



Stratford City Council
Regular Council Open Session
AGENDA

Meeting #: 4768th

Date: Monday, April 14, 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: Adam Betteridge - Interim Chief Administrative Officer, Tatiana Dafoe - City Clerk, Kim McElroy - Director of Social Services, Tim Wolfe - Director of Community Services, Taylor Crinklaw - Director of Infrastructure Services, Karmen Krueger - Director of Corporate Services, Neil Anderson - Director of Emergency Services/Fire Chief, 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:**

11 - 31

Motion by

THAT the Minutes of the Special and Public Meeting of Council of the The Corporation of the City of Stratford dated March 20, 2025 and the Regular Meeting of Council of The Corporation of the City of Stratford dated March 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 April 14, 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 Chief Administrative Officer with respect to a personnel matter (CM-25-07) - 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)).

At the closed meeting, the confidential report was received.

5.2 April 14, 2025, Committee of the Whole In-camera Session

The April 14, 2025, Committee of the Whole In-camera Session has been cancelled.

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

6.1 Adjournment to Public Meetings under the Planning Act: 32 - 90

Motion by

THAT the Council meeting adjourn to a public meeting under the Planning Act to hear from members of the public with respect to the following planning applications:

- **Draft Plan of Subdivision 31T24-003, Official Plan Amendment Application OPA02-24 and Zone Change Application Z08-24 for 672 Mornington Street; and**
- **Official Plan Amendment Application OPA01-25 and Zone Change Application Z09-24 for 315 and 317 Huron Street;**

and to reconvene following the public meetings.

7. Orders of the Day:

7.1 Resolution - Development Project, 246 Railway Avenue (COU25-038) 91 - 96

Michael Pullen, Managing Director, and Kendry Fry, Housing Specialist, from investStratford will present the report.

Motion by

Staff Recommendation: THAT the Request for Proposal (RFP-2025-01) for Home Renovation for a City Owned Property be awarded to Collard Properties for a maximum amount of \$179,765.58, including HST to be funded through the R-R11-STRA Reserve Fund;

THAT staff be authorized to proceed with the water and sanitary servicing of 246 Railway Avenue to be funded through the R-R11-STRA Reserve Fund;

AND THAT the Housing Specialist Position (reporting through investStratford) be continued from July 2025 to the end of December 2025 to be funded through the R-R11-STRA Reserve Fund.

7.2 Resolution - Progress Report, Request for Expression of Interest: 161 East Gore Street and 38 Coriano Street (COU25-044) 97 - 107

Motion by

Staff Recommendation: THAT the report titled, "Progress Report, Request for Expression of Interest: 161 East Gore Street and 38 Coriano Street" (COU25-044), be received for information.

7.3 Resolution - Climate Conversations Steering Committee 2025 Request for Financial Assistance (COU25-035) 108 - 111

Sheila Clarke, Climate Conversations Organizer, will be available to answer any questions.

Motion by

Staff Recommendation: THAT direction be provided on the financial assistance request from the Climate Conversations Steering Committee for an additional Climate Conversation event to be held on June 26, 2025.

7.4 Resolution - 2025 Community Grant Evaluation Committee Recommendations (COU25-037)

112 - 123

Motion by

Staff Recommendation: THAT the 2025 grants and fee waivers as outlined in the attached schedule to Report COU25-037, be approved;

AND THAT any appeals received from applicants be considered by the Finance and Labour Relations Sub-committee.

7.5 Resolution - Court Security and Prisoner Transport Program 2025

Motion by

THAT The Corporation of the City of Stratford enter into an Ontario Transfer Payment Agreement with His Majesty the King in right of Ontario as represented by the Solicitor General for a term of one (1) year to December 31, 2025;

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

7.6 Resolution - Community Transportation Grant Program

Motion by

THAT The Corporation of the City of Stratford enter into an Amending Agreement No. 3 to the Community Transportation Grant Program Transfer Payment Agreement with His Majesty the King in right of Ontario as represented by the Minister of Transportation;

AND THAT the Mayor and Clerk, or their respective designated, be authorized to sign the Amending Agreement No. 3 on behalf of the municipal corporation.

7.7 Resolution - Road Widening for Consent Application B04-23, 639-663 Ontario Street (COU25-036)

124 - 127

Motion by

Staff Recommendation: THAT Council authorize the conveyance of Parts 1 and 3 on Reference Plan 44R-6300 from 6520910 Canada Corporation to The Corporation of the City of Stratford;

AND THAT upon conveyance of Parts 1 and 3, on Reference Plan 44R-6300 to the City of Stratford, these lands be dedicated as public highway forming part of Ontario Street.

- 7.8 Resolution - Updated Recommendation for Airport Farmland Lease Award (COU25-041) 128 - 130**

Motion by

Staff Recommendation: THAT Council rescind Resolution R2025-124 and repeal By-law 32-2025 awarding the airport farmland lease agreement to Peter Koot & Rachael Berta;

AND THAT Council award the three (3) year term to Van Nes Custom Welding Inc., 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;

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

- 7.9 Resolution - Application for Part Lot Control Exemption (PLC01-25) for Lot 5 on Registered Plan 44M-91, being Parts 1-5 on Plan 44R-6320 and municipally addressed as 37-41 Worsley Street (COU25-046) 131 - 135**

Motion by

Staff Recommendation: THAT Council approve Application for Part Lot Control Exemption (PLC01-25) to exempt Lot 5 on Registered Plan 44M-91 from part Lot Control for one year from the date of the passing of the By-law in accordance with Reference Plan 44R-6230 to create two separate parcels of land, each of which would contain a semi-detached dwelling unit.

- 7.10 Resolution - Avondale Cemetery Niche Wall Installation (COU25-042) 136 - 137**

Motion by

Staff Recommendation: THAT the request for proposal (RFP-2025-13) for the design, supply, and installation of three (3) sixty-four (64) straight columbarium niche walls, including foundations and concrete surrounds, in the Avondale Cemetery be awarded to Kyber Columbarium in the amount of \$124,978, including HST.

- 7.11 Resolution - National Stadium Washroom Renovations – Tender Award (COU25-040) 138 - 140

Motion by

Staff Recommendation: THAT the Tender (T-2024-45) for the washroom renovations for National Stadium, be awarded to Feltz Design Build at a total cost of \$174,686.04, 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 Tender scope of work from Facilities Capital Reserve Fund R-R11-FACI and in accordance with Policy F.1.15 Capital Budget Authorization for Expenditures.

- 7.12 Resolution - Award of RFP-2024-37 – 9 Fulton Street, Milverton Affordable Housing – Architectural Services (COU25-039) 141 - 143

Motion by

Staff Recommendation: THAT the proposal (RFP-2024-37) for the 9 Fulton Street, Milverton Affordable Housing – Architectural Services project, be awarded to L. Alan Grinham at a cost of \$249,475.00, including HST.

- 7.13 Proclamation - BeADonor Month 144 - 147

Motion by

THAT Stratford City Council hereby proclaims April 2025 as "BeADonor Month" in the City of Stratford to raise awareness that one donor can save up to eight lives through organ donation and improve the lives of up to 75 others through tissue donation;

AND THAT Stratford City Council authorizes the flying of the BeADonor flag April 21 to April 25 for National Organ and Tissue Donation Awareness Week to encourage Ontarians to register their consent for organ and tissue donation.

8. Business for Which Previous Notice Has Been Given:

None noted.

9. Reports of the Standing Committees:

There are no Standing Committee reports to be considered at the April 14, 2025

meeting.

10. Notice of Intent:

None noted.

11. Reading of the By-laws:

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

Motion by

THAT By-laws 11.1 to 11.10 be taken collectively.

Motion by

THAT By-laws 11.1 to 11.10 be read a First and Second Time.

Motion by

THAT By-laws 11.1 to 11.10 be read a Third Time and Finally Passed

11.1 Court Security and Prisoner Transportation Program Agreement 148 - 149

To authorize the entering into and execution of an Ontario Transfer Payment Agreement with His Majesty the King in Right of Ontario as represented by the Solicitor General, with respect to the continuation of the Court Security and Prisoner Transportation Program (CSPT) for 2025.

11.2 Amending Agreement No. 3 to the Community Transportation Grant Program Transfer Payment Agreement 150

To authorize the execution of an Amending Agreement No. 3 to the Community Transportation Grant Program Transfer Payment Agreement with His Majesty the King in right of the Province of Ontario as represented by the Minister of Transportation for the Province of Ontario.

11.3 Conveyance for the Widening of Ontario Street 151

To accept the transfer (conveyance) from 6520910 Canada Corporation of Parts 1 and 3 on Reference Plan 44R-6300.

11.4 Dedication of Part of Ontario Street as Public Highway 152

To dedicate Parts 1 and 3 on Reference Plan 44R-6300 as public highway forming part of Ontario Street in the City of Stratford.

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|--------------|---|------------------|
| 11.5 | Award Proposal for Home Renovation for a City Owned Property | 153 |
| | To authorize the acceptance of a proposal, execution of the contract and the undertaking of work by Collard Properties for the Home Renovation for a City Owned Property project (RFP-2025-01). | |
| 11.6 | Award Proposal for 9 Fulton Street, Milverton Affordable Housing - Architectural Services Project | 154 |
| | To authorize the acceptance of a proposal, execution of the contract and the undertaking of work by L. Alan Grinham for the 9 Fulton Street, Milverton Affordable Housing – Architectural Services project (RFP-2024-37). | |
| 11.7 | Award Tender for Washroom Renovations at National Stadium | 155 |
| | To authorize the acceptance of a tender, execution of the contract and the undertaking of work by Feltz Design Build for washroom renovations at National Stadium (T-2024-45). | |
| 11.8 | Award Proposal for the Design, Supply, and Installation of Columbarium Niche Walls in the Avondale Cemetery | 156 |
| | To authorize the acceptance of a proposal, execution of the contract and the undertaking of work by Kyber Columbarium for the design, supply, and installation of three (3) sixty-four (64) straight columbarium niche walls including foundations and concrete surrounds in the Avondale Cemetery (RFP-2025-13). | |
| 11.9 | Award Airport Farm Land Lease and Repeal By-law 32-2025 | 157 |
| | To authorize the execution of a Lease Agreement with Van Nes Custom Welding Inc. for farmland adjacent to the Stratford Municipal Airport for a three year term to December 31, 2027 and to Repeal By-law 32-2025. | |
| 11.10 | Part Lot Control Exemption By-law - 37-41 Worsley | 158 |
| | To exempt Lot 5, Registered Plan 44M-91 from the provisions of part-lot control for a period of one (1) year for the purpose of conveying semi-detached dwelling units to individual owners. | |
| 12. | Consent Agenda: CA-2024-041 to CA-2024-050 | 159 - 164 |
| | 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 28, 2025, in the Council Chamber, City Hall.

Motion by

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

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

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

15. Council Reconvene:

15.1 Declarations of Pecuniary Interest made at Standing Committees

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

Declarations of Pecuniary Interest made at Standing Committee meetings held on April 14, 2025, with respect to the following Items and re-stated at the reconvene portion of the Council meeting:

Name, Item and General Nature of Pecuniary Interest

15.2 Reading of the Confirmatory By-law (reconvene):

165

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

By-law 11.11 Confirmatory By-law

To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on April 14, 2025.

Motion by

THAT By-law 11.11 be read a First and Second Time.

Motion by

THAT By-law 11.11 be read a Third Time and Finally Passed.

15.3 Adjournment of Council Meeting

Meeting Start Time:

Meeting End Time:

Motion by

THAT the April 14, 2025, Regular Council meeting adjourn.



Stratford City Council Special Council Open Session MINUTES

Meeting #: 4766nd
 Date: Thursday, March 20, 2025
 Time: 6:30 P.M.
 Location: Council Chamber, City Hall

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

Regrets: Councillor Sebben

Staff Present: Tatiana Dafoe - City Clerk, Adam Betteridge - Director of Building and Planning Services, Audrey Pascual - Deputy Clerk, Marc Bancroft - Manager of Planning, Miranda Franken - Council Clerk Secretary

Also Present: Members of the Public and Media

1. Call to Order:

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

Councillor Sebben provided regrets for this meeting.

Land Acknowledgment

Moment of Silent Reflection

Signing 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 Thereof

There were no disclosures of pecuniary interest made by a member at the March 20, 2025 Special Council meeting.

3. Adjournment to Public Meetings under the Planning Act:

R2025-105

Motion by Councillor Burbach

Seconded by Councillor Biehn

THAT the Special Council Meeting adjourn to Public Meetings under the Planning Act, to hear from members of the public with respect to the following planning matters:

- **Zone Change Application Z05-24 for 156 Albert Street;**
- **Draft Plan of Subdivision Application 31T15-001 and Zone Change Application Z06-24 for 576 O'Loane Avenue;**
- **Draft Plan of Subdivision Application 31T24-002 and Zone Change Application Z07-24 for 1296 O'Loane Avenue;**

and to reconvene following the Public Meetings.

Carried

The Special Council meeting adjourned to a Public Meeting at 6:34 p.m. and reconvened at 8:47 p.m.

4. Reading of the By-laws:

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

4.1 Confirmatory By-law - By-law 27-2025

To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on March 20, 2025.

R2025-106

Motion by Councillor Briscoe

Seconded by Councillor McCabe

THAT By-law 27-2025 be read a First and Second Time.

Carried two-thirds support

R2025-107

Motion by Councillor Burbach

Seconded by Councillor Henderson

THAT By-law 27-2025 be read a Third Time and Finally Passed.

