acier (ACPA) l'ont préconisé, MPG Canada demande au gouvernement canadien d'être prêt à réagir rapidement pour protéger la viabilité à long terme des fabricants canadiens de produits d'acier et la sécurité d'emploi collective de ses employés.

Qu'il soit résolu que le Canton de Champlain appuie le Canada Metal Processing Group (« MPG Canada ») dans sa demande au gouvernement canadien de réagir immédiatement :

- Se préparer à mettre en œuvre des mesures tarifaires de rétorsion correspondantes sans délai de consultation ;
- Soutenir les travailleurs et les entreprises pendant cette crise économique ;
- Empêcher l'augmentation constante des importations déloyales d'autres pays vers le Canada et protéger l'industrie nationale en instituant de larges surtaxes au titre de l'article 53, sans aucune exemption possible ;
- Promouvoir l'achat d'acier canadien, dont l'intensité en carbone est bien inférieure à celle des importations ; et
- Travailler en collaboration avec les États-Unis pour créer un marché nord-américain aligné pour l'acier nord-américain fondu et coulé.

De plus, qu'il soit résolu que la présente résolution soit diffusée auprès de :

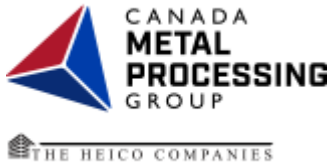
- Le très honorable Justin Trudeau (Premier ministre du Canada),
- L'honorable Mélanie Joly (ministre des Affaires étrangères Canada),
- L'honorable Nate Erskine-Smith (ministre du Logement, de l'Infrastructure et des Collectivités Canada),
- le premier ministre de l'Ontario,
- Le ministre du Développement économique, de la Création d'emplois et du Commerce de l'Ontario,
- le ministre des Affaires municipales et du Logement de l'Ontario,

- Fédération canadienne des municipalités (FCM),
- Association des municipalités de l'Ontario (AMO),
- l'Association des municipalités rurales de l'Ontario (ROMA),
- le Caucus des gardiens de l'Est de l'Ontario,
- L'honorable Francis Drouin, député de Glengarry-Prescott-Russell,
- Membre du Parlement provincial, MPP - Glengarry-Prescott-Russell,
- L'Association canadienne des producteurs d'acier,
- MPG Canada,
- L'Association des municipalités de l'Ontario, et
- Toutes les municipalités de l'Ontario

Adoptée

Copie certifiée conforme

Alison Collard, greffière Date :



Source: *Canada Metal Processing Group*

February 24, 2025 10:32 ET

Canada Metal Processing Group announces steps to respond to U.S. tariff threats on steel sector

BROSSARD, Quebec, Feb. 24, 2025 (GLOBE NEWSWIRE) -- Canada Metal Processing Group (MPG Canada) and its subsidiaries, Ivaco Rolling Mills, Sivaco, and Infasco, are announcing the difficult but necessary steps to respond to the current challenging market environment and the threat of incoming tariffs from the United States on steel and steel derivatives. These measures will help maintain the majority of MPG Canada's footprint and workforce while reacting to the impact that these threats are already having on the company's demand for its products destined directly and indirectly, via our Canadian customers, to U.S. customers.

In light of lower anticipated demand and production volume, due to U.S. tariff threats and trade challenges in Canada with increasing imports, the measures include a workforce reduction of 140 production and office employees in Ontario and Quebec, implementation of cost savings actions, and the cancellation or pause of some projects. These steps will enable MPG Canada to remain competitive to service our customers and protect the business in the short-term.

"This was an extremely difficult decision for our company, and not one that was made lightly, but necessary for the business in the current environment," said MPG Canada President Matt Walker. "Our employees are the backbone of our operations. They work hard, day in and day out, to create steel products which are recognized for their quality and good customer service while being an integral part of the Canada-U.S. supply chain."

Soft market in 2024, weak North American macroeconomic demand linked to a U.S. election year, the increased challenge of unfair trade imports into Canada, and now the imminent threat of 25% U.S. tariffs on steel sector and 25% on all Canadian products into the U.S., are having serious impacts on the demand for MPG Canada products.

"While it is impossible at this juncture to predict how long these actions by the United States will last, the Canadian government must be prepared to react quickly to safeguard the long-term viability of Canadian steel product manufacturers, and the collective job security of our employees," said Walker. "Maintaining a healthy domestic steel manufacturing industry and their customer base, who transform steel to steel products, is critical to the economic stability of an independent and autonomous sovereign nation. Steel is a foundational industry to produce core products and infrastructure for essential industries e.g., defence, energy supply both fossil fuels and green energy, majority of industrial manufacturing e.g., automotive, transport, heavy equipment and essential for housing and infrastructure construction."

In the face of U.S. tariff threats, and as the Canadian Steel Producer Association (CSPA) members have been advocating, MPG Canada calls on the Canadian government to immediately:

- Prepare to implement matching retaliatory tariff measures without any consultation delay.
- Provide support for workers and businesses during this economic crisis.
- Prevent the ever-increasing unfairly traded imports from other countries into Canada and protect the domestic industry by instituting broad Section 53 surtaxes, without any possible exemptions.

- Promote buying Canadian steel, with its much lower carbon intensity than imports.
- Work in collaboration with the U.S. to create an aligned North American steel trade market for melted and poured North American steel

180

About Canada Metal Processing Group

The Heico Companies' Canada Metal Processing Group operates three businesses (Ivaco Rolling Mills, Sivaco, and Infasco) over 6 manufacturing sites in Quebec and Ontario and employs approximately 1600 individuals. The organization operates a state-of-the-art electric arc furnace (EAF) steel plant and billet caster, a two-strand rod mill, a rod processing facility, two wire mills, a bolt manufacturing facility, a nut manufacturing facility and a steel fastener coating facility. Canada Metal Processing Group strives to offer the best customer experience by delivering high-value and sustainably engineered steel products across North America.

For media inquiries, please contact:

Frédéric Perron | Director, Marketing and Business Development
Canada Metal Processing Group, part of The Heico Companies
fperron@mpg.heicocompanies.com



John D. Elvidge
City Clerk

City Clerk's Office

Secretariat
Sylvia Przezdziecki
Council Secretariat Support
City Hall, 12th Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2

Tel: 416-392-7032
Fax: 416-392-2980
e-mail:
Sylvia.Przezdziecki@toronto.ca
web: www.toronto.ca

**In reply please quote:
Ref.: 25-MM26.7**

(Sent by Email)

February 28, 2025

ALL ONTARIO MUNICIPALITIES:

**Subject: Member Motion Item 26.7
Creation of a City of Toronto "Buy Local, Buy Canadian" Campaign - by
Councillor Mike Colle, seconded by Councillor Jennifer McKelvie (Ward All)**

City Council on February 5, 2025, adopted [Item MM26.7](#) as amended and, in so doing, has forwarded the Item to all Ontario municipalities and encouraged them to join Toronto in a "Buy Local, Buy Canadian" campaign.