Carried

5. Adjournment:

R2025-108

Motion by Councillor Beatty

Seconded by Councillor Nijjar

THAT the March 20, 2025, Special and Public Council Meeting adjourn.

Carried

Meeting Start Time: 6:30 P.M.

Meeting End Time: 8:49 P.M.

Mayor – Martin Ritsma

Clerk - Tatiana Dafoe



Stratford City Council Regular Council Open Session MINUTES

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 Hunter, Councillor McCabe, Councillor Nijjar, Councillor Sebben, Councillor Wordofa

Regrets: Councillor Henderson

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, Alexander Burnett – Intermediate Planner

Also Present: Members of the Public and Media

1. Call to Order:

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

Councillor Henderson provided regrets for this meeting.

Land Acknowledgment

Moment of Silent Reflection

Singing of O Canada

Respectful Conduct Statement

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

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

Name, Item and General Nature of Pecuniary Interest

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

3. Adoption of the Minutes:

R2025-109

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 24, 2025, be adopted as printed.

Carried

4. Adoption of the Addenda to the Agenda:

R2025-110

Motion by Councillor McCabe

Seconded by Councillor Biehn

THAT the Addenda to the Regular Agenda of Council and Standing Committees dated March 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 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)).

At the In-camera Session, direction was given to the City's Bargaining Committee for Item 4.1. For Item 5.1, the report was received and direction was given to the City Clerk to place this matter on an addenda provided to Council before the meeting.

5.2 ADDED - Appointment on an Interim Chief Administrative Officer for The Corporation of the City of Stratford

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)).

R2025-111

Motion by Councillor Hunter

Seconded by Councillor Nijjar

THAT Adam Betteridge be appointed as Interim Chief Administrative Officer for The Corporation of the City of Stratford.

Carried

6. Hearings of Deputations and Presentations:

6.1 Adjournment to a Public Meeting under the Planning Act:

R2025-112

Motion by Councillor Biehn

Seconded by Councillor Burbach

THAT "Public Comment Z01-25 963 O'Loane Avenue - Costin" be received for information.

Carried

R2025-113

Motion by Councillor McCabe**Seconded by** Councillor Burbach

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.

Carried

The Regular Council meeting adjourned to a Public Meeting at 7:07 p.m. and reconvened at 8:08 p.m.

6.2 ADDED - Request for Delegation Regarding Item 7.2 "Chief Administrative Officer Recruitment - Selection Committee" (COU25-25)

R2025-114

Motion by Councillor Burbach**Seconded by** Councillor McCabe**THAT Loreena McKennitt be heard.****Carried**

Loreena McKennitt spoke to the recruitment for a Chief Administrative Officer. Passages were read from David Siegel's book, "The Leadership Qualities of a Chief Administrative Officer". Loreena McKennitt requested the City secure outside professional assistance to assist with recruitment for this position.

7. Orders of the Day:

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

Peter Frise, Vice President Policy and Consulting Services, from Municipal Tax Equity Consultants Inc., referring to a PowerPoint presentation, provided an overview of the Property Tax and Tax Policy Study. Members of Council, staff and Peter Frise discussed the study, options available to the City, and Mr. Frise's professional recommendations.

R2025-115

Motion by Councillor Hunter**Seconded by** Councillor Sebben

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

THAT no change be made to the City's tax policies;

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.

A member noted that in the future there could be a large change should a tax policy be amended but that they did not want to see property taxes increase further.

Mayor Ritsma called the question on the motion.

Carried

The Regular Council meeting recessed at 9:01 p.m. and reconvened at 9:09 p.m.

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

Councillor Sebben moved a motion that Councillor Biehn, Councillor Nijjar and Councillor Wordofa be appointed to the Chief Administrative Officer Selection Committee. There was no seconder for the motion.

R2025-116

Motion by Councillor Beatty

Seconded by Councillor McCabe

THAT Councillor Nijjar be appointed to the Chief Administrative Officer Selection Committee.

Carried

R2025-117

Motion by Councillor Hunter

Seconded by Councillor Briscoe

THAT Councillor Burbach be appointed to the Chief Administrative Officer Selection Committee.

Carried

R2025-118

Motion by Councillor Nijjar

Seconded by Councillor Briscoe

THAT Councillor Beatty be added to the Chief Administrative Officer Selection Committee.

Carried

It was questioned whether a staff member would be guiding the Selection Committee. Mayor Ritsma advised the current Chief Administrative Officer would be assisting. It was questioned and confirmed that the City has an external HR Consultant.

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

Motion by Councillor Hunter

Seconded by Councillor Nijjar

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

THAT staff investigate a deferral program to provide deferral of tax increases for the purposes of relieving financial hardship for persons struggling to pay their taxes, seniors, persons on ODSP and those with other challenges;

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

A member clarified that the intent of the motion is to consider Option 4, as noted in the report, with additional parameters.

Members spoke in support of proceeding with Option 2, as noted in the report, which would provide tax deferrals for the purposes of relieving financial hardship under section 319(1) for seniors and persons with disabilities.

Councillor Hunter amended the motion to direct staff to investigate a tax deferral program for seniors and persons with disabilities.

It was questioned and confirmed that the intent was to request staff to investigate a program for consideration by Council.

Mayor Ritsma called the question on the motion as revised below:

R2025-119

Motion by Councillor Hunter

Seconded by Councillor Nijjar

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

THAT staff investigate a deferral program to provide tax deferrals for the purposes of relieving financial hardship for seniors and persons with disabilities;

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

Carried

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

R2025-120

Motion by Councillor Briscoe

Seconded by Councillor Wordofa

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

Carried

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

R2025-122

Motion by Councillor Beatty

Seconded by Councillor McCabe

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.

Members of Council and staff discussed the services to be provided under the agreement.

Mayor Ritsma called the question on the motion.

Carried

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

R2025-123

Motion by Councillor Hunter

Seconded by Councillor Nijjar

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.

Carried

7.7 Resolution - Airport Farmland Lease Award (COU25-031)

R2025-124

Motion by Councillor Wordofa

Seconded by Councillor Nijjar

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.

Carried

7.8 Resolution - Zero Emission Vehicle Infrastructure Program Contribution Agreement (COU25-026)

Motion by Councillor Wordofa

Seconded by Councillor Burbach

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.

It was questioned whether the Province provided information for the denial of the application. The Deputy Clerk advised comments were not provided.

A member spoke against the motion citing the number of sessions per charging port.

A member spoke in favour of the motion citing the need for fast charging stations in the City.

Mayor Ritsma called the question on the motion.

Defeated

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

R2025-125

Motion by Councillor Beatty

Seconded by Councillor Nijjar

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.

Carried

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

R2025-126

Motion by Councillor Sebben

Seconded by Councillor Burbach

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.

Carried

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.

R2025-127

Motion by Councillor Wordofa

Seconded by Councillor Hunter

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.

Carried

7.12 Proclamation - World Autism Day

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

R2025-128

Motion by Councillor Briscoe

Seconded by Councillor Wordofa

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.

Carried

7.13 Proclamation - Human Values Day

R2025-129

Motion by Councillor Nijjar

Seconded by Councillor Hunter

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.

Carried

7.14 Proclamation - Dairy Week

R2025-130

Motion by Councillor Beatty

Seconded by Councillor Wordofa

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.

Carried

8. Business for Which Previous Notice Has Been Given:

None scheduled.

9. Reports of the Standing Committees:

There were 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

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.

Additional information was available in the Notices attached to the agenda.

11. Reading of the By-laws:

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

R2025-131

Motion by Councillor Hunter

Seconded by Councillor Nijjar

THAT By-laws 28-2025 to 35-2025 be taken collectively.

Carried unanimously

R2025-132

Motion by Councillor McCabe

Seconded by Councillor Briscoe

THAT By-laws 28-2025 to 35-2025 be read a First and Second Time.

Carried two-thirds support

R2025-133

Motion by Councillor Beatty

Seconded by Councillor Biehn

THAT By-laws 28-2025 to 35-2025 be read a Third Time and Finally Passed.

Carried

11.1 Tax Rates 2025 - By-law 28-2025

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 - By-law 29-2025

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 - By-law 30-2025

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 - By-law 31-2025

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 - By-law 32-2025

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. - By-law 33-2025

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. - By-law 34-2025

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 - Removed

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.

11.9 ADDED - Appointment of Interim Chief Administrative Officer - By-law 35-2025

To appoint an Interim Chief Administrative Officer for The Corporation of the City of Stratford.

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

12.1 CA-2025-036

R2025-134

Motion by Councillor Hunter

Seconded by Councillor McCabe

THAT CA-2025-036, being a resolution from the Municipality of Markstay-Warren regarding a 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, be endorsed.

Carried

13. New Business:

13.1 Zero Emission

It was questioned whether the City could put in two chargers using the grant money. The Deputy Clerk advised that the \$200,000 in grants that the City was being provided covers \$50,000 for each eligible level 3 charging station to be installed. Should the number of stations to be installed decrease then the amount for the grant would also decrease.

13.2 Flying of the American Flag at City Facilities

Members discussed the flying of the American Flag at City Facilities.

13.3 OFSAA Championship Winners - St. Michaels Girls Catholic Secondary School

The St. Michaels Girls Catholic Secondary School was recognized for winning the OFSAA School championship.

13.4 National Championships Silver Winner - University of Waterloo Women's Hockey Team

The University of Waterloo Women's Hockey Team was recognized for winning silver at the National Championships.

13.5 Hybrid Buses

It was noted the City has received two new hybrid transit buses.

14. Adjournment to Standing Committees:

The next Regular Council meeting is April 14, 2025, in the Council Chamber, City Hall.

R2025-135

Motion by Councillor Burbach

Seconded by Councillor Beatty

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.

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 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

There were no disclosures of pecuniary interest made by a member at the March 24, 2025 Council Reconvene meeting.

15.2 Committee Reports

15.2.1 Infrastructure, Transportation and Safety Committee

R2025-136

Motion by Councillor Burbach

Seconded by Councillor Nijjar

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.

Carried

15.3 Reading of the By-laws (reconvene):

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

By-law 11.9 Confirmatory By-law - By-law 36-2025

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

R2025-137

Motion by Councillor Biehn

Seconded by Councillor Nijjar

THAT By-law 36-2025 be read a First and Second Time.

Carried two-thirds support

R2025-138

Motion by Councillor Sebben

Seconded by Councillor Beatty

THAT By-law 36-2025 be read a Third Time and Finally Passed.

Carried

15.4 Adjournment of Council Meeting

Mayor Ritsma recognized retiring Chief Administrative Officer, Joan Thomson, for 40 years of work with the City of Stratford. The Chief Administrative Officer, Joan Thomson, noted it has been 40 amazing years and that as a team a lot has been accomplished. Ms. Thomson encouraged people to consider working at the municipal level.

R2025-139

Motion by Councillor Hunter

Seconded by Councillor Nijjar

THAT the March 24, 2025, Regular Council meeting adjourn and convene into a closed session to consider the following matter:

4.1 Confidential Report of the Chief Administrative Officer with respect to a personnel matter (CM-25-07) - 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)).

Carried

Meeting Start Time: 7:00 P.M.

Meeting End Time: 9:44 P.M.

Reconvene Meeting Start Time: 9:55 P.M.

Reconvene Meeting End Time: 10:00 P.M.

Mayor - Martin Ritsma

Clerk - Tatiana Dafoe



PLANNING REPORT

Date: April 14, 2025
To: Mayor and Council
From: Marc Bancroft, MPL, MCIP, RPP, Manager of Planning
Report Number: COU25-045
Attachments: Public Comments Received

Title: Statutory Public Meeting Report with respect to Applications for Draft Plan of Subdivision 31T24-003, Official Plan Amendment OPA2-24 and Zone Change Z08-24 for 672 Mornington Street

Objective: The purpose of this report is to describe the applications submitted by Zelinka Priamo Ltd. (c/o Aliyah Richards) on behalf of C. Bet Limited with respect to Applications for Draft Plan of Subdivision 31T24-003, Official Plan Amendment OPA2-24 and Zone Change Z08-24. The applications were originally submitted in December, 2024, and deemed complete on February 21, 2025.

Application for 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), a servicing block (Block 85), a road widening dedication along Perth Line 36 (Block 86), and 0.3 metre reserves (Blocks 87, 88 and 89) along Perth Line 36 and Mornington Street.

A new road network would be 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. At the northeast area of the site, the servicing block (Block 85) would also allow for a pedestrian walkway linking Street B to the the southeast corner of Mornington Street and Perth Line 36.

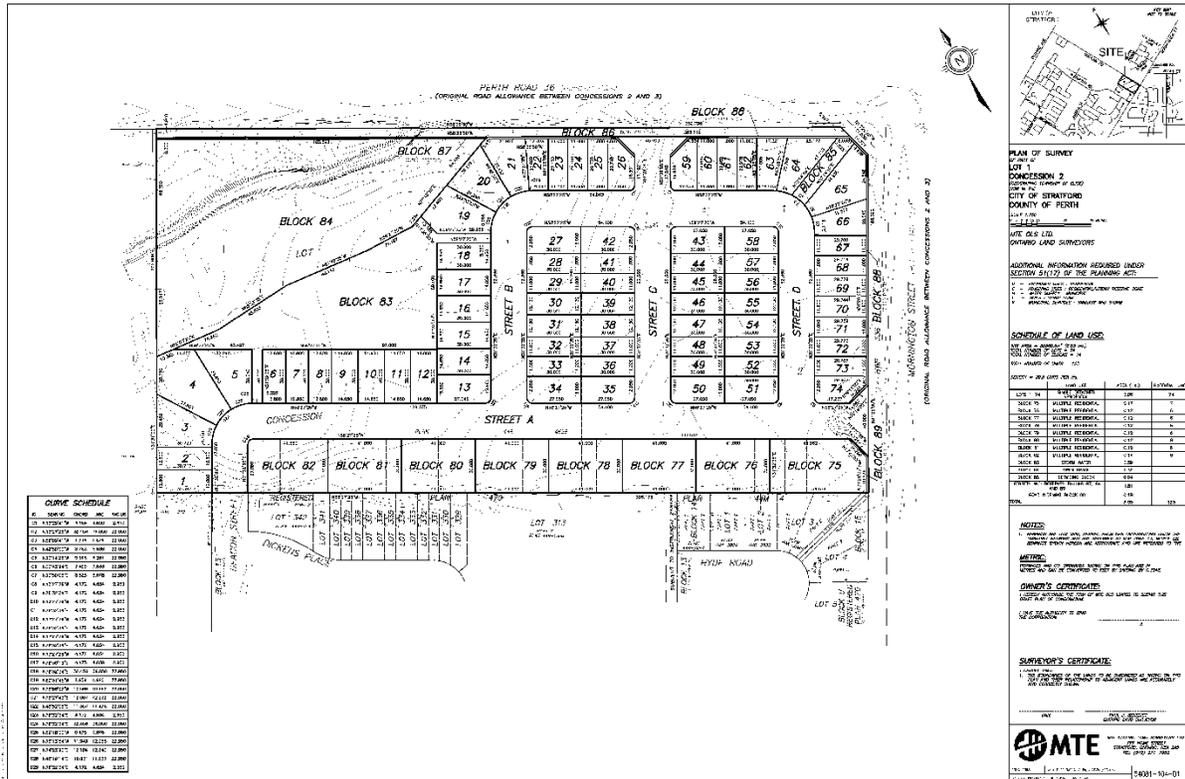
The lands are partially located within the Upper Thames River Conservation Authority's (UTRCA) regulated area associated with the Court Drain which flows along the northwest portion of the site. Although lands are proposed to be conveyed to the City along the Court Drain through Block 83 (stormwater management facility) and Block 84

(open space lands), the developer is proposing to satisfy the parkland dedication requirement through a cash-in-lieu arrangement considering the foregoing lands are flood prone and therefore constrained.

The following documents were submitted in support of the applications:

- Draft Plan of Subdivision
- Planning Justification Report
- Functional Servicing & Stormwater Management
- Hydraulic Analysis (Flood Modelling)
- Hydrogeological Investigation
- Geotechnical Investigation
- Transportation Impact Study
- Noise Feasibility Study
- Environmental Impact Study
- Tree Preservation Plan
- Archaeological Assessment (Stages 1 and 2)
- Parking Plan

Proposed Draft Plan of Subdivision



Application for Official Plan Amendment

The Official Plan Amendment Application proposes 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 according to the Environmental Impact Study submitted in support of the subject applications. 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.

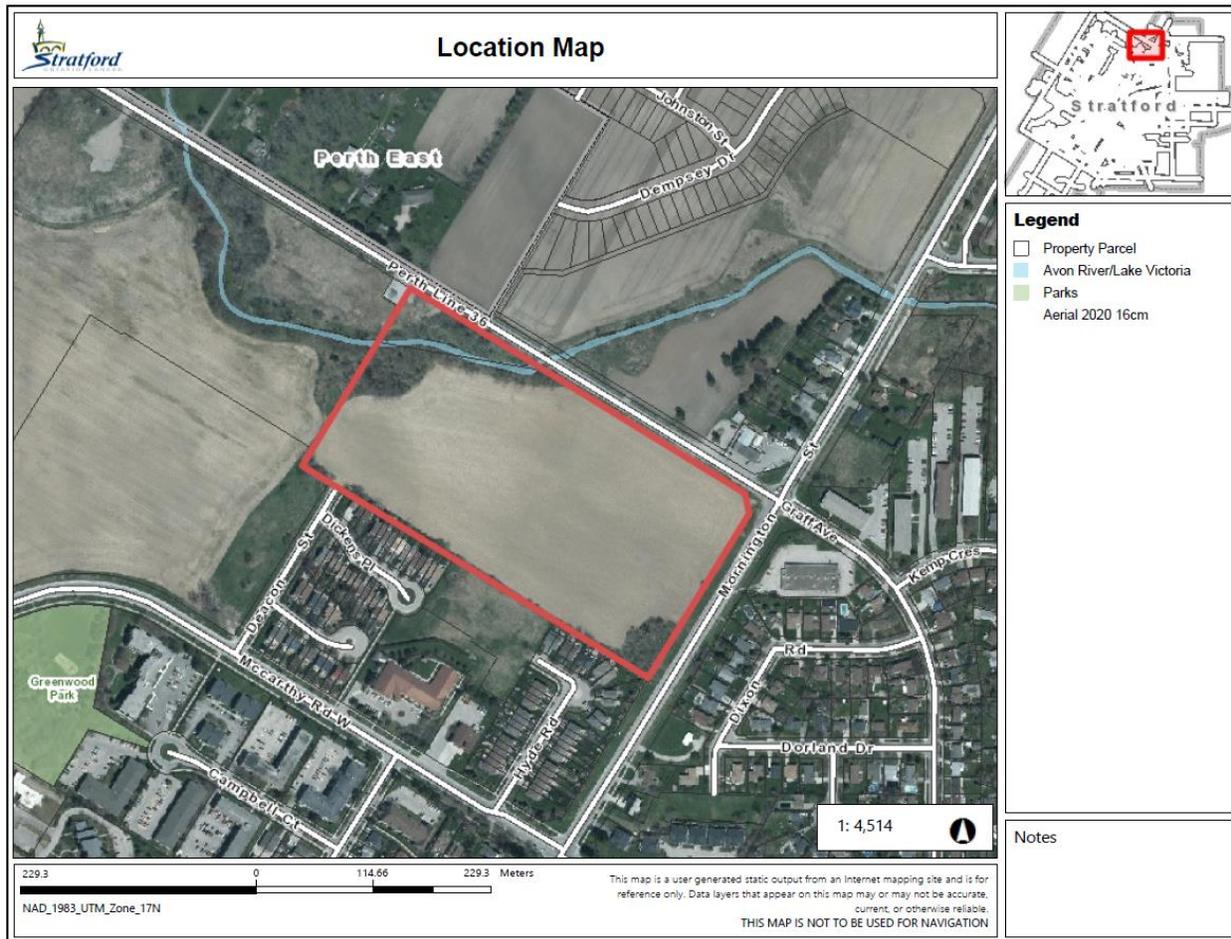
Application for Zoning By-law Amendment

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 requested 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 requested site-specific regulation: increased maximum density of 48 housing units per hectare compared to the required maximum density of 35 housing units per hectare.

Location Map



Background: 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 hectares and frontages of approximately 188.39 metres and 385.72 metres, respectively, along Mornington Street and Perth Line 36, the lands are vacant and used for agricultural purposes. The northwest corner of the lands are also bisected by the Court Drain.

Site Characteristics:

Characteristic	Information
Existing Use:	vacant undeveloped – agricultural land
Frontage:	188.39 m – Mornington Street 385.72 m – Perth Line 36
Depth	385.72 m
Area	8 hectares
Shape	Rectangular

Surrounding Land Uses:

Direction	Use
North	Open space lands on the north side of Perth Line 36 and a commercial use in the form of an automotive garage at the northwest corner of Perth Line 36 and Mornington Street.
East	On the east side of Mornington Street, residential uses in the form of single detached dwellings and a commercial plaza at the southeast corner of Mornington Street and Graff Avenue
West	Agricultural and open space lands
South	Residential uses in the form of single detached dwellings and townhouse dwellings; between Dickens Place and Hyde Road backing onto the subject lands, the lands are vacant and zoned for high-density residential uses.

Subject Lands from Perth Line 36

Subject Lands from Mornington Street



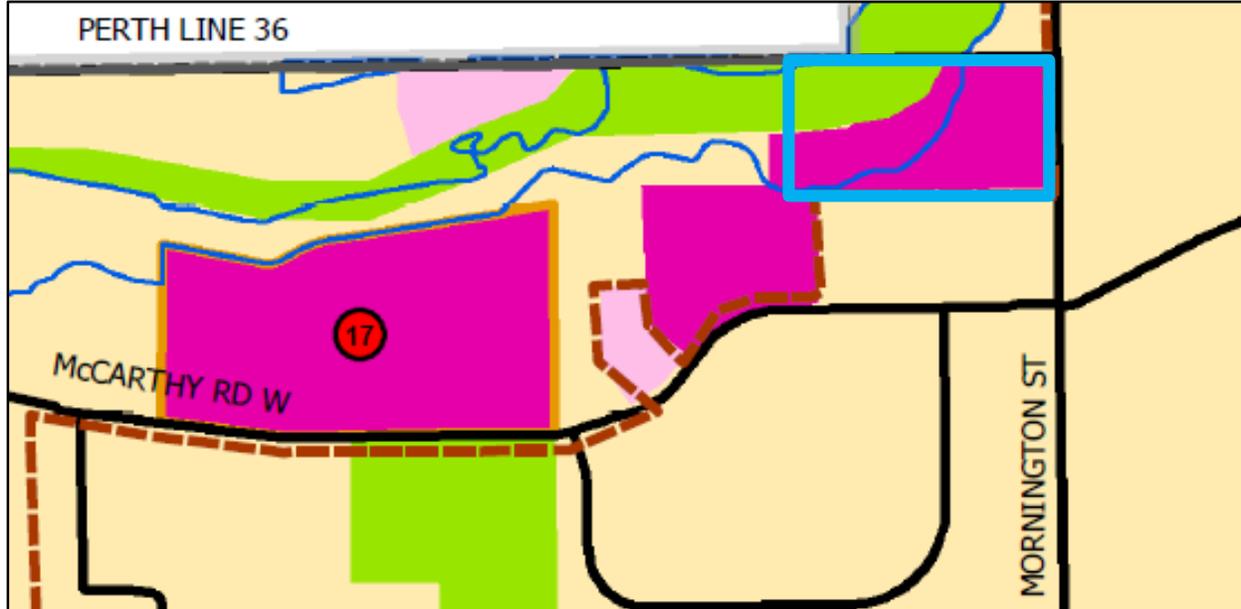
Subject Lands from Deacon Street



Official Plan

The subject lands are designated Medium Density Residential Special except for the northwest portion of the site which is designated Parks and Open Space. The lands are also located within the Stratford West Secondary Plan. The west half of the subject lands is generally identified as being within the Regulatory Flood Hazard. An excerpt of Schedule "A" – General Land Use Plan of the City's Official Plan (most recent office consolidation) is provided below with an approximate location of the subject lands identified in "blue" outline.

Part of Schedule "A" – General Land Use Plan



The west half of the site is subject to the Flood Hazard, Erosion Hazard and Regulation Limit overlays as identified on Schedule "B" – Natural Heritage and Natural Hazards of the City's Official Plan given the presence of the Court Drain. Furthermore, the northwest quadrant of the site also contains an area identified as Natural & Naturalized Woodlands. The limits of the mapping of these features are more precisely defined through area-specific technical studies in consultation with the Upper Thames River Conservation Authority. An Environmental Impact Study and Hydraulic Analysis (Flood Modeling) of the Court Drain have been undertaken in support of the subject applications.

Existing Zoning

The subject lands are currently zoned Urban Reserve (UR) under the City of Stratford Comprehensive Zoning By-law. Permitted uses within the UR Zone include existing uses and a home occupation. Since the lands are currently vacant and used for the cultivation of field crops, a Zoning By-law Amendment is required to allow the subject development.

under the Clean Water Act, 2006 for the proposed Subdivision, allowing the application to proceed.

- As there has been no changes in the application that affects Source Water Protection, there is no need for another S. 59 Notice to be issued again.
- *Stratford Fire Prevention*
 - No comments or concerns at this time.
- *Stratford Infrastructure Services Department – Climate Change Division*
 - No comments at this time.
- *Stratford Community Services Department – Transit Division*
 - No concerns.
- *Stratford Infrastructure Services Department – Engineering Division*

The following preliminary comments are provided:

- Functional Servicing Report, Dated December 16, 2024

Sanitary Servicing

- The Mornington trunk sewer does not have capacity for the additional flow from this development. Connecting 1.58 ha of the development to the Deacon Street sewer will not be permitted. This development is included in the NW Stratford pumping station catchment and sanitary flows are to be directed to the maintenance hole on Perth Line 36.

Municipal Water Distribution

- The proposed Mornington connection eliminates a fire hydrant along PL36 which results in spacing that exceeds City standards.
- The developer will be required to submit their proposed water servicing design, in AutoCAD format, to the City. The City will have their consultant complete a hydraulic assessment of the proposed system, at the cost of the developer, to confirm proposed watermain sizing. (Approximate cost \$4,500)
- The development is within 200 meters of a production well, any development within the 200 meters must follow the cities "Groundwater Protection for Construction Project" procedure.