Yours sincerely,

A handwritten signature in cursive script, appearing to read "Przezdziecki".

for City Clerk

S. Przezdziecki/mp

Attachment

c. City Manager

City Council

Member Motions - Meeting 26

MM26.7	ACTION	Amended		Ward: All
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Creation of a City of Toronto “Buy Local, Buy Canadian” Campaign - by Councillor Mike Colle, seconded by Councillor Jennifer McKelvie

City Council Decision

City Council on February 5, 2025, adopted the following:

1. City Council request the City Manager, and relevant Divisions to develop a comprehensive, multifaceted “Buy Local, Buy Canadian” campaign in response to the potential 25-percent tariffs announced by the Trump Administration, such campaign to encourage Toronto residents and businesses to join the City of Toronto's divisions and its agencies and corporations in purchasing locally made Canadian goods and services in order to protect local jobs in Toronto and Ontario where the proposed punitive tariffs would result in hundreds of thousands of job losses if imposed on Canada.
2. City Council direct the Chief Financial Officer and Treasurer and the City Manager, in consultation with the Chief Procurement Officer and the General Manager, Economic Development and Culture, to accelerate the development of local procurement approaches as set out in Sidewalks to Skylines: A Ten-Year Action Plan for Toronto’s Economy to strengthen local businesses and protect local jobs.
3. City Council request the Federal Government to develop a standard recognizable label to be placed on all Canadian goods in clear, readable fonts that clearly shows percentages of Canadian content and any and all foreign content.
4. City Council forward the Item to all Ontario municipalities and encourage them to join Toronto in a “Buy Local, Buy Canadian” campaign.

City Council Decision Advice and Other Information

City Council considered the following Items together:

MM26.7 headed “Creation of a City of Toronto “Buy Local, Buy Canadian” Campaign - by Councillor Mike Colle, seconded by Councillor Jennifer McKelvie”; and

MM26.13 headed “Affirming Our Canadian Independence - by Councillor Stephen Holyday, seconded by Councillor Vincent Crisanti”.

Summary

With recent threats from President Donald Trump to impose a 25 percent tariff on Canadian products and services, it is important that municipalities, businesses, and residents across Canada stand up for our country, our economy, and our businesses.

The City of Toronto, Canada's largest municipality, has an opportunity to encourage residents, businesses, and cities across Canada to create and participate in a "Buy Local, Buy Canadian" campaign to ensure that we support local products, local businesses, and local growth.

This motion requests that the City Manager and relevant City Divisions develop a comprehensive "Buy Local, Buy Canadian" campaign that will encourage spending to further develop our own local economies through the purchasing of local goods and services when available.

Background Information (City Council)

Member Motion MM26.7

<https://www.toronto.ca/legdocs/mmis/2025/mm/bgrd/backgroundfile-252857.pdf>

Communications (City Council)

(February 2, 2025) E-mail from George Bell (MM.Supp)



March 4, 2025

email: KStevenson@ptbocounty.ca

Keri Stevenson
Director of Legislative Services/Clerk
The County of Peterborough
470 Water Street
Peterborough, ON
K9H 3M3

Re: Support Resolution – U.S. Tariffs on Canada/Purchasing Policies

Dear Ms. Stevenson,

Please be advised that at its meeting held the 25th day of February 2025 the Council of the Township of Selwyn passed the following resolution:

Resolution No. 2025 – 033 – Support Resolution – U.S. Tariffs on Canada/Purchasing Policies

Councillor John Boyko – Councillor Brian Henry –

That the Township of Selwyn supports the County of Peterborough's Resolution No. 19-2025 which urges the federal and provincial governments to take all necessary actions to protect Ontario's interests in trade negotiations with the U.S. and investigate purchasing policies; and that this motion be copied to those included in the County's motion.

Carried.

I trust you find this in order. Please do not hesitate to contact the Selwyn Township Office if you have any questions.

Sincerely,

Megin Hunter
Office Assistant / Reception

Encl.

cc: The Right Hon. Justin Trudeau, Prime Minister of Canada
The Hon. Doug Ford, Premier of Ontario
The Hon. Melanie Joly, Minister of Foreign Affairs
The Hon. Vic Fedeli, Minister of Economic Development, Job Creation and Trade

The Hon. Nate Erskine-Smith, Minister of Housing, Infrastructure and Communities

The Hon. Paul Calandra, Minister of Municipal Affairs and Housing

Rebecca Bligh, President, FCM and Councillor, City of Vancouver

Robin Jones, President, AMO and Mayor of Westport

Bonnie Clark, Chair, Eastern Ontario Wardens' Caucus

Jeff Leal, Chair, Eastern Ontario Leadership Council

John Beddows, Chair, Eastern Ontario Mayors' Caucus

All provincial and territorial Premiers

All local MPs and MPPs

All Ontario Municipalities for their support



March 4, 2025

The Honourable Doug Ford
Premier of Ontario
Legislative Building, Queen's Park
Toronto, ON M7A 1A1

The Right Honourable Justin Trudeau
Office of the Prime Minister
80 Wellington Street
Ottawa, ON K1A 0A2

Via Email: premier@ontario.ca

Via Email: justin.trudeau@parl.gc.ca

Re: Tariffs on Canadian Production

Council of the Town of LaSalle, at its Regular Meeting held Tuesday, February 25, 2025 passed the following resolution:

40/25

Moved by: Deputy Mayor Akpata

Seconded by: Councillor Riccio-Spagnuolo

Whereas the recent threats of an imposition on tariffs on Canadian production will have a substantial effect on the items produced in the County of Essex and purchased in the Town of LaSalle;

And Whereas there has only been a 30-day reprieve granted;

And Whereas, a tariff on Canadian steel and aluminum has been threatened;

And Whereas, these tariffs were going to be applied by another country and therefore can be deemed as being external to the Province and Country;

And Whereas, the interprovincial trade has been deemed by the Canadian Federation of Independent Business (CFIB) to represent 18% of Canada's GDP.

And Whereas, the CFIP released a report that said removing interprovincial barriers could boost the economy by up to \$200 billion annually;

And Whereas, items produced, grown, and manufactured in Essex County are sent across Canada;

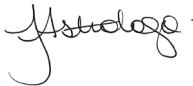
And Whereas, persons in the Town of LaSalle purchase goods manufactured in many provinces and from across the country, and these goods are in many cases subject to interprovincial barriers.

Be It Resolved that, the Town of LaSalle calls upon both the Provincial and Federal Governments to eliminate interprovincial trade barriers to ensure that items produced in the County of Essex and that Canadian items purchased in the Town of LaSalle are no longer subject to these interprovincial trade barriers.