Storm Sewer Servicing

- Connecting to the rear yard catch basin system located along Dickenson Place will not be permitted. The city has no record of any easements associated with this system.
- Street A rear yard easement widths shall be sized as per Standard Drawing 32. The city will not accept a reduced easement widths for RYCB.
- Stormwater Management – see SWM Report comments.

Roadworks

- Street A shall extend to the westerly property limits to be a future connection to the adjacent undeveloped lands, and to be a watermain connection point.
- Stormwater Management Report, Dated November 27, 2024
 - The SWM facility design with two forebays will not be accepted. Consider replacing the westerly forebay with an oil grit separator to achieve the quality control requirement.
 - Provide justification for the assumption that 35% of the roof-top runoff will be infiltrated into the soils. Is this assumption based on the soil types and depth to the granular deposits?
 - The placement of the infiltration trench in the embankment of the SWM facility will not be accepted due to the maintenance challenge this location would create.

- Hydraulic Analysis of Court Drain, Dated December 17, 2024.
 - UTRCA to review and provide approval for channelization. Draft plan will not be accepted until UTRCA accepts the channelization.
- Geotechnical Investigation
 - No comments or concerns.
- Hydrogeological Investigation
 - *The City of Stratford Sewer Use By-law 65-70 can be referenced in section 5.1.*
- Stage 1 -2 Archaeological Assessment
 - No comments or concerns.
- Tree Preservation Report
 - Look up the City policy for new trees, and comment that the replacement trees are above the requirement for new trees.
- Environmental Impact Study, Dated December 16, 2024
 - No comments or concerns.
- Transportation Impact Study
 - No comments or concerns.
- Noise Impact Study, Dated June 10, 2024
 - Perth Line 36 is a collector which functions as a truck route (City's truck by-pass route) and Mornington Street is an arterial.
 - The municipality will not accept the use of a warning clause for exceedances above the MECP levels for dwellings with backing/flanking exposure onto Mornington Street or Perth Line 36. Further mitigation is required.
- Additional General Comments
 - Provide an on-street parking map and provide a summary table of the number of parking spaces per unit.

- *Stratford Building and Planning Services Department – Building Division*
 - General Comments for Applicant
 - UTRCA Section 28 permit will be required for building permit submissions, applicant has acknowledged this previous comment from formal consultation.
 - Approval letter from UTRCA Source Protection Services, dated Oct 31, 2024, was received and reviewed with this circulation. Confirmation from the Risk Management Official will be required to be submitted to the building department with future building permit applications. Paragraph 3 of the letter denotes that subsequent approvals are required from UTRCA for building permit applications.
 - All proposed plans submitted are required to be sealed by a Professional Engineer.
 - Hydro G Report
 - Dewatering of the site during construction (temporary) will be required to be completed by the Developer/Contractor and designed accordingly by a qualified person.
 - Report to be reviewed by the building designer and requirements incorporated into the design of the proposed buildings. Report to be submitted with the building permit application.
 - Geotechnical Report
 - As per Section 6.5 of the report, Geotechnical Reports completed by a qualified person must be completed at time of excavation and reports submitted to the Building Inspector prior to construction work progressing. This will be required for all proposed lots throughout the development. Condition within the subdivision agreement would be recommended.
 - Foundation wall design shall be designed in accordance with Section 6.5.1. Waterproofing of foundation wall is required to be designed by a qualified designer and will be reviewed at time of building permit application.
 - Foundation wall design to be designed to resist lateral earth pressures and hydrostatic uplift as outlined in the Report. P.Eng review of this may be required.

- Confirmation of groundwater for each proposed lot is required to be provided with the building permit application and the footing designs shall be design to reflect the groundwater location.
 - Geotechnical Report is required to be reviewed by the building designer and incorporated into the design of the building. Geotechnical Report is required to be submitted with the Building Permit Applications.
 - Noise Study
 - Requirements from the Noise Study Report are required to be included within the conditions in the Subdivision Agreement and incorporated into the building design by the qualified designer.
 - Servicing Plans
 - Hydrant locations to be reviewed by designer for compliance with the Ontario Building Code (OBC), 45m minimum distance is required to be provided from the hydrant to the proposed building. Some areas along Street A, Street C & Street D look to have voids for coverage, hydrants maybe required to be relocated or added to the design. Revised drawings to be submitted and reviewed by Building.
 - Site Plans
 - Site Plan drawing showing proposed building locations to be provided for review. Additional comments from Building maybe required at that time.
- *Festival Hydro*
 - This development is within Festival Hydro's service territory and Festival Hydro has assets and capacity along Mornington St and Deacon St to provide electrical servicing into the site.
 - Should the project proceed, the developer is encouraged to reach out to Festival Hydro engineering department directly to discuss design options and requirements.
- *Hydro One*
 - No comments or concerns at this time.
- *Enbridge Gas Inc.*

- Enbridge Gas does not object to the proposed application(s), however, we reserve the right to amend or remove development conditions. Please always call before you dig, see web link for additional details:
<https://www.enbridgegas.com/safety/digging-safety-for-contractors>
- It is Enbridge Gas Inc.'s request that prior to registration of the plan, the Owner shall make satisfactory arrangements with Enbridge Gas Inc. (Enbridge Gas) to provide the necessary easements and/or agreements required by Enbridge Gas for the provision of local gas service for this project. Once registered, the owner shall provide these easements to Enbridge Gas at no cost, in a form agreeable and satisfactory to Enbridge Gas.
- *Avon Maitland District School Board*
 - From Watson & Associates Economists Ltd. on behalf of the School Board, the following comments are provided:
 - This development falls within the attendance boundaries of: Bedford Public School (K-Grade 6); Stratford Intermediate School (Grades 7-8) and Stratford District Secondary School
 - Although the impact of this development will be minimal, the local elementary and secondary schools are operating above built capacity and may not accommodate all students from new development. Interim accommodation measures such as portables are being utilized to accommodate existing students. Additional measures may be required to address future student accommodation in this area.
 - Please note, student transportation providers may not travel on privately owned or maintained roads not yet assumed by the municipality to pick-up/drop-off students. A congregated bus stop may be located outside of the development area.
 - Please note that further to the comments provided, the AMDSB reserves the right to revise their position as needed without further notice.
- *Canada Post*

This agency is requesting that the owner/developer comply with the following standard requirements:

- 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/standards_manual_en.pdf

Public Comments

Notice of the application and public meeting was sent to surrounding property owners on March 14, 2025. Notice was also published in the Beacon Herald on March 22, 2025.

A number of written public comments have been received to date and have been appended to the Council agenda for the April 14, 2025 public meeting.

To date, the key concerns raised by the public include:

- No future road connection to the west;
 - The adjacent property owner to the west is concerned that there is no future road connection for their lands which would result in dead ends for their lands creating challenges not only for servicing but also fire, ambulance and winter maintenance.
- Fencing – will this be required between the proposed development and the adjacent existing residential uses to the south? Neighbour requesting a 12 ft to 16 ft privacy fence be erected along this stretch from Deacon Street to Mornington Street at the onset of construction;
- Will an easement be considered for internal townhouse units to gain access to their backyards?
- Mature trees adjacent to existing residential uses to the south;

- Increased density and height;
- Privacy impacts;
- Reduced property values;
- Increased traffic – potential for bypass for McCarthy Road traffic;
- Lack of transparency with respect to who the developer is and ultimately who the builder might be;
- Water drainage considerations not addressed; and
- Construction nuisances related to untidiness and noise.

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 provided in a future planning report.

Financial Implications: To be provided in a future planning report

Staff Recommendation: THAT Council hear all interested persons with respect to the Applications for Draft Plan of Subdivision 31T24-003, for Official Plan Amendment OPA2-24 and for Zone Change Z08-24.

Recommended by:

Marc Bancroft, MPL, MCIP, RPP, Manager of Planning

Reviewed and Approved for Council by:

Adam Betteridge, MPA, MCIP, RPP, Interim Chief Administrative Officer / Director of Building and Planning Services

From: [David Beattie](#)
To: [Marc Bancroft](#)
Cc: [MICHAEL MASLEN](#)
Subject: Comments on Proposed Draft Plan of Subdivision - Morningson St and Perth Line 36
Date: Thursday, April 3, 2025 10:19:09 AM

Hello Marc, Overall the proposal seems reasonable. I have a few comments and questions.

1 In some municipalities a subdivision developer is required to include public park space, within easy walking distance, for children's play and neighbourly socializing. There will likely be many children eventually living in the subdivision. Is there any such parkland provision here, perhaps in Block 83 or Block 84?

2 Does the developer, or does the City, have a responsibility to put up permanent fencing along the south edge of the property, where the proposed townhouses will back onto the back yards of existing homes? If so, at what stage of the project would that be done?

3 What is the developer's intention for the existing copse of trees in the SE corner of the property? In the fall of 2024, someone put numbered metal tags on most of the larger trees, but there was no explanation available of the significance of the tags. In my view, preserving trees in at least some of that area would be desirable, if feasible. There is a mature walnut tree, of all things!

4 As I reported to the Planning Office at the time, three very tall conifers that are within my lot at 61 Hyde Rd were marked with the numbered metal tags referred to above. I believe this was acknowledged to have been an error, but I would like to make sure it's put on the record. What were they intending to do with these three trees, I wonder?

Thanks for considering these matters. I would welcome your thoughts.

Regards,
David Beattie



From: [Dan Jackson](#)
To: [Marc Bancroft](#); [Julie Jackson](#)
Subject: FW: draft plan application 31T24-003
Date: Thursday, March 20, 2025 12:04:08 PM
Attachments: [SKM_C250i25032010211.pdf](#)
[SKM_C250i25032010210.pdf](#)

Hi Marc,

I received the Notice of Application and Notice of Public Meeting for the draft plan of Subdivision Application 31T24-003. We have some concerns regarding the roadways.

I have attached our two site plan options. In both options we have a roadway running east and west to connect up to the adjacent properties. With this new application, the proposed plan of subdivision does not allow for the roadways to connect up. Lot 1 and 2 is prohibiting our street to connect up with Street A/Deacon st. We feel that creating dead ends in our roadways increases challenges not just servicing but fire, ambulance and winter maintenance.

We look forward to your response on this. Please keep us informed of any developments with these planning applications.

Thank you,
Dan Jackson
A J Jackson Developments

SKETCH
OF PART OF
LOT 2, CONCESSION 2
(GEOGRAPHIC TOWNSHIP OF ELLICE)

IN THE
CITY OF STRATFORD
COUNTY OF PERTH

SCALE 1:3000

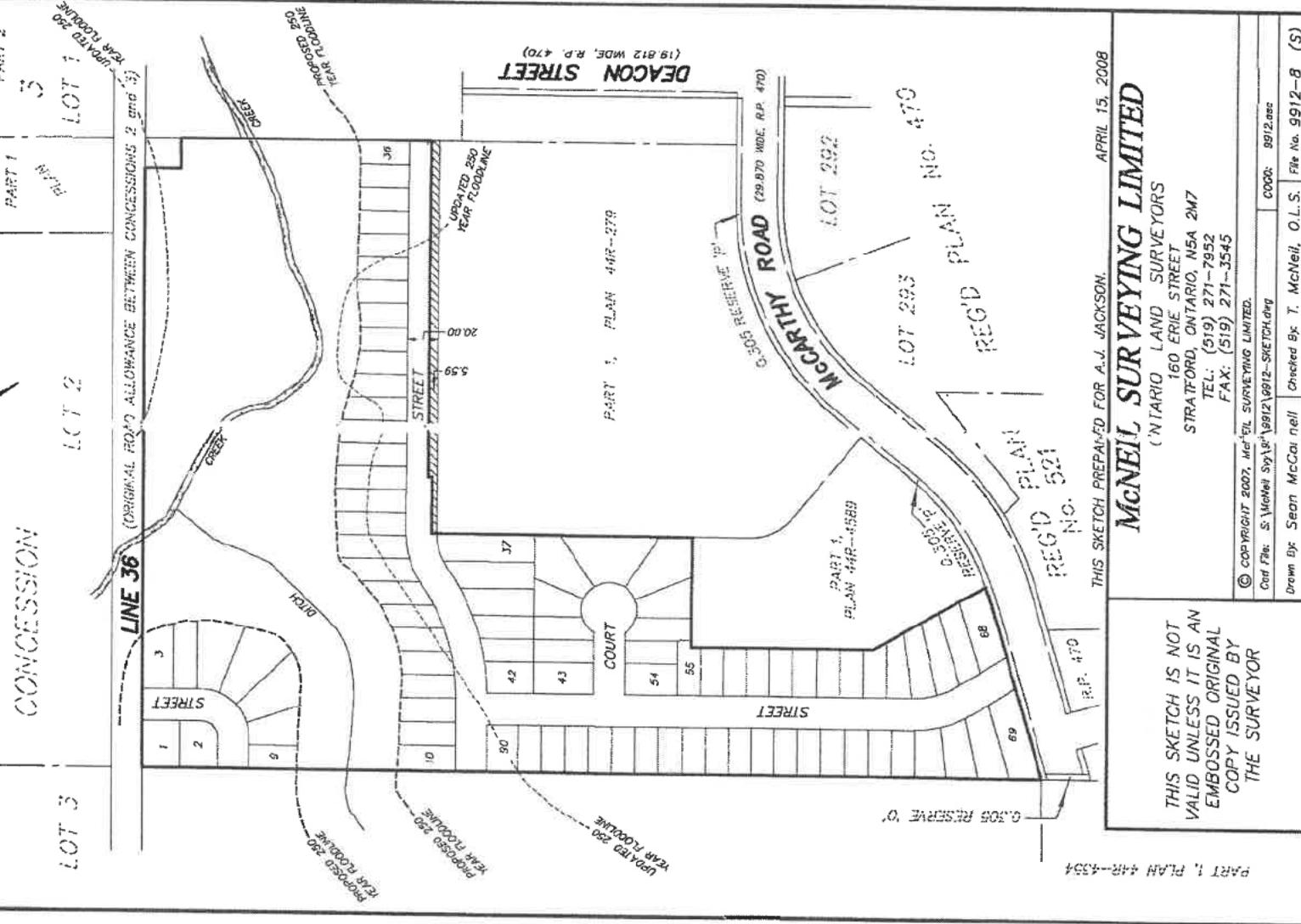
0 12 24 36 48 60 120 180 METRES

MCNEIL SURVEYING LIMITED
ONTARIO LAND SURVEYORS



METRIC:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

CAUTION:
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK.



PART 1, PLAN 44R-4334

THIS SKETCH PREPARED FOR A.J. JACKSON. APRIL 15, 2008

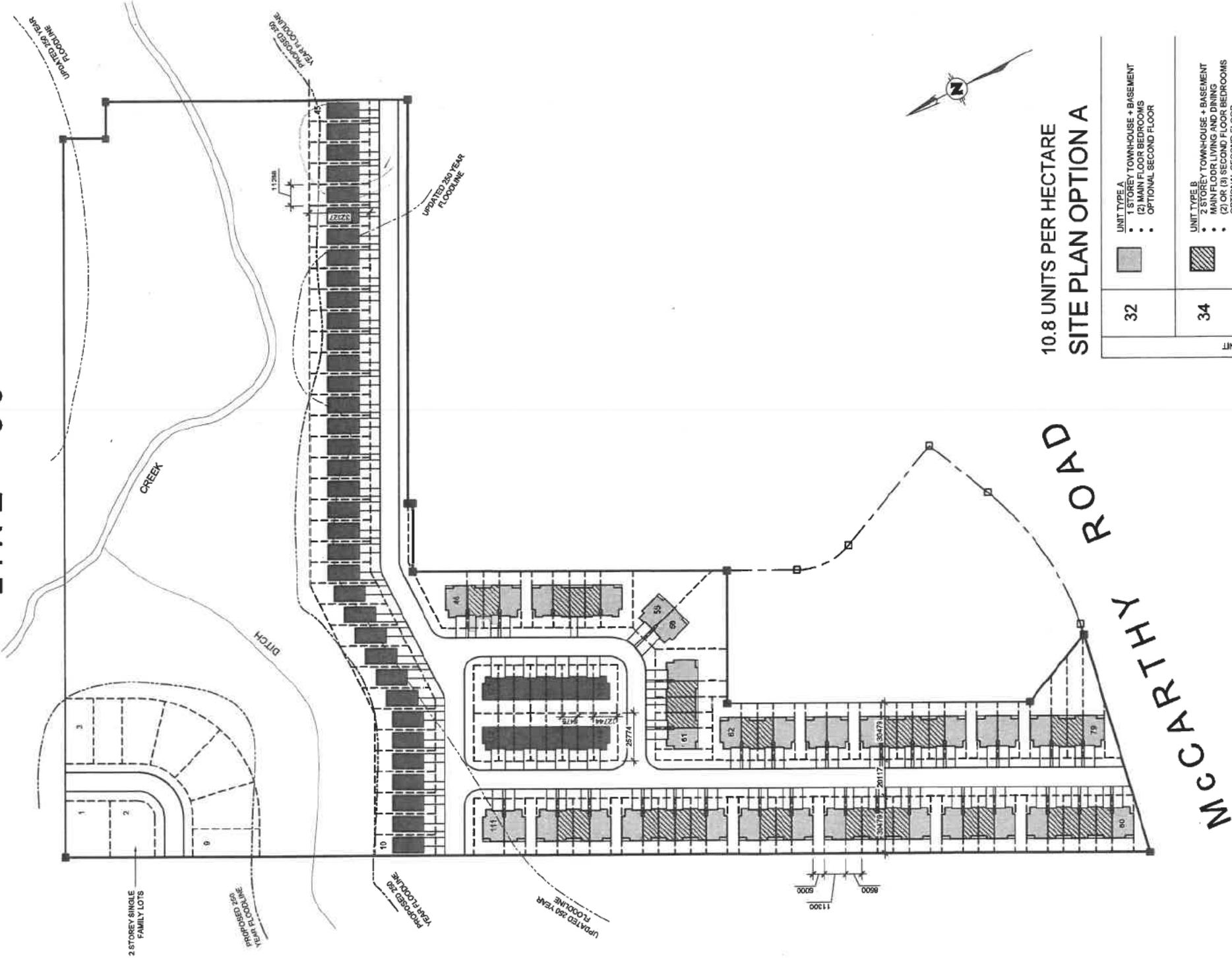
McNEIL SURVEYING LIMITED
(ONTARIO LAND SURVEYORS)
160 ERIE STREET
STRATFORD, ONTARIO, N5A 2M7
TEL: (519) 271-7952
FAX: (519) 271-3545

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C000: 9912.dwg

Drawn By: Sean McCall
Checked By: T. McNeil, O.L.S.
File No. 9912-8 (S)

THIS SKETCH IS NOT
VALID UNLESS IT IS AN
EMBOSSSED ORIGINAL
COPY ISSUED BY
THE SURVEYOR

LINE 36



10.8 UNITS PER HECTARE
SITE PLAN OPTION A

TOTAL NUMBER OF EACH UNIT	
32	UNIT TYPE A • 1 STOREY TOWNHOUSE + BASEMENT • (2) MAIN FLOOR BEDROOMS • OPTIONAL SECOND FLOOR
34	UNIT TYPE B • 2 STOREY TOWNHOUSE + BASEMENT • MAIN FLOOR LIVING AND DINING • (2) OR (3) SECOND FLOOR BEDROOMS • OPTIONAL SECOND FLOOR
16	UNIT TYPE C • 3 STOREY TOWNHOUSE (NO BASEMENT) • MAIN FLOOR GARAGE, UTILITY, STORAGE • SECOND FLOOR LIVING DINING • (2) THIRD FLOOR BEDROOMS
36 + 9 AS	UNIT TYPE D • 2 STOREY SINGLE FAMILY DWELLING • SECOND FLOOR WITH 3 BEDROOMS INCLUDES LOTS ON NORTH SIDE OF CREEK
127	TOTAL UNITS = 10.8 UPH

R·RITZ
ARCHITECT
 322 ONTARIO STREET
 STRATFORD · ONTARIO
 N5A-3H6 (519) 271-4603

From: [jennifer.keating](#)
To: [Marc Bancroft](#)
Subject: New subdivision on Mornington St
Date: Friday, March 28, 2025 11:11:09 AM

Good Morning Marc

My name is Jennifer Keating and I live at [REDACTED]
Recently I received a letter from the city about a new subdivision application off of Mornington st.

First, I just want to express my sadness with this as I absolutely love the view in my backyard. Every summer for 15 years, I have my morning coffee on my deck and watch the birds and enjoy my view of the crops. There is a lot of wildlife back there and it saddens me to know their homes will be destroyed as well. However, after the field stayed empty last year, I knew this day would come.

After looking at the plans I have two requests (from someone who will loose the beautiful view), first I would like something to advise me of my property line. I do have a fire pit back there and it will probably need to be moved. I also want to ensure my property is respected. Also, will a fence be built to separate my property from the new homes???? I would like to keep my backyard private (and less noisy) and want to know this will be done.

As much as I don't want this to happen I know the fight wont matter, so please know these two requests do not seem like a lot.

I look forward to hearing from you.
Have a great day!

Jennifer Keating
[REDACTED]

From: [MICHAEL MASLEN](#)
To: [Marc Bancroft](#)
Subject: Subdivision Amendment Application 31T24-003
Date: Sunday, March 30, 2025 1:45:17 PM

My property, [REDACTED] backs on to the lot at 672 Mornington St., Lot 1, Concession 2, City of Stratford. My concern is how soon a fence will be erected before breaking ground.

The noise and mess involved are a nuisance. We have a small dog whose safety is also a worry. Please confirm that a fence will be installed ASAP.

Thank you for your consideration.

Michael and Margaret Maslen

[REDACTED]

Sent from my iPad. *Margaret*

From: [Brett Pfeifer](#)
To: [Marc Bancroft](#)
Subject: Concerns Regarding Proposed Subdivision Development on Line 36 & Mornington St.
Date: Wednesday, April 2, 2025 11:41:27 AM

Hi Marc,

I trust this message finds you well. My family and I have recently received correspondence regarding the proposed subdivision development on the vacant lands at Line 36 and Mornington Street. Given that this development will significantly impact our property at 10 Dickens Place, we would appreciate further clarification on several points of concern.

1. Density and Build Style

The proposal for townhouse dwellings adjacent to our property suggests an increase in density to 30 units per hectare, as opposed to the previously proposed 23 units per hectare. Could you please provide a rationale for this change? Additionally, we are concerned about the building height and style. The surrounding neighborhood consists primarily of two-story homes, and any increase in building height may severely affect privacy for both our family and future residents of the new units. Could you clarify the proposed building style and height?

2. Ownership and Conservation Area

It has been our understanding that the property behind us is part of the Upper Thames Conservation Authority, and we possess documentation to support this. If the City of Stratford has acquired this land from the conservation authority and a local farmer, could you please provide details regarding the date of the purchase and the process by which it transpired?

3. Mature Trees and Potential Impact

The 45- to 50-year-old trees adjacent to our property are an important feature of the landscape. Should these trees be removed, we are concerned about the potential impact on the underground infrastructure of our property. Could you provide assurance that these concerns will be addressed, and if necessary, outline any mitigation plans that will be put in place?

4. Boundary Fence

Will a fence be constructed between our property and the new development? If so, could you confirm the length and details of the fence? As we own a corner lot, we would appreciate it if the City or the developer could consider extending the fence beyond the standard boundary at no additional cost to us. Additionally, would it be possible for a representative to visit our property to mark the specific boundary line? Since we have had the luxury of an extended property line since our purchase in 2017, this would help clarify the boundary for any future fencing plans.

5. Traffic and Safety

We are concerned that this development will increase traffic flow through our quiet subdivision. Specifically, there is a risk that drivers may bypass McCarthy Road and use our neighborhood to access the Rotary Complex, which could result in safety hazards. Given that our neighborhood is growing, with many families and young children—including our own—

we would also like to know if a snow fence or construction barrier will be installed during the build. Additionally, we believe a stop sign at the corner of Deacon Street and Dickens Place is necessary to prevent potential accidents. Could this request be considered?

6. Impact on Property Value

We are also concerned about the potential impact on the value of our property due to the proposed development. What steps will the City of Stratford or the contractor take to mitigate any potential devaluation of our property?

7. Project Timeline

Lastly, could you provide an expected timeline for the project? Specifically, when is the anticipated start and end date for construction? Knowing this will allow us to plan accordingly.

We appreciate your attention to these concerns. I will be attending the upcoming town hall meeting on April 14th to express both my concerns and objections to the proposed development. In the meantime, should you require any further information or wish to discuss these matters in more detail, please feel free to contact me via email or phone at [REDACTED]
[REDACTED]

Thank you for your time and consideration.

Sincerely,
Brett Pfeifer
[REDACTED]

SUBMITTED TO: Marc Bancroft
Corporation of the City of Stratford
82 Erie Street, Stratford, ON
N5A 2M4
EMAIL: mbancroft@stratford.ca
PHONE: 519-271-0250 x5221

SUBMITTED BY: Kelvin & Tanya Martin

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Comments regarding:

Land: Part of Lot 1, Concession 2 (geographic Township of Ellice) now in the City of Stratford
Subdivision Application 31T24-003
Official Plan Amendment Application OPA02-24
Zoning By-Law Amendment Application Z08-24
672 Mornington Street, Stratford, ON.

General Comments

Prior to this application, a portion of the west end of this property was under the jurisdiction of the Upper Thames Conservation Authority. What considerations led to the changing of this jurisdiction?

The Developer/Applicant "C. Bet Limited" appears to have no "easily" found presence on the internet.

Personal internet searches only found the following information:

Registered office address

Winston Churchill House, Ethel Street, Birmingham, West Midlands, United Kingdom, B2 4BG

Company status - Dissolved

This does raise a "transparency" concern as to who the developer is and ultimately who the actual "builder" might be.

The development adjacent north side of Dickens Place contains a community consisting of 15 **two-story** residential housing units that has existed since around 1977. (per survey copy date). We have lived at [REDACTED]
Similarly, Block 14, Lot 1, Lot 2 and Lot 3 of the development adjacent north side of Hyde Road contain **two-story** residential housing units.

For a broader frame of reference, all currently existing residential housing units bounded by Mornington Street, McCarthy Road, Deacon Street (assuming its extrapolation) and Quinlin Road are **two-story** residential housing units.

Other development projects west of Mornington Street and north of McCarthy Road (assuming its extrapolation) and south of Quinlin Road and east of O'Loane Avenue have not been adjacent to existing residential neighbourhoods. One exception being the building of Northway Circle with its 16 residential units between Dickens Place and McCarthy Road sometime after 1983.

11 townhomes on the north side of Dickens Place will need access to their backyards both during and after the construction period.

Will an access easement be considered in this new development as was done with the north side of Northway Circle during its development?