Carried.

Please consider this letter as confirmation of the Town of LaSalle's support of the above matter.

Yours Truly,



Jennifer Astrologo
Director of Council Services/Clerk
Town of LaSalle
jastrologo@lasalle.ca

cc: Association of Municipalities of Ontario resolutions@amo.on.ca
All Ontario Municipalities



Hon. Justin Trudeau
Prime Minister of Canada
VIA EMAIL:
justin.trudeau@parl.gc.ca

Hon. Doug Ford
Premier of Ontario
VIA EMAIL:
premier@ontario.ca

Township of Puslinch
7404 Wellington Road 34
Puslinch, ON N0B 2J0
www.puslinch.ca

March 5, 2025

Association of
Municipalities of Ontario
(AMO)
VIA EMAIL:
amo@amo.on.ca

Federation of Canadian
Municipalities –
VIA EMAIL:
resolutions@fcm.ca

RE: Resolution No. 2025-051 – Federal and Provincial Call to Action to Buy Canadian

Please be advised that Township of Puslinch Council, at its meeting held on February 20, 2025 considered the aforementioned topic and subsequent to discussion, the following was resolved:

Resolution No. 2025-051:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That the Consent Agenda items 6.8 and 6.9 listed for FEBRUARY 20, 2025 Council meeting be received for information; and

Whereas United States President Donald Trump, continues to indicate that he will issue executive orders to impose tariffs on imports from Canada; and

Whereas these tariffs will have a significant detrimental impact on the economic stability in both countries; and

Whereas federal and provincial leaders are encouraging Canadians to buy Canadian; and

Whereas municipalities have significant purchasing power through capital and infrastructure programs; and



Whereas according to data from the Association of Municipalities of Ontario, Ontario municipalities are expected to spend \$250 to \$290 billion on infrastructure in the next 10 years; and

Whereas municipalities have traditionally been prevented by trade agreements and legislation from giving preference to the purchase of Canadian products and services; and

Whereas municipalities can assist in the effort to combat tariffs and support businesses in the procurement for capital and infrastructure programs;

Now therefore be it resolved that the Council of the Township of Puslinch endorse the federal and provincial call to action to buy Canadian where and when possible; and

That the federal and provincial governments work with municipalities on measures to protect Canadian consumers and businesses; and

That council call on the federal and provincial government to remove any impediments to municipalities preferring to engage Canadian companies for capital projects and supplies when appropriate and feasible; and

That this resolution be forwarded to the Prime Minister Justin Trudeau, Premier Doug Ford, the Association of Municipalities of Ontario, the Federation of Canadian Municipalities and all Ontario municipalities.

CARRIED

As per the above resolution, please accept a copy of this correspondence for your information and consideration.

Sincerely,

Justine Brotherston
Municipal Clerk

CC: All Ontario Municipalities

February 6, 2025

The Right Honourable Justin Trudeau
 Prime Minister of Canada
 80 Wellington Street
 Ottawa, ON K1A 0A2
 Via fax

The Honourable Doug Ford
 Premier of Ontario
 Legislative Building, Queen's Park
 Toronto, ON M7A 1A1
 Via email

Robin Jones, President, AMO
 Association of Municipalities of Ontario
 155 University Avenue, Suite 800
 Toronto, ON M5H 3B7
 Via email

Rebecca Bligh, President, FCM
 Federation of Canadian Municipalities
 24 Clarence Street
 Ottawa, ON K1N 5P3
 Via email

Re: United States Imposition of Tariffs on Canada

Please be advised that the Council of the Town of Hanover, at their regular meeting of February 3, 2025, adopted the following resolution with respect to the above noted matter:

“Whereas United States President Donald Trump, issued executive orders to impose tariffs on imports from Canada effective February 4, 2025; and

Whereas these tariffs will have a significant detrimental impact on the economic stability in both countries; and

Whereas federal and provincial leaders are encouraging Canadians to buy Canadian; and

Whereas municipalities have significant purchasing power through capital and infrastructure programs; and

Whereas according to data from the Association of Municipalities of Ontario, Ontario municipalities are expected to spend \$250 to \$290 billion on infrastructure in the next 10 years; and

Whereas municipalities have traditionally been prevented by trade agreements and legislation from giving preference to the purchase of Canadian products and services; and

Whereas municipalities can assist in the effort to combat tariffs and support businesses in the procurement for capital and infrastructure programs;

Now therefore be it resolved that the Council of the Town of Hanover endorse the federal and provincial call to action to buy Canadian where and when possible; and

That the federal and provincial governments work with municipalities on measures to protect Canadian consumers and businesses; and

That council call on the federal and provincial government to remove any impediments to municipalities preferring to engage Canadian companies for capital projects and supplies when appropriate and feasible; and

That this resolution be forwarded to the Prime Minister Justin Trudeau, Premier Doug Ford, the Association of Municipalities of Ontario, the Federation of Canadian Municipalities and all Ontario municipalities.

Should you have any questions or concerns, please contact the undersigned.

Sincerely,

A solid black rectangular box redacting the signature of Vicki McDonald.

Vicki McDonald
Clerk

/tp

cc: Honourable Rick Byers, MPP Bruce-Grey-Owen Sound
All Ontario Municipalities



1 Halton Hills Drive, Halton Hills, L7G 5G2
905-873-2600 | 1-877-712-2205
haltonhills.ca

January 29, 2025

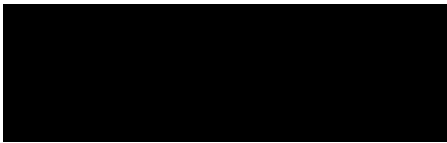
All Municipalities in Ontario
Via Email

Re: Sovereignty of Canada

Please be advised that Council of the Town of Halton Hills at its meeting of Monday, January 20, 2025, adopted Resolution No. 2025-0010 regarding Sovereignty of Canada.

Attached for your information is a copy of Resolution No. 2025-0010.