Current and proposed individual residential units water drainage considerations are not specifically addressed in the Planning Justification Report dated December 2024 prepared by Zelinka Priamo Ltd.

How will any concerns be addressed?

The residents of Dickens Place and Hyde Road should be considered, to some significant degree, as they will be subject to an indeterminate timeline of living next to a "construction" zone.

A 12'/16' privacy fence is requested to be built along the back property line from Deacon Street to Mornington Street at the onset of the construction. This fence line would ultimately be used as the rear property delimiter of residential units when they are built.

Street “A” in the proposed documents represents just shy of a 1/4 kilometer of straight road that could be utilized as a McCarthy Road “bypass”.

Stratford has experienced the concerns of residents where a “bypass” street is utilized by drivers rather than the streets intentionally built to carry the traffic flow. Devon Street used as a “bypass” of Ontario Street between Romeo Street and C.H Meier Boulevard comes to mind.

In addition, there is considerable concern as to the increase in traffic flow on Deacon Street as the residents of this proposed development, as well as residents that live north of Quinlan Road and west of Mornington Street, and north of McCarthy Road and east of Mornington Street, may choose to drive to the Stratford Rotary Complex through this new neighbourhood.

This adoption of a driver determined “efficient” driving route has already been experienced by residents on Bradshaw Drive, Fraser Drive, Forman Avenue, Culliton Street and Short Street as residents from the north of McCarthy Road and neighbourhoods around Greenwood Drive choose to access the Huron Street corridor through these residential streets.

Official Plan Amendment

There are a number of Blocs in the Developer provided documents that would clearly not be able to be developed.

Designation of Park Land (Block 83)

Designation of Open Space (Block 84)

Servicing Block (Block 85)

Streets, Road Widening and Reserves Blocks (Blocks 86, 87, 88, 89)

Blocks 83, 84, 85, 86, 87, 88 and 89 = $(.59+1.32+.04+1.81+.18 = 3.94$ hectares)

Total hectares 8.03 less 3.94 leaves 4.09 hectares classified as Residential

Single Residential = 3.06 (there are planned 74 residential units)

Multiple Residential = 1.03 (there are planned 49 residential units)

Current Official Plan Density

8.03 hectares x 23 units = 184.69 units

4.09 hectares x 23 units = 94.07 units

Requested Official Plan Density Change

8.03 hectares x 30 units = 240.90 units

4.09 hectares x 30 units = 122.70 units

Total planned Residential units = 123

The requested Official Plan Density change seems to adequately accommodate the number of requested residential units.

The number of hectares utilized for Single Residential units is under utilized.

3.06 hectares x 30 units = 91.8 units

The 74 planned single residential units are utilizing only 80.61% of the density allocation for single residential units.

A simple calculation shows that of the 3.06 hectares x 19.39% (unutilized %) leaves .5933 hectares not efficiently allocated to the requested number of proposed residential units (74)

The developer is wanting the underutilization of the single residential units’ density to be “transferred” to the multiple residential units, which already have a higher density of 35 units per hectare. The current foot print of the multiple residential units would allow

1.03 hectares x 35 units = 36.05 units

The 49 identified multiple residential units would require 1.4 hectares at the **current** density of 35 units per hectare

Calculated as follows: 49 units divided by the 35 units density already in existence. $(49/35 = 1.4$ hectares)

As shown previously, the current allocation to the multiple residential units is 1.03 hectares and there exists an unutilized density allocation of .5933 hectares from the single resident units, giving the total hectares available for the 49 requested units as $1.03 + .5933 = 1.6233$ hectares.

This 1.6233 hectares available for the identified 49 multiple residential units at the **current** density of 35 units per hectare still leaves .2233 hectares of unutilized density.

As proposed in the Developer prepared documents the location of this “wall” of multiple residential units, with the potential of these units being **three stories** high (current bylaws allow a height of 12 meters), being placed along the already existing community’s back yards raises a question of reasonable privacy expectations with their currently existing **two-story** residential units.

The requested density increase from 35 units to 48 units does not seem appropriate nor necessary based on the 19.39 % under utilization of the single residential unit density.

Through a more efficient use of the 4.09 hectares identified as Residential, the envisioned 49 multiple residential units could be “redistributed” throughout the development and not consolidated and squeezed into the identified 1.03 hectares currently shown.

Also, from the point of view of some current residents on Dickens Place, this doesn’t appear to meet the Design Goals and Objectives as described in section 4 of the Planning Justification Report dated December 2024 prepared by Zelinka Priamo Ltd which states:

- Make **efficient use of the subject lands** for uses **compatible with**, and **complementary to, existing development** in the surrounding area:
- **Limit adverse impacts on neighbouring residential uses** and natural environmental features.

Park (P) Zone (Block 83)

How much of the .59 hectares will be under water?

How much of the .59 hectares will be useable/accessible Parkland?

Open Space (OS) Zone (Block 84)

Assuming reclamation from any construction activity:

How will this Open Space be “finished” and how, and by whom, will it be maintained after the completion of construction?

Naturalized?

Grass covered?

Other?

Zoning Bylaw Amendment

R1(5)-XX regarding single detached dwellings

There are no specific concerns regarding changes to the minimum lot area and minimum lot frontage on corner lot(s)

R4(1)-YY regarding townhouse dwellings

As previously presented in the Official Plan discussion, there is no necessity to increase the multiple residential unit density from 35 housing units to 48 housing units.



PLANNING REPORT

Date: April 14, 2025
To: Mayor and Council
From: Alexander Burnett, Intermediate Planner
Report Number: COU25-043
Attachments: Public Comments Received

Title: Statutory Public Meeting Report for lands known as 315 & 317 Huron Street for Official Plan Amendment Application OPA1-25 and Zone Change Application Z09-24.

Objective: The purpose of this report is to describe the applications submitted by Zelinka Priamo Ltd. (c/o Aliyah Richards) on behalf of Upper Avon Holdings Inc. with respect to Official Plan Amendment Application OPA1-25 and Zone Change Application Z09-24. The applications were deemed complete on February 25, 2025.

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:

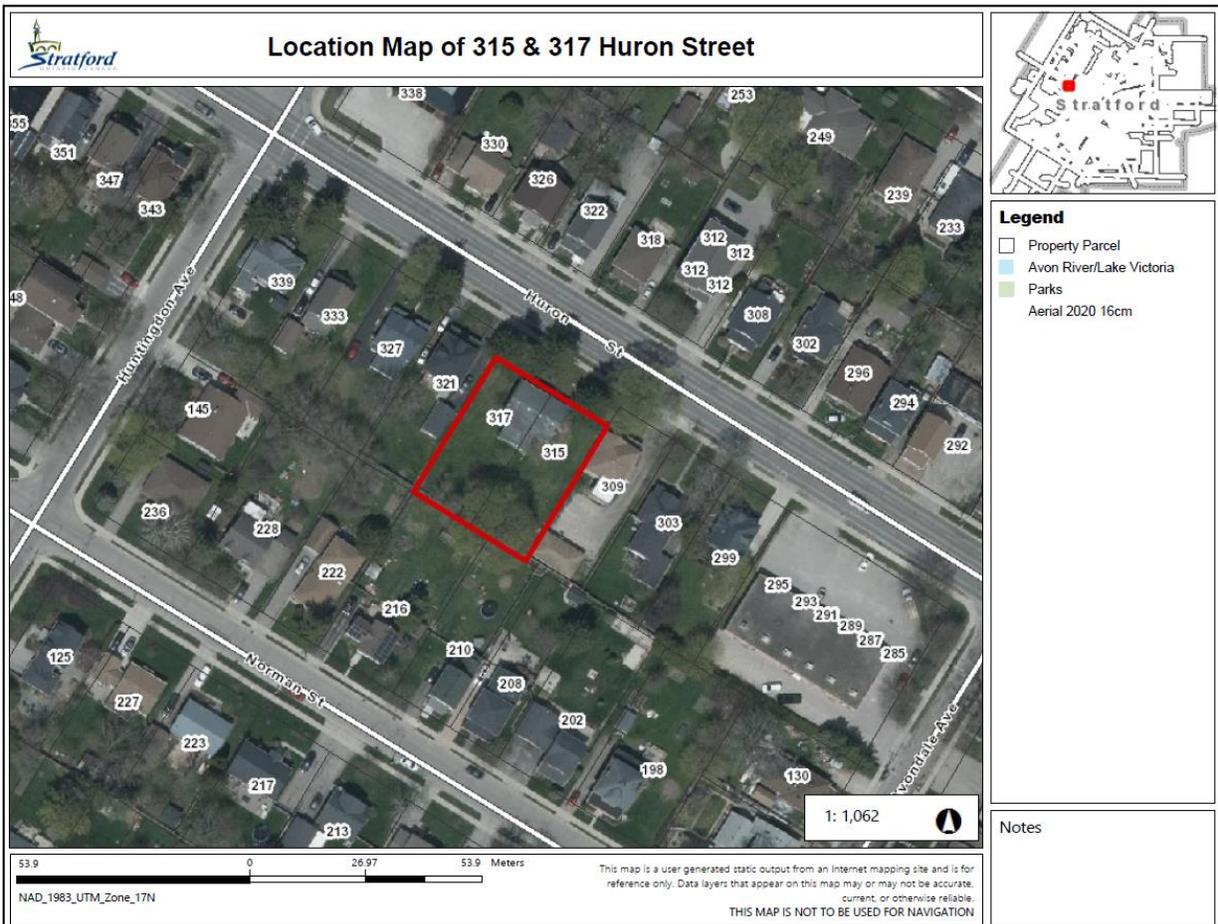
- A minimum lot area for apartment dwellings of 565 m² compared to the required minimum lot area of 750 m².
- A minimum front yard depth of 2.5 m for apartment buildings compared to the required front yard depth of 7.5 m.

- 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.

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



Please be advised that the aerial map uses imaging from 2020. The semi-detached dwelling shown on the subject lands has since been removed.

Background:

The subject properties, legally known as Part Lot 7 & 8, Plan 46 as RP 44R6169 Part 2 & 3 in the City of Stratford, are identical in size, each with an area of 566.14 m² and are located on the south side of Huron Street, between Huntingdon Avenue and Avondale Avenue.

Site Characteristics: 315 Huron Street

Characteristic	Information
Existing Use:	Vacant
Frontage:	15.26 m
Depth	37.1 m
Area	566.14 m ²
Shape	Rectangular

Site Characteristics: 317 Huron Street

Characteristic	Information
Existing Use:	Vacant
Frontage:	15.26 m
Depth	37.1 m
Area	566.14 m ²
Shape	Rectangular

Surrounding Land Uses:

Direction	Use
North	Single detached dwellings, triplex dwelling, neighbourhood commercial uses
East	Single detached dwellings, neighbourhood commercial uses
West	Single detached dwellings
South	Single detached dwellings

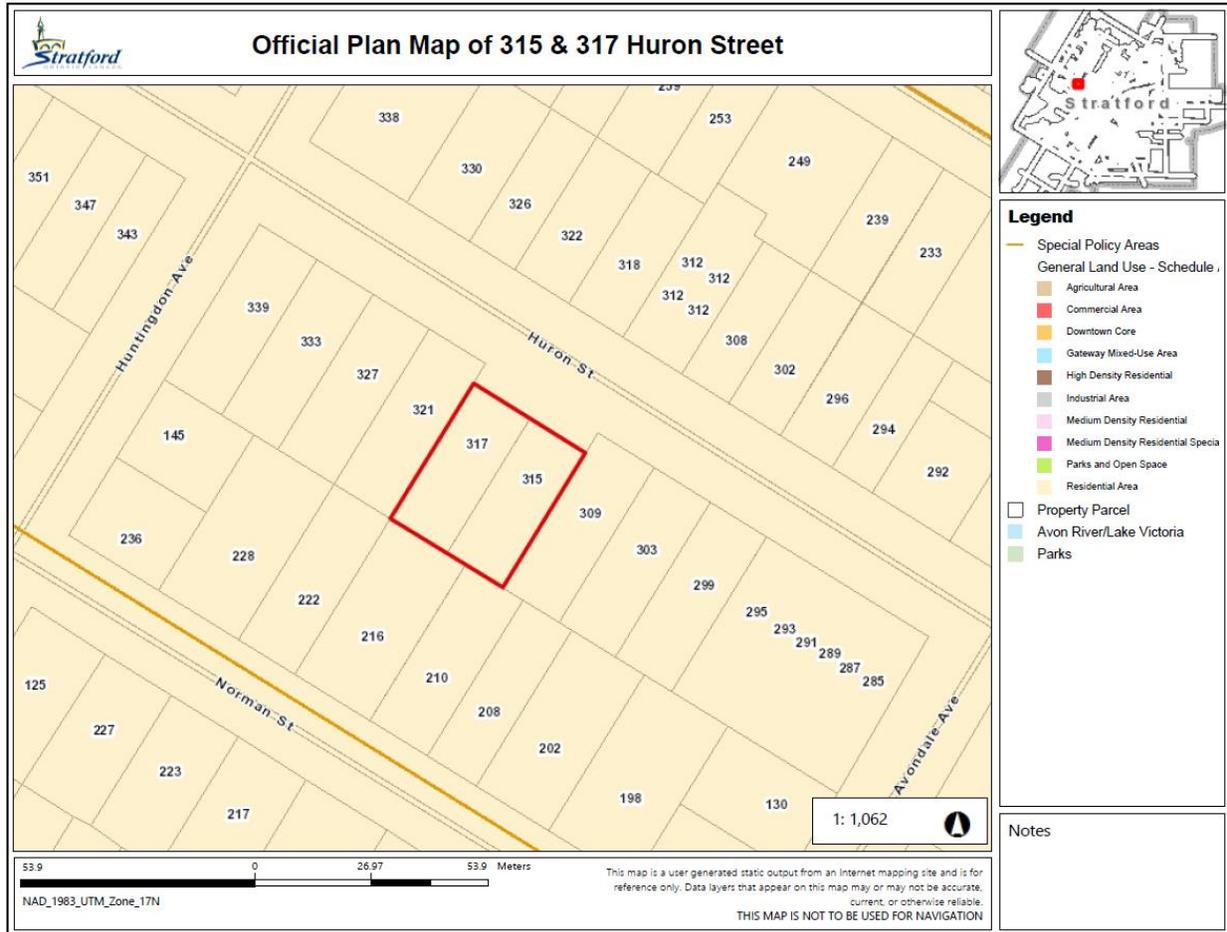
Site Photo



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. The subject lands are also within 'Special Policy Area 2' on Schedule "A" of the Official Plan, which encourages a mix of residential, commercial, and institutional uses.

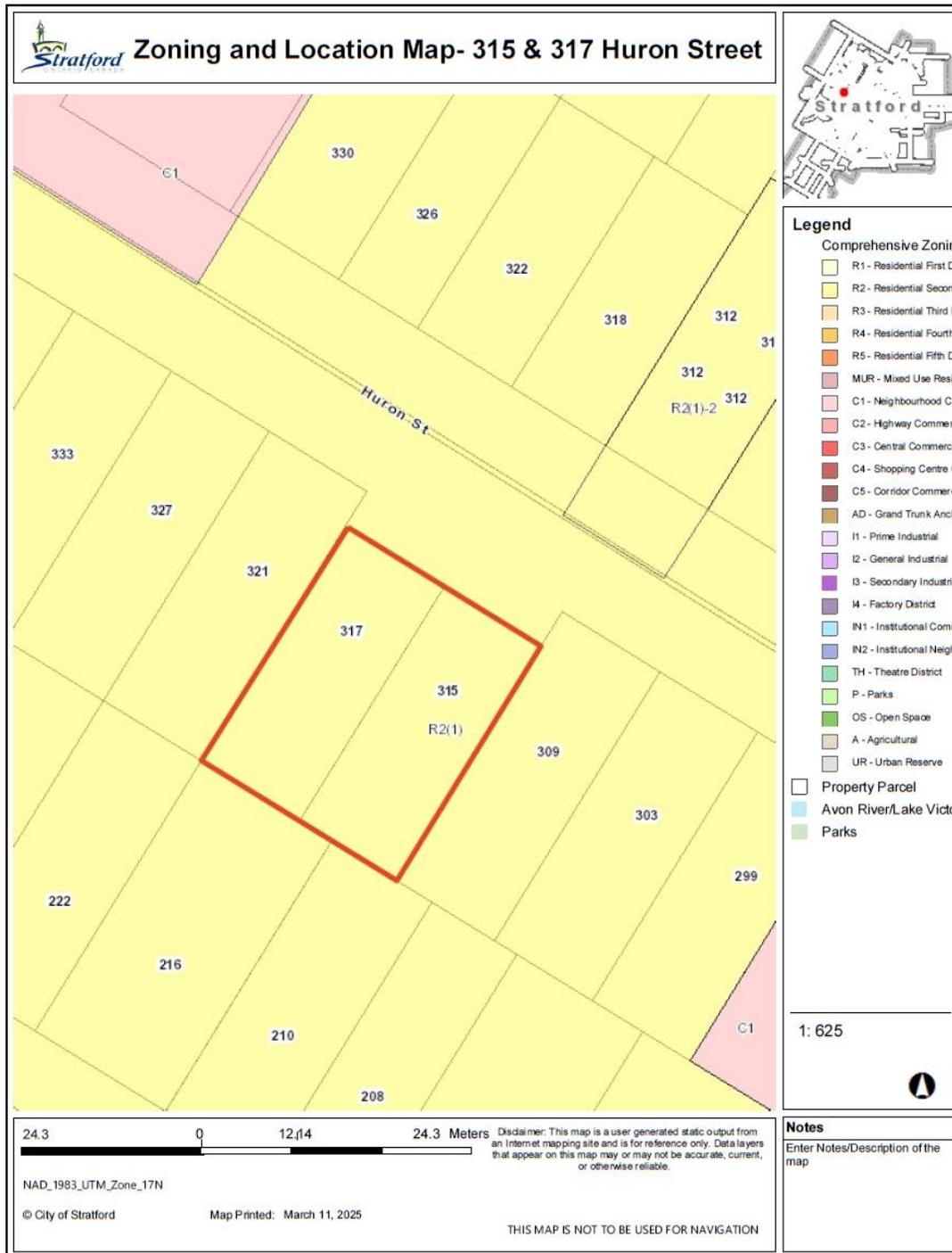
Official Plan Map



Zoning

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

Existing Zoning Map



Agency Comments

The applications were circulated to various agencies on March 14, 2025, with agency comments being due March 28, 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:*
 - Additionally, comments provided in Phase 1 of FC11-24 submitted on May 16, 2024, may be applicable.
 - The Engineering Division will require a grading plan submission for review and approval, prior to receiving a Building Permit.
 - No trees within the City of Stratford right-of-way shall be removed prior to the notification and approval of the Parks and Forestry Manager. A comprehensive tree inspection must be conducted. Approval from the Parks and Forestry Manager must be received and provided to the Engineering Division upon completion of the tree inspection. This process is outlined in the Stratford Community Services Department – Urban Forestry Plan 2001 (Revised 2023).
 - Adhere to the Private Tree Preservation By-Law #86-2020 regarding the existing tree identified on the property.
 - Easement may be required to facilitate the shared driveway.
 - Planning Division should consider the percentage of impervious surface proposed for this location. It should be expected that overland flow is directed towards the frontage in designated swales located near/along the property lines.

Site Servicing Plan

- A Functional Servicing Report will be required for review and approval.
- The existing servicing to both properties will likely be undersized and require new sanitary, storm and water service connections for the proposed development.
- 315 Huron Street Existing Servicing:
 - Sanitary: 125mm glazed tile (1916)
 - Storm: 150mm concrete (1961)

- Water: 25mm PVC (2024)
- 317 Huron Street Existing Servicing:
 - Sanitary: 125mm glazed tile (1924)
 - Storm: 150mm concrete (1961) with 150mm PVC (2024) across the right-of-way to service the lot.
 - Water: 25mm PVC (2024)
- The existing 25mm pipe is insufficient to meet the demands of the proposed developments on both lots.
- New water services and commissioning plans will be required for both lots. Estimates prepared by the city and deposits required.
- *Stratford Building Services:*
 - Comments have not been received by the Building Division at the time of writing this report. Comments from the Building Division will be included as part of Planning's future recommendations report.
- *Stratford Climate Change Program:*
 - The Climate Action Division has serious concerns regarding the request to significantly reduce the landscaped open area from the required 30% to 14%. It is strongly recommended that the applicant explore alternative solutions to meet this requirement, such as incorporating green roofs. Granting such a concession could set a precedent for further reductions in the vicinity, undermining the open space and landscaping requirements outlined in the Official Plan. Furthermore, the reduction in green space may exacerbate the urban heat island effect and negatively impact the neighborhood's microclimate.
- *Stratford Fire Prevention:*
 - No comments from Fire Prevention at this time.
- *Stratford Housing Consortium:*
 - The Housing Specialist at InvestStratford is in favour of the increased density on this site. The proponent should consider affordable units and reach out to housing@investstratford.com to discuss affordable units.

- *Festival Hydro:*
 - No specific concerns – if the project proceeds, customer/contractor to contact Festival Hydro prior to site excavation.
 - Also, if a road cut is being planned to provide upgraded water or sewer lines into the lot, it may be beneficial to include Festival Hydro in those discussions to review a hydro duct road crossing.
 - Lastly, a dedicated transformer for this site may be necessary. Customer to submit electrical service size details to Festival Hydro when available to help determine power requirements.

- *Upper Thames River Conservation Authority:*
 - The subject lands associated with the above-mentioned applications are not affected by any regulations made pursuant to Section 28 of the Conservation Authorities Act. The UTRCA has no objections to the applications

- *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 Application and has determined that the project adheres to the multi-unit policy and will be serviced by developer/owner installed Lock Box Assembly.
 - *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.*
 - Should the description of the project change, please provide an updated plan in order for us to assess the impact of the change on mail service.
 - Canada Post appreciates the opportunity to comment on the above noted application and looks forward to working with you in the future.
 - 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 March 14, 2025. Notice was also published in the Beacon Herald on March 15, 2025.

Several written public comments have been received to date and have been appended to the Council agenda for the April 14, 2025 public meeting. To date, the key concerns raised by the public include:

- Increased density
- Diminished neighbourhood character
- Reduced property values
- Privacy and noise impacts
- Lack of snow storage
- Increased traffic and risk to school crossings
- Lack of greenspace
- Drainage and flooding impact to neighbouring properties
- Removal of existing trees

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 Official Plan Amendment application OPA1-25 and Zone Change application Z09-24.

Recommended by: Alexander Burnett, Intermediate Planner
Reviewed by: Marc Bancroft, Manager of Planning, MPL, MCIP, RPP
Approved for Council by: Adam Betteridge, Interim CAO / Director of Building and Planning, MPA, MCIP, RPP

From: [Amy B](#)
To: [Alexander Burnett](#)
Subject: Opposition to Zone Change Application Z09-24 (315 & 317 Huron St., Stratford)
Date: March 26, 2025 3:00:01 PM

Dear Alexander Burnett,

I am writing to formally express my strong opposition to the zone change application Z09-24 for 315 & 317 Huron St., Stratford. This proposal raises serious concerns for the community and should be rejected. With an alarming number of exceptions requested, there is simply no justification for allowing such an inappropriate development in this location.

As a deeply concerned neighbour and taxpayer, I am disappointed that the city would even consider such an extreme application. This proposal appears to prioritize financial gain over the well-being of the residents who live in and contribute to this community. Additionally, it fails to account for the significant environmental impact that such a development would cause.

While addressing the city's housing crisis is critical, this project is not a solution. Instead, it is an overdevelopment driven by profit, catering to demand from outside the city rather than serving current residents. This will only exacerbate rental costs, without alleviating local housing challenges.

When we purchased our home in 2011, there was only a single duplex on these lots. After years of neglect and eventual abandonment, we were relieved to see it demolished and hopeful for a suitable replacement. However, upon receiving the recent notice of the zone change application, we are shocked and disheartened that the city would even consider such an extreme overdevelopment in our cherished neighbourhood.

The Avon Ward is one of the most desirable areas in Stratford, attracting a growing number of young families over the years. This proposal is completely out of character for our neighbourhood and would have long-lasting negative consequences—not just for us as immediate residents, but for the city of Stratford and the surrounding environment.

Yes, neighbourhoods evolve over time, and land use must adapt accordingly. However, as a community changes, its **established values should not be disregarded**. The current zoning of this area is **R2(1)**, which allows for **single-detached, semi-detached, duplexes, and, with approval, triplexes**. The proposed development would require a **zoning change to R5**—a drastic shift—and even then, it **still fails to comply with R5 zoning bylaws, requiring multiple exceptions**. This is not responsible development; it is an attempt to bypass regulations to force an ill-

fitting project into a neighbourhood where no similar zoning exists. R5 zones are intended for cluster townhouse dwellings and even cluster stacked townhouse dwellings.

The City of Stratford claims to uphold values of Environmental Sustainability and Stewardship. However, approving this application would directly contradict these principles. The removal of over 12 mature trees—some hundreds of years old—would cause an irreplaceable loss to the community and environment. Beyond their aesthetic and historical significance, these trees support local wildlife (including protected Cooper’s hawks), protect biodiversity, and play a critical role in our ecosystem by regulating the water cycle.

Another pressing issue is student safety. The intersection of Huntington and Huron has long been a safety concern, even after traffic lights were installed in 2020 to aid crossing guards. Increasing traffic congestion near a school crossing puts children at greater risk, a concern that cannot be ignored.

Changing not just one, but two R2-zoned lots to an R5 zone is entirely inappropriate for this location. The potential consequences include:

- **Safety & Privacy Risks:** Increased density may bring potential safety and privacy concerns for the surrounding community and nearby school. Increased safety risks, particularly for children and families as new buildings would be able to see into many yards of young families.
- **Traffic Congestion & Safety Hazards:** Additional traffic near the school crossing at Huntington & Huron endangers children and other pedestrians - especially since the road was reduced to one lane last summer. Increased congestion at this critical point poses a significant risk to children and families.
- **Significant Environmental Impact:** Destroying mature trees and green areas negatively impacts the environment and the well-being of residents.
- **Infrastructure Strain:** The outdated sewer system is not equipped to handle the demands of 12 new units.
- **Drainage & Snow Removal Issues:** Increased water runoff and additional strain on city maintenance services.
- **Property Value Decline:** Overdevelopment may devalue surrounding properties.
- **Neighborhood Character:** The proposed development would alter the aesthetic and charm of the Avon Ward.
- **Overcrowding & Livability:** Cramming 12 units into this space raises serious concerns about the quality of life for future residents. No adequate outdoor space, snow removal, garbage/recycling facilities, or even sufficient

parking as per city standards (overflow would impact surrounding streets)

- **Increased Light & Noise Pollution:** Additional lighting and noise would disrupt the current peaceful residential atmosphere.
- **School Capacity Issues:** Avon Public School is already facing enrollment challenges. Adding high-density dwellings will further strain resources, potentially impacting students and undermine the progress made in the recent school boundary review.