Respectfully,



Melissa Lawr, AMP
Deputy Clerk – Legislation



THE CORPORATION
OF
THE TOWN OF HALTON HILLS

Resolution No.: 2025-0010

Title: Sovereignty of Canada

Date: January 20, 2025

Moved by: Councillor D. Keene

Seconded by: Councillor J. Brass

Item No. 12.2

WHEREAS incoming President Trump has suggested that with the use of “economic force” such as tariffs, Canada should become the 51st state of the United States, and further he suggests that many Canadians would agree;

AND WHEREAS residents of our community, known as Canada’s Most Patriotic Town, have demonstrated passion for and loyalty to our nation by opposing past "Buy America" trade measures; by celebrating Canada's 150th anniversary by simultaneously flying over 57,000 Canadian flags and along with other activities, by annually hosting popular Canada Day festivities throughout our municipality; and

AND WHEREAS Canada is a sovereign nation with a peaceful history of self-governance dating to its Confederation in 1867; and


AND WHEREAS the Canadian identity is marked by a deep-rooted pride in its heritage and culture founded by French and British settlement, enriched by Indigenous culture and traditions and by more than a century and a half of multi-cultural immigration;

AND WHEREAS Canada has significant global standing, consistently supporting its allies, including the United States, in global conflicts such as two world wars, and wars in Korea and Afghanistan; and in international coalitions and in being consistently recognized as among the top countries in the world for quality of life;

AND WHEREAS the shared history of the United States and Canada has been one of friendship, respect and neighbourly relations;

NOW THEREFORE BE IT RESOLVED that the Council of the Town of Halton Hills categorically rejects any efforts by incoming President Trump or any others to undermine the sovereignty of Canada. We stand united with our Ontario Premier Doug Ford and our Canadian Prime Minister Justin Trudeau for a Canada that remains strong, free, independent, and characterized by peace, order, and good government.

AND FURTHER THAT the Mayor prepare correspondence containing this resolution for circulation to the office of the American president through our Canadian diplomatic channels with copies to The Right Honourable Justin Trudeau, Prime Minister, The Honourable Melanie Joly, Minister of Foreign Affairs, MP Michael Chong, Premier Doug Ford, The Honourable Vic Fedeli, Minister of Economic Development, Job Creation and Trade of Ontario, MPP Ted Arnott, Leaders of the Opposition Parties, AMO, FCM, and all municipalities in Ontario.



Mayor Ann Lawlor



374028 6TH LINE • AMARANTH ON • L9W 0M6

March 5, 2025

ALL ONTARIO MUNICIPALITIES

Re: Resolution regarding “Buy Local and Canadian”

At its regular meeting of Council held on March 5, 2025, the Township of Amaranth Council passed the following resolution:

Resolution #: 10

Moved by: B. Metzger

Seconded by: G. Little

BE IT RESOLVED THAT:

All Township residents be encouraged to “Buy Local and Canadian”;

That a “Buy Local and Buy Canadian” approach for municipal procurement be implemented where feasible and in line with best value principles;

That staff be directed to review current procurement practices and identify opportunities to enhance local purchasing in response to recent U.S. tariffs and economic pressures; and

That staff be directed to prohibit procurement of U.S. goods and services where possible; and

That staff be directed to report back on any opportunities found to modify procurement policies and practices to support “Buy Local and Buy Canadian” where practical.

CARRIED

Please do not hesitate to contact the office if you require any further information on this matter.

Yours truly,

Nicole Martin, Dipl. M.A.
CAO/Clerk

C: AMO



March 7, 2025

To: Canada's Mayors, Wardens, Chairs, and Local Government Leaders

As Mayor of Brampton, I am writing to you today about the *Stand For Canada* campaign, designed to encourage local governments across Canada to take a united stand in protecting local interests and fostering a stronger, more resilient Canadian economy in the face of U.S.-imposed tariffs.

In recent months, we have witnessed significant challenges to our nation's economy, particularly with the imposition and looming deadlines of new tariffs by the United States on Canadian goods. These actions have highlighted the need for a coordinated effort from all levels of government to ensure the protection and growth of Canadian businesses, workers, and communities – and our strong future together.

As part of this initiative, I am urging all levels of government to consider taking impactful steps:

- 1. Banning US-owned companies or their subsidiaries from bidding on new municipal contracts for goods and services. By doing so, we will send a clear message that Canadian communities and businesses must be prioritized, especially in the face of unfair trade practices.**
- 2. Reviewing existing contracts to pivot to Made in Canada solutions.**

The *Stand For Canada* campaign calls for a *Team Canada* approach to trade — one where local leaders work together to defend our country's economic interests and create opportunities for Canadian businesses to thrive. Through this collective action, we will ensure local government contracts are awarded to companies supporting Canadian jobs and our Canadian economy.

I invite you to join this critical movement by visiting our campaign website, Stand4Canada.ca where you can learn more about the initiative and sign the pledge to stand with Canada.

We are pleased to share your support for Team Canada on the website, if you email your name and the logo/crest of the city, township, region, county or district you represent to stand4canada@brampton.ca. By signing the pledge, you are taking a meaningful step toward building a more competitive and self-sustaining Canadian economy.

Together, we can remain strong, resilient and prosperous in the face of external challenges. I look forward to your support as we continue to stand for Canada.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patrick Brown', is written in a cursive style.

Patrick Brown, Mayor of Brampton

REGULAR COUNCIL MEETING

HELD
March 11th, 2025

2025-76

Moved by Councillor Trahan

Seconded by Councillor Kelly

WHEREAS Canada and the United States have a shared history of friendship, respect and neighbourly relations;

AND WHEREAS Canada is a sovereign nation with a peaceful history of self-governance dating to its Confederation in 1867;

AND WHEREAS the Canadian identity is marked by a deep-rooted pride in its heritage and culture founded by French and British settlement, enriched by Indigenous culture and traditions and by more than a century and a half of multi-cultural immigration;

AND WHEREAS Canada has significant global standing, consistently supporting its allies, including the United States, in global conflicts such as two world wars, and wars in Korea and Afghanistan; and in international coalitions and in being consistently recognized as among the top countries in the world for quality of life;

AND WHEREAS newly elected President Donald Trump has suggested that with the use of economic force such as tariffs, Canada should become the 51st state of the United States;

AND WHEREAS President Trump, has now imposed tariffs on imports from Canada that will have a significant detrimental impact on the economic stability in both countries;

AND WHEREAS federal and provincial leaders are encouraging Canadians to buy Canadian, at the same time as it seeks to remove inter-provincial trade barriers within Canada;

AND WHEREAS municipalities have significant purchasing power through capital and infrastructure programs and can assist in the effort to combat tariffs and support Canadian businesses by their procurement of Canadian products and services;

AND WHEREAS municipalities have traditionally been prevented by trade agreements and legislation from giving preference to the purchase of Canadian products and services;

NOW THEREFORE BE IT RESOLVED that the Council of the Municipality of East Ferris categorically rejects any efforts by President Trump or any others to undermine the sovereignty of Canada, and we stand united with our provincial and federal leaders for a Canada that remains strong, free, independent, and characterized by peace, order, and good government;



AND FURTHERMORE that Council endorses the federal and provincial call to action to buy Canadian and therefore remove any impediments to municipalities preferring to engage Canadian companies for products and services when appropriate and feasible;

AND FURTHERMORE that Council encourages the provincial and federal governments to remove trade barriers between provinces in support of Canadian businesses;

AND FURTHERMORE that the CAO be directed to prepare a report detailing a temporary purchasing policy that integrates and addresses these concerns;

AND FURTHERMORE that this resolution be forwarded to Prime Minister Justin Trudeau, Ontario Premier Doug Ford, Nipissing-Timiskaming MP Anthony Rota, Nipissing MPP Vic Fedeli, the Association of Municipalities of Ontario, the Rural Ontario Municipal Association, Ontario Good Roads Association, Federation of Northern Ontario Municipalities, the Federation of Canadian Municipalities and all Ontario municipalities.

Carried Mayor Rochefort

CERTIFIED to be a true copy of
Resolution No. 2025-76 passed by the
Council of the Municipality of East Ferris
on the 11th day of March, 2025.

Kari Hanselman, Dipl. M.A.
Clerk

The Town of Goderich
 57 West Street
 Goderich, Ontario
 N7A 2K5
 519-524-8344
 townhall@goderich.ca
 www.goderich.ca



Monday, January 20, 2025

The Honourable Doug Ford
 Premier of Ontario
 Premier's Office, Legislative Building, Room 281
 Toronto, Ontario M7A 1A1
Premier@ontario.ca

SENT VIA EMAIL

The Honourable Prabmeet Sarkaria
 Minister of Transportation
 5th Flr, 777 Bay St
 Toronto, ON M7A 1Z8
minister.mto@ontario.ca

RE: Support for an Ontario-wide licencing framework for rideshare companies

Dear Premier Ford and Minister Sarkaria,

Please be advised of the following motion that was passed at the January 13, 2025, Goderich Town Council meeting:

Moved By: Councillor Kelly

Seconded By: Deputy Mayor Noel

Whereas Rideshare services are increasingly relied upon by seniors, students, visitors and tourists, and residents looking for safe, affordable, convenient, and reliable ways to travel;

And Whereas, the standardization and consistency of regulations across municipalities, particularly in Ontario, can improve the efficiency and effectiveness of the regulatory framework;

And Whereas, transferring the responsibility of ride-share regulations and licensing to the provincial level would contribute to a more streamlined and uniform governance structure, while eliminating associated red tape and unnecessary administrative costs;

Therefore, Be It Resolved that the Town of Goderich Council hereby expresses its support for the migration of ride-share regulations and licensing from the municipal level to the provincial level;

Be It Further Resolved that the Town of Goderich Council formally requests the Government of Ontario to initiate the transfer of responsibilities in the interest of creating a more coherent and standardized regulatory framework for ride-sharing services across the province;

Be It Further Resolved that copies of this motion be distributed to the Honourable Doug Ford, Premier of Ontario; the Honourable Prabmeet Sarkaria, Minister of Transportation; the Honourable Paul Calandra, Minister of Municipal Affairs and Housing; the Honourable Lisa Thompson, Minister of Rural Affairs; the Association of Municipalities of Ontario (AMO); the Eastern Ontario Wardens Caucus, the County of Huron; and all six neighbouring Huron County lower-tier municipalities, and all Ontario municipalities.

The Town of Goderich
57 West Street
Goderich, Ontario
N7A 2K5
519-524-8344
townhall@goderich.ca
www.goderich.ca



CARRIED

If you have any questions, please do not hesitate to contact me at 519-524-8344 ext. 210 or afisher@goderich.ca

Yours truly,

A handwritten signature in cursive script that reads "Andrea Fisher".

Andrea Fisher
Director of Legislative Services/Clerk
/ab

Enclosed:

1. Policy Note – Expanding Transportation Options in Ontario
2. Eastern Ontario Warden's Caucus Letter of Support

cc: Hon. Paul Calandra, Minister of Municipal Affairs and Housing minister.mah@ontario.ca
Hon. Lisa Thompson, Minister of Rural Affairs minister.mra@ontario.ca
The Association of Municipalities Ontario (AMO) amopresident@amo.on.ca
Rural Ontario Municipal Association (ROMA) roma@roma.on.ca
Meredith Staveley-Watson, Manager of Government Relations, EOWC info@eowc.org
The Eastern Ontario Wardens Caucus, info@eowc.org
The County of Huron and all neighbouring Huron County lower-tier municipalities and all Ontario municipalities.

Policy Note - Expanding Transportation Options in Ontario

The purpose of this note is to outline the current challenges with respect to the regulation of ridesharing in Ontario and the benefits to the province that could be unlocked through a provincial regulatory framework.

[Context](#)

[Current Challenges](#)

[Municipal Interest in Ontario](#)

[Benefits of Provincial Approach](#)

[Jurisdictional Scan](#)

Context

- Since 2016, dozens of municipalities across Ontario have developed unique bylaws to regulate ridesharing.
- These bylaws cover topics such as licensing scheme, insurance requirements, driver screening standards, vehicle requirements, and fee / payment schedules.
- Currently, there are several ridesharing companies operational in Ontario, including Lyft, U-Ride, Uber and others.
- Ridesharing provides a vital transportation option in communities across the province, but much of the province is still underserved by ridesharing services.

Current Challenges

The current regulatory structure has significant policy challenges that impacts the province's transportation system and economic growth. Challenges include:

- **Patchwork regulatory framework** - As the province recently demonstrated through its [One Fare](#) announcement, transportation does not stop at municipal boundaries and is increasingly regional. The regulation of ridesharing has become a patchwork regulatory system where a driver can pick up in one municipality but may not be able to pick up in the neighbouring municipality, leading to deadheading.
- **Increasing red tape** - For ridesharing companies that wish to expand in Ontario at the moment, they have to go to individual municipalities and develop bespoke compliance systems. This increases red tape and the cost of doing business in Ontario. It severely limits the ability of ridesharing companies to scale across rural Ontario.
- **Lack of rural transportation options** - Many rural municipalities in Ontario are significantly growing as a result of the Government's investment in housing and infrastructure, yet they lack sufficient transportation options for their residents. Even when options exist, they are often only available at limited times of the day.

Municipal Interest in Ontario

Due to the lack of rural transportation options and the benefits of ridesharing services, over the past months, several municipalities that do not currently have ridesharing services have expressed interest in bringing ridesharing to their communities. These include:

- **Municipality of Brighton** - Northumberland-Peterborough South
- **Township of Russell** - Glengarry-Prescott-Russell
- **City of Pembroke** - Renfrew-Nippissing-Pembroke
- **Township of Southgate** - Bruce-Grey-Owen Sound
- **Town of St. Mary's** - Perth-Wellington

Some of these communities, including Brighton, ON have already passed resolutions (see [Appendix A](#) for full resolution) declaring “support for the migration of ride-share regulations and licensing from the municipal level to the provincial level”.

Benefits of Provincial Approach

A provincial approach to the regulation of ridesharing would have considerable benefits to the Ontario economy and the people of Ontario. These benefits include:

- **Supports economic development** - As Ontario continues to attract investments in areas such as EV manufacturing, communities across the province will need additional transportation options. Ridesharing helps people get around growing communities while also providing part-time flexible work opportunities.
- **Connects communities** - The current patchwork regulatory structure does not reflect the reality of regional transportation, which does not stop at municipal borders. Similar to the One Fare approach of the government, a provincial regulatory framework would allow people to use ridesharing to move seamlessly between communities in the province.
- **Helps reduce impaired driving** - Research shows that the presence of ridesharing in a community can help reduce impaired driving, which is why Uber is a proud partner of MADD Canada. In many rural communities, transportation options are often sparse or unavailable late at night, which can lead some to drive impaired. A provincial regulatory framework would allow ridesharing to expand more easily into these communities and provide citizens with a good reason not to drink and drive.
- **Enables innovative approaches to transit** - Uber and the Town of Innisfil co-designed a custom transit solution, named Innisfil Transit. With a touch of a button, residents are offered flat fare rides to popular destinations, such as the train station, the recreation complex, or the Innisfil Employment Area. Since the launch of Innisfil Transit, thousands of residents have taken trips to connect with the commuter rail station, get to work, go out with friends, or visit their doctor.
- **Connectivity to higher order transit** - As Metrolinx builds out the GO RER expansion and the Ontario Northlander resumes services, more Ontarians and visitors to our

province will use these services to connect with communities. Ridesharing would help boost the success of these services by serving as a “first-mile / last-mile” solution in communities across the RER and Northlander corridors.

Jurisdictional Scan

The majority of other provinces in Canada have adapted a provincial model to the regulation of ridesharing. Some examples of provincial models include:

Province	Legislation	Website / More Information
Newfoundland and Labrador	Transportation Network Company Regulations	Transportation Network Companies (Ride-sharing Service) - Digital Government and Service NL
Quebec	Bill 17, An Act respecting remunerated passenger transportation by automobile - National Assembly of Québec	Authorized drivers or drivers of a vehicle comparable to a taxi - SAAQ
Alberta	Transportation Network Companies Regulation	Ride-for-hire services Alberta.ca
Saskatchewan	Vehicles for Hire Act Vehicles for Hire Regulations	Ridesharing services - SGI

Appendix A: Municipality of Brighton Resolution

WHEREAS, the Municipality of Brighton faces challenges related to limited access to transportation, and there exists a pressing need for a ride-sharing service to address transportation gaps within our community;

WHEREAS rideshare services are increasingly relied upon by seniors, students, visitors and tourists, and residents looking for safe, affordable, convenient, and reliable ways to travel;

WHEREAS, the standardization and consistency of regulations across municipalities, particularly in Ontario, can improve the efficiency and effectiveness of the regulatory framework;

WHEREAS, transferring the responsibility of ride-share regulations and licensing to the provincial level would contribute to a more streamlined and uniform governance structure, while eliminating associated red tape and unnecessary administrative costs;

THEREFORE, BE IT RESOLVED that the Municipality of Brighton Council hereby expresses its support for the migration of ride-share regulations and licensing from the municipal level to the provincial level;

BE IT FURTHER RESOLVED that the Municipality of Brighton Council formally requests the Government of Ontario to initiate the transfer of responsibilities in the interest of creating a more coherent and standardized regulatory framework for ride-sharing services across the province;

BE IT FURTHER RESOLVED that copies of this motion be distributed to the Honourable Doug Ford, Premier of Ontario; the Honourable Prabmeet Sarkaria, Minister of Transportation; the Honourable Paul Calandra, Minister of Municipal Affairs and Housing; the Honourable David Piccini, Member of Provincial Parliament for Northumberland-Peterborough South; the Association of Municipalities of Ontario (AMO); the Eastern Ontario Wardens Caucus, the County of Northumberland; and all six neighbouring Northumberland lower-tier municipalities, and all Ontario municipalities.

October 24, 2024

The Honourable Doug Ford
Premier of Ontario
Premier's Office, Legislative Building, Room 281
Toronto, Ontario M7A 1A1
Premier@ontario.ca

The Honourable Prabmeet Sarkaria
Minister of Transportation
5th Flr, 777 Bay St
Toronto, ON M7A 1Z8
minister.mto@ontario.ca

**Re: Eastern Ontario Wardens' Caucus support for an Ontario-wide
licensing framework for rideshare companies**

Dear Premier Ford and Minister Sarkaria,

On behalf of the [Eastern Ontario Wardens' Caucus \(EOWC\)](#), representing 103 rural and small urban municipalities across Eastern Ontario, I am writing to request that the Ontario Government strongly consider adopting a province-wide licensing framework for rideshare companies.

Municipalities across Eastern Ontario, including the County of Northumberland and Township of Russell, have been advocating for a provincial licensing framework for rideshare companies that would align Ontario with Quebec and British Columbia. Ridesharing provides a vital transportation option in communities across Ontario, but much of the province is still underserved by ridesharing services.

In many parts of the province, ridesharing is unregulated or regulated in a 'patchwork' manner. Since 2016, dozens of municipalities across Ontario have developed unique bylaws to regulate ridesharing. These bylaws cover topics such as licensing scheme, insurance requirements, driver screening standards, vehicle requirements, and fee / payment schedules.

The benefits of an Ontario-wide licensing framework of rideshare companies include:

- **Supports economic development** - As Ontario continues to attract investments in areas such as electronic vehicle (EV) manufacturing, communities across the province will need additional transportation options. Ridesharing helps people get around growing communities while also providing part-time flexible job opportunities.
- **Connects communities** - The current patchwork regulatory structure does not reflect the reality of regional transportation, which does not stop at municipal borders. Similar to the One Fare approach of the government, a provincial regulatory framework would allow people to use ridesharing to move seamlessly between communities in the province.
- **Helps reduce impaired driving** - Research shows that the presence of ridesharing in a community can help reduce impaired driving. In many rural communities, transportation options are often sparse or unavailable late at night, which can lead some individuals to choose to drive impaired. A provincial regulatory framework would allow ridesharing to expand more easily into these communities and provide people with a safe ride option.
- **Enables innovative approaches to transit** – As one example of innovative partnerships, the Town of Innisfil and Uber Canada co-designed a custom transit solution, named Innisfil Transit. With a touch of a button, residents are offered flat fare rides to popular destinations, such as the train station, the recreation complex, or the Innisfil Employment Area. Since the launch of Innisfil Transit, thousands of residents have taken trips to connect with the commuter rail station, get to work, go out with friends, or visit their doctor.

Premier Ford and Minister Sakaria, we thank you for your consideration of this important issue. As always, the EOWC remains a trusted partner and welcomes continued collaboration and opportunities for open dialogue on behalf of our member municipalities.

Sincerely,

A handwritten signature in black ink, appearing to read 'PEM', with a long horizontal stroke extending to the right.

Peter Emon
Chair, 2024
Eastern Ontario Wardens' Caucus
Info@eowc.org

CC: Hon. Paul Calandra, Minister of Municipal Affairs and Housing
minister.mah@ontario.ca

Hon. Lisa Thompson, Minister of Rural Affairs
minister.mra@ontario.ca

The Association of Municipalities Ontario (AMO)
amopresident@amo.on.ca

Rural Ontario Municipal Association (ROMA)
roma@roma.on.ca

Meredith Staveley-Watson, Manager of Government Relations, EOWC
info@eowc.org

THE CORPORATION OF THE MUNICIPALITY OF MARKSTAY-WARREN

RESOLUTION

Agenda Item #13c

DATE: February 18, 2025

NO: 2025-RCM-09

MOVED BY: Rachelle Poirier

SECONDED BY: Francine Bérubé

WHEREAS, municipalities face growing infrastructure needs, including roads, bridges, public transit, water systems, and other critical services, which are essential to community well-being and economic development; and

WHEREAS, the current sources of municipal revenue, including property taxes and user fees, are insufficient to meet these increasing demands for infrastructure investment; and

WHEREAS, the Province of Ontario currently collects the Land Transfer Tax (LTT) on property transactions in municipalities across the province, generating significant revenue that is not directly shared with municipalities; and **WHEREAS**, the Federal Government collects the Goods and Services Tax (GST) on property transactions, a portion of which could be directed to municipalities to address local infrastructure needs; and

WHEREAS, redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and sustainable source of funding for local infrastructure projects without creating a new tax burden on residents or homebuyers; and further

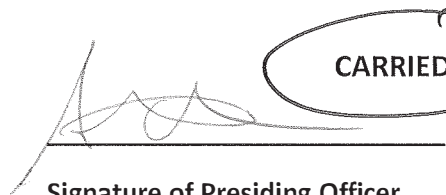
WHEREAS, a redistribution of a portion of the existing Land Transfer Tax and GST would allow municipalities to better plan and invest in long-term infrastructure initiatives, supporting local economic growth and improving the quality of life for residents.

1. **NOW THEREFORE BE IT RESOLVED THAT THE MUNICIPALITY OF MARKSTAY-WARREN COUNCIL** formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities; and
2. **THAT** Council for the Municipality of Markstay-Warren calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and
3. **THAT** this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs; and

4. **THAT** copies of this resolution be forwarded to Prime Minister Justin Trudeau, Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, local Members of Parliament (MPs) and Members of Provincial Parliament (MPPs); and further
5. **THAT** copies of this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.

DEFEATED

Signature of Presiding Officer


Signature of Presiding Officer

CARRIED

DIVISION VOTE

	ea	Nay		Disclosure on Interest
Steven Olsen				
Rachelle Poirier				
Laura Hell				
Mark Corner				
Francine Bérubé				

February 21, 2025

Dear Elected Official,

I am reaching out once again with an exciting update—**over 180 municipalities** have now passed this important motion, calling on the province to redistribute a portion of the Land Transfer Tax and the federal government to allocate part of the GST on new home sales to municipalities. This movement continues to grow, reinforcing the urgent need for **predictable, sustainable infrastructure funding** without placing the financial burden solely on our residents through increased property taxes.

If your Council has not yet passed this motion, now is the time to join your fellow municipalities in this crucial push for change. Every municipality that adds its voice strengthens our collective call for fair funding that ensures we can maintain and build the infrastructure our communities rely on.

If your Council has already passed or supported this motion, please let us know so we can officially add your municipality to the growing list of over 180 that have taken action.

Together, we are demonstrating that municipalities across the province stand united in calling for a fair and sustainable funding model—one that supports growth without unfairly burdening property taxpayers.

I appreciate your time and leadership, and I look forward to continuing this work alongside you. Please do not hesitate to reach out if you have any questions or need any assistance with introducing the motion to your Council.

Tom Mrakas
Mayor Town of Aurora

Sent Via Email



February 28, 2025

The Honourable Arif Virani
 Minister of Justice
 House of Commons
 Ottawa, ON K1A 0A6

Dear Minister Virani:

**RE: Motion regarding Protecting Canadian Values: Ban the
 Nazi Swastika in Canada, Our File: C00**

**The Regional
 Municipality of
 Durham**

Corporate Services
 Department –
 Legislative Services
 Division

605 Rossland Rd. E.
 Level 1
 PO Box 623
 Whitby, ON L1N 6A3
 Canada

905-668-7711
 1-800-372-1102

durham.ca

**Alexander Harras
 M.P.A.
 Director of
 Legislative Services
 & Regional Clerk**

Council of the Region of Durham, at its meeting held on February 26, 2025, adopted the following recommendations of the Committee of the Whole, as amended:

“Whereas in recent years, Nazi iconography has surfaced with alarming frequency in the public sphere, used by an increasing number of groups and individuals to promote hate and instill fear within Canadian society; and

Whereas since the atrocities of WWII, the Nazi swastika, also known as the hakenkreuze, has become universally synonymous with systematic violence, terror and hate. Its growing presence in our country poses a threat to every single Canadian citizen, undermining the core values of equality, diversity, and inclusion that define our nation, and

Whereas eighteen countries have already taken action to ban these symbols, it is imperative that Canada follow suit;

Therefore be it resolved, that Durham Region Council supports B’Nai Brith’s call to the Government of Canada to pass legislation banning, with exceptions for certain educational and artistic purposes, the public display of Nazi symbols and iconography, including the Nazi swastika (hakenkreuze). Specifically, demanding that the Government of Canada immediately:

1. Ban the Nazi swastika (hakenkreuze)

If you require this information in an accessible format, please call 1-800-372-1102 extension 2097.

2. Ban all Nazi symbols and iconography

Durham Region Council agrees that the people of Canada are counting on the federal government to ensure a future free from hate, where every Canadian is protected, valued, and respected; and

That a copy of this motion is sent to all Canadian Municipalities.”

Alexander Harras

Alexander Harras, M.P.A.
Director of Legislative Services & Regional Clerk
AH/tf

c: B'nai Brith Canada
All Canadian Municipalities



March 6, 2025

The Right Honourable Justin Trudeau, P.C., M.P.
Prime Minister of Canada
Office of the Prime Minister
80 Wellington Street
Ottawa, ON K1A 0A2
Justin.trudeau@parl.gc.ca

Re: Carbon Tax

Dear Prime Minister,

At the meeting of Sarnia City Council held on March 3, 2025, the following resolution was adopted:

That given the advent of the US tariffs and the economic impact on Canadians it is even more critical at this time to petition our own Federal liberal government to put a stop the 20 percent increase to the carbon tax scheduled to be implemented April 1, 2025. The vast majority of Canadians do not support the carbon tax, and the timing could not be worse for the impact to our citizens; and

That the resolution be forwarded to the Prime Minister, his Cabinet, Leaders of Opposition, our MP, and All Ontario Municipalities.

Your consideration of this matter is respectfully requested.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Amy Burkhart".

Amy Burkhart
City Clerk

Cc: Cabinet Ministers
The Honourable Pierre Poilievre, M.P.
The Honourable Marilyn Gladu, M.P.
All Ontario Municipalities



Office of the City Clerk

March 6, 2025

Via email: clerks@stratford.ca

Tatiana Dafoe, City Clerk
City of Stratford
Box 818
Stratford, ON N5A 6W1

Dear Tatiana:

Re: Kingston City Council Meeting, March 4, 2025 – Resolution Number 2025-116; High Speed Rail Project

At the regular Council meeting on March 4, 2025, Council approved Resolution Number 2025-116 with respect to High Speed Rail Project as follows:

Whereas in 2017 senior officials from VIA Rail Canada asked communities along the Quebec-Windsor Corridor for their endorsement of VIA's proposed High Frequency Rail (HFR) project to support VIA's advocacy efforts with the federal government; and

Whereas the City supported VIA's HFR project with the understanding that although Kingston would not be a stop on the proposed line, it would become a VIA Rail Regional Hub in Eastern Ontario with increased service and more trains starting and ending in Kingston; and

Whereas under VIA Rail's Regional Hub Model smaller communities in Eastern Ontario would also benefit from additional service to support their towns and cities; and

Whereas on February 19, 2025 VIA Rail Canada and the federal government announced that they were no longer planning a VIA HFR but a new High Speed Rail project that would completely bypass Kingston; and

Whereas as one of the five busiest VIA stations in the country, VIA's change of direction disproportionately impacts the residents of Kingston and Eastern Ontario

The Corporation of the City of Kingston

216 Ontario Street, Kingston, ON K7L 2Z3

Phone: (613) 546-4291 extension 1207

cityclerk@cityofkingston.ca

- 2 -

who have been pushing for years for more convenient and reliable train service;
and

Whereas VIA Rail's recent decision to fundamentally change their plans for rail expansion after securing Kingston's endorsement is a breach of trust that undermines eight years of working with our community in a collaborative way;

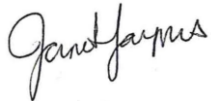
Therefore Be It Resolved That the City of Kingston formally withdraw its support for the VIA Rail High Speed Rail proposal and request VIA to honour their original commitment to Kingston for a Regional Hub that will improve service and train frequency; and

That the City develop an advocacy approach in collaboration with Eastern Ontario Communities and others cities along the Quebec – Windsor corridor that will be negatively impacted by VIA's change of direction; and

That City Council request representatives from VIA Rail Canada to appear before Council to explain the change in their proposal and next steps for increased rail service in Kingston; and

That a copy of this motion be sent to Mario Peloquin, President and CEO of VIA Rail Canada, Martin Imbleau, President of VIA Rail HFR, The Honourable Anita Anand, M.P., P.C., Minister of Transport and Internal Trade, Mark Gerretsen, M.P. Kingston and the Islands, the Greater Kingston Chamber of Commerce, Tourism Kingston, Kingston Economic Development, Queen's University, CFB Kingston, St. Lawrence College, Kingston Health Sciences Centre, the Downtown Kingston BIA, the Ontario Big City Mayors' Caucus, the Eastern Ontario Mayors' Caucus, the Eastern Ontario Wardens' Caucus, Josh Morgan, Mayor of London, Stephanie LaCoste, Mayor of Drummondville and other municipalities along the Quebec City – Windsor Corridor impacted by this announcement.

Yours sincerely,



Janet Jaynes
City Clerk
/nb

**Town of Bradford West Gwillimbury**

100 Dissette St., Unit 7&8

P.O. Box 100, Bradford, Ontario, L3Z 2A7

Telephone: 905-775-5366

Fax: 905-775-0153

www.townofbwg.com

March 12, 2025

VIA EMAIL

The Hon. Doug Ford
Legislative Building
Queen's Park
Toronto ON M7A 1A1
premier@ontario.ca

Dear Premier Ford

Re: Motion to Request Landlord Tenant Reforms

At its Regular Meeting of Council held on Tuesday, March 4, 2025, the Town of Bradford West Gwillimbury Council approved the following resolution:

Resolution 2025-79
Moved: Councillor Giordano
Seconded: Councillor Dykie

WHEREAS Ontario has expanded the accessory dwelling unit (ADU) framework to address the housing supply crisis, which includes the need to balance the interests of both tenants and small-scale landlords;

WHEREAS small-scale landlords may face financial strain when tenants withhold rent in bad faith, and delayed dispute resolution systems can result in undue hardship for landlords, while also affecting tenants' security and well-being;

WHEREAS it is crucial to support the development of legal ADUs and secondary rentals while ensuring tenants' rights are respected and upheld;

WHEREAS proposed reforms could include:

- Accelerating dispute resolution for ADUs and secondary rentals at the Landlord and Tenant Board (LTB) within 30 days, ensuring fairness for both tenants and landlords
- Introducing mediation services to resolve disputes quickly and amicably, reducing reliance on lengthy hearings
- Providing both landlords and tenants with enhanced tools for clear communication, such as standardized rental agreements and better screening practices

- Strengthening protections for tenants against unfair eviction while enforcing stricter penalties for tenants withholding rent in bad faith
- Ensuring law enforcement access to properties only under appropriate circumstances, respecting tenants' rights while supporting landlords in the resolution of unpaid rent issues
- Establishing a hardship relief fund for landlords impacted by unpaid rent, while ensuring tenants are also supported in cases of financial distress
- Offering free or low-cost legal assistance to both landlords and tenants to navigate disputes fairly.

NOW THEREFORE BE IT RESOLVED that the Town of Bradford West Gwillimbury Council requests the provincial government to look at ways to implement these balanced reforms that protect both small-scale landlords and tenants, ensuring fairness in the rental market; and

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to Premier Doug Ford, our local Member of Provincial Parliament, President of the Association of Municipalities of Ontario, Minister of Municipal Affairs and Housing, Attorney General, and all Ontario municipalities to support the creation of balanced protections for both landlords and tenants

CARRIED.

Thank you for your consideration of this request.

Regards,



Tara Reynolds
 Clerk, Town of Bradford West Gwillimbury
 (905) 775-5366 Ext 1104
treynolds@townofbwg.com

CC: President of Association of Municipalities of Ontario, Robin Jones - resolutions@amo.on.ca
 Hon. Paul Calandra, Minister of Municipal Affairs and Housing - minister.mah@ontario.ca
 Hon. Doug Downey, Attorney General - attorneygeneral@ontario.ca
 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 March 24, 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 March 24, 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 24th day of March, 2025.

Mayor – Martin Ritsma

Clerk – Tatiana Dafoe