Granting this application would set a dangerous precedent for future developments that could erode the beauty and character of Stratford. There are more suitable locations across the city for such high-density housing.

I strongly urge you to reject this application in the best interest of our community and its long-term sustainability.

Sincerely,

Amy Brodhagen

[REDACTED]

[REDACTED]

[REDACTED]

From: [David K. Messer](#)
To: [Alexander Burnett](#)
Cc: [Martin Ritsma](#)
Subject: ZONING CHANGE AMENDMENT COMPLAINT
Date: April 1, 2025 9:59:34 AM
Attachments: [Letter of Objection to Zoning Change APR0125.pdf](#)

TO: Alexander Burnett/Stratford City Council/Mayor Ritsma

I am adamantly against this zoning change for the following reasons:

This application for **two** 3 storey, 6 unit adjacent apartment buildings is not looking to merely adjust the existing residential zoning regulations but will actually shatter them and totally destroy our residential neighbourhood. 12 apartments stuffed into the space allotted for 2 detached homes – GOOD THINKING.

Why do we even have zoning by-laws if greedy developers (Upper Avon Holdings Inc., a.k.a Upper Avon Developments Ltd. of St. Mary's and their agent Zelinka Priamo Inc. of London) can simply apply to change them whenever they like. As I have been able to find out this appears to be their ilk all over the area and even the province – find a piece of land they can pick up cheap and then proceed to cram as many apartments onto it as they can get away with regardless of the surrounding residential neighbourhood appearance or resident's concerns.

First of all it is asking to more than **double** the apartment density (increased to 106 units from 55 per hectare). Based on the existing zoning ratio there should only be a maximum of 3 apartments on each property.

AND at the same time, they are asking to greatly increase the footprint of the building compared to other immediate residential structures (reducing minimum apartment lot area from the current 750m² down to 565m² – a 25% reduction) while simultaneously reducing by more than 50% all aspects of the surrounding landscape (from 30% to 14%) leaving no space for water/rain absorption or anywhere for snow buildup and potentially altering the street building site line.

A 3-story height means no one in the vicinity will have any yard privacy which is one of the main joys of having a home and back yard.

Reducing visitor parking from 2 spaces to 1 space for each 6-apartment building will for sure end up spilling over into the nearby business mall and/or side streets throughout the neighbourhood. It will also cause much increased traffic conditions in the immediate area of an already busy Huron Street.

This is a RESIDENTIAL area NOT a DOWNTOWN free for all where you can slap up any old brick and mortar wherever you like. This is ridiculous! NO multiple unit block style apartment buildings should

be allowed in this type of residential area. "Residential style" homes containing 2 or 3 apartments is a totally different thing and would fit into the area without issue, but that's not money making enough for these people.

I don't know how any city authority could even consider this application getting to this point (although you made it clear that submitting the application can't be stopped). I am totally dismayed that this application got this far.

This is another step to destroying residential neighbourhoods in Stratford - we have (had) a beautiful city and this type of activity is slowly destroying it (in this case quickly). This is the case of a greedy developer chasing money without any regard for the local residents. I wonder how they would like this next to their house - (oh I forgot - *they don't care*). [REDACTED]
[REDACTED]

Question for you and all planners and councillors: How would you like this pair of building-block monstrosities built next to your home - no privacy, no landscape space or environmental consideration, parking and traffic upheaval and ultimately reduced property value because nobody wants to buy in the vicinity?

David and Kathleen Messer
[REDACTED]

I have attached a copy of this letter for distribution to all Councillors.

From: [DON BARBER](#)
To: [Alexander Burnett](#)
Subject: Zoning
Date: March 21, 2025 4:43:04 PM

I'm writing in reference to the Huron Street zone changing. I am absolutely opposed to this. This is residential area. I do not want a three-story apartment building in my backyard. Absolutely not, we need green space. We do want to keep Stratford beautiful and that is not an appropriate place for three story Complex.

From: [Sands Nichols](#)
To: [Alexander Burnett](#)
Subject: Proposed Development at 315 and 317 Huron St
Date: March 18, 2025 10:50:13 AM

Dear Mr Burnett,

This email is regarding Application Number OPA1-25 and 209-24 printed in the Beacon Herald Stratford Town Crier on March 15, 2025

I live behind and adjacent to these vacant lots. I have many concerns about all the amendments that the developers are requesting. I have lived at my current address for over 42 years and am the property owner. The proposed amendments will diminish my property value and any privacy I have in my rear yard and the back of my home. My primary concerns are that the apartments will be 3 stories rather than 2 stories and a total of 12 units. There is no fence height permitted by the city that can ameliorate this issue of privacy or the noise from the parking lots needed on these properties.

Huron St is very busy and has a school crossing at the corner of Huntingdon and Huron. This crossing has been hazardous due to speeding traffic with many near misses over the recent years. The addition of a traffic light was installed for this reason but the extraordinary increase in density proposed by these amendments will add to the hazards of this crossing.

The amendments requested for decreased landscaped open space, frontage, side yard and rear yard are extreme. Where will snow go? There's little room for it with these proposed decreases.

It has always been hazardous for cars to exit from their driveways on that side and block of Huron due to the heavy road traffic and speeding vehicles. My former rear neighbour on Huron beside these lots was in a serious collision trying to exit his driveway. If I assume that there will be 12 vehicles trying to exit that property or enter it off Huron, the likelihood of collisions in that block on Huron will go way up.

The noise from trucks thundering along Huron has been an issue for years with a proposed truck bypass never realized. The new tenants of those two apartment building will be severely impacted by that noise and their quality of sleep will be worsened just as mine has over the years and the requested decrease from 7.5 m to 2.5 m will make that noise even worse for the tenants.

I sincerely hope that this development is not allowed to proceed as is and not granted any of these proposed amendments.

Thank you for your help,
Elizabeth Sands

From: [Sands Nichols](#)
To: [Alexander Burnett](#)
Subject: Concerns About Proposed Development at 315 and 317 Huron St
Date: March 24, 2025 3:01:39 PM

Dear Mr Burnett,

I have already emailed my initial concerns about Application Number OPA 1-25 and Zone Change Application Z09-24. Now that I have received the mailing with the site plan and seen the artist rendering posted at the sites, I have additional concerns.

In the 42 years I have lived on Norman St. near these sites, I have had ponding in my yard after excessive rainfall and snowmelt many times necessitating pumping the water out to the street drain on Norman to prevent seepage into my basement. My 3 adjacent neighbours have also had even more ponding than me and some of the properties behind and adjacent to the 2 sites had this water in their basements. This is because of areas of clay beneath the grass preventing drainage. Currently the Huron St sites are completely covered with grass and adsorbing rain and snowmelt on those sites. After the proposed construction with the extreme proposed decrease from 30% landscaped open space to proposed 14% landscaped open space, any drainage from the 2 lots most likely will flow into our Norman St. yards causing even more ponding and water in basements. I see nothing about the elevation of the proposed sites nor any drains on either site in the site plan. This issue will severely impact our properties.

There are currently very old and mature trees at the front of the 2 sites and also at the back. The excavation needed for these proposed apartment buildings will eliminate these trees and also destroy the roots of a large mature maple tree in the yard behind causing its death and eliminating the shade and privacy it currently gives to the property directly behind the 2 sites. If the current 3 stories and 6 units in each apartment proposed were to be decreased to 2 stories and 4 units in each apartment building then that would mean less required parking spaces, more privacy in then yards behind on Norman St., more green space to absorb runoff but still not enough and perhaps spare damage in excavation to the roots of the mature maple tree in the yard behind the sites.

This past winter has caused all kinds of problems with accommodating the snow from the sidewalk plowing as well as the snow property owners have had to shovel onto their lawns from their sidewalks and driveways. Where on earth will all the snow go from the proposed 2 sites? I suspect it will be pushed up against Norman St rear fences, destroying them and onto the adjacent properties since there is virtually no space on the 2 sites for this snow. Again this issue will cause property damage for the surrounding properties.

I hope this proposed development is not allowed to proceed as is and not allowed to negatively impact the adjacent Huron St or Norman St properties.

Elizabeth Sands

From: [Javi Mckinley](#)
To: [Alexander Burnett; Clerk's Office](#)
Subject: Objection to Zoning Application Change – Z09-24
Date: March 29, 2025 10:37:59 AM

Planning Department
City of Stratford

Zone Change Application Z09-24
Official Plan amendment OPA1-25 315-317 Huron Street

Dear Planning Committee,

I am writing to formally express my strong concerns regarding the proposed zoning amendments for 315-317 Huron Street. This application seeks significant changes to existing zoning requirements, including reductions in required living space, front yard, side yard, and backyard depth, as well as a reduction in mandatory parking spaces and an increase in the number of allowable dwellings on a relatively small lot.

As the owner of [REDACTED] and [REDACTED], I am deeply concerned about the negative impact these changes will have on both the value of my properties and my ability to enjoy my home. The proposal to allow 12 units—almost double the current maximum density—will inevitably create noise and privacy issues for surrounding residents.

Furthermore, the construction of these units would likely require the removal of at least three mature trees. These trees serve as a sanctuary for wildlife, provide necessary shade, and contribute significantly to the character of our city. The environmental and aesthetic loss to the neighborhood should not be overlooked.

Additionally, reducing parking space requirements while simultaneously increasing density will exacerbate congestion on an already busy street, especially considering recent traffic changes that have reduced Huron St. to a single lane. The risk of accidents will inevitably rise due to increased vehicular and pedestrian activity in the area.

While I support responsible development and did not contest the initial property severance intended to provide additional housing, this proposal is excessive and does not respect the zoning guidelines in place to preserve the character and livability of Stratford. I might not oppose two dwellings with three units each if they adhered to the city's existing regulations, but the current proposal appears to prioritize profit for Upper Avon Holdings Inc. over the well-being of the community.

I urge you to consider these significant concerns and reject the proposed zoning amendments for 315-317 Huron Street. I appreciate your time and look forward to your careful review of this matter.

Sincerely,
JayJ McKinley and Dan McKinley [REDACTED]

From: [Jeanne Switzer](#)
To: [Alexander Burnett](#)
Subject: To Alexander Burnett/Stratford City Council/Mayor Ritsma
Date: April 4, 2025 1:46:31 PM

As a homeowner on Huron street, I am adamantly against this zoning change.
Why do we have zoning laws when any greedy developer can simply apply to change the zoning laws

The application is for two 3 story, 6 unit apartment building that sits were 2 semi- detached home were allowed. (Good idea)

We already have one..putting the value of property down.
Also the snow removal ,where is the snow going to be dumped ? ADJOINING properties.
Water run off ADJOINING properties too ?

3 story height means no privacy
for surrounding properties.

I don't know how any city officials could even consider this application without considering the potential damage. Going forward is blatant disregard for the homeowners that are in this area.

Mr.Mayor and city council ..

How would you like to have this pair of monstrosities built next to your home ..no privacy no landscape space or environmental considerations, parking & traffic problems. Ultimately reduced property values, because no one wants to buy a home in this area. Will the council reimburse us for the lost value of our properties ?(Oops)

You are supposed to be for the people of Stratford not for greedy developers that don't care.

From: [Lisa Liedtke](#)
To: [Alexander Burnett](#)
Subject: 315 & 317 Huron Street, Stratford
Date: March 28, 2025 9:53:56 AM

Good morning,

Thank you for mailing out the information regarding the above noted properties. Please see below my concerns:

- can we just build one building that fits the zoning requirements
- the current plan makes the units seems small
- where would the snow removal be placed.

Thank you for taking the time to listen to my concerns.

Lisa Liedtke

From: [Dr. Mariela Anderson](#)
To: [Alexander Burnett](#)
Cc: [Dr. Lui Redigonda](#); [Dr. Allison Nicholls](#)
Subject: Official Planning Amendment Z09-25, Zone Change Application Z09-24
Date: April 2, 2025 9:11:41 AM
Attachments: [image001.png](#)
[googlemap338 Huron.JPG](#)

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

Dear Mr. Burnett

We have received a notice of zone change application for the properties at 315 and 317 Huron St in Stratford and note that the developer is requesting that the apartment density be increased from 55 to 106 units per hectare and that the visitor parking spots be reduced from two to one per six units.

We own an orthodontic practice located at the intersection of Huron and Huntington Streets in Stratford and find that we constantly deal with patient as well as staff parking concerns. Currently, half of our staff are parking offsite to allow for patient parking. We are worried that the proposed increase in density coupled with the decrease in visitor parking spots will spill over into our business parking lot during patient hours as well as after hours. We currently find random vehicles using our parking lot during and after hours and are concerned, that the increase in density coupled with the decrease in visitor parking spots, may exacerbate this problem and result in spill over to neighbouring side streets.

Please find attached a google map image of our office and note that it is 71 meters away from the properties in question.

We fully realize the need to increase housing availability in Stratford but submit to you, that perhaps the number of apartments should be decreased and that the number of visitor parking spots should **not** be decreased, from the current two mandated by planning, to one that the developer is requesting.

Please feel free to contact us by telephone or email.

Thank you for your kind attention to this email.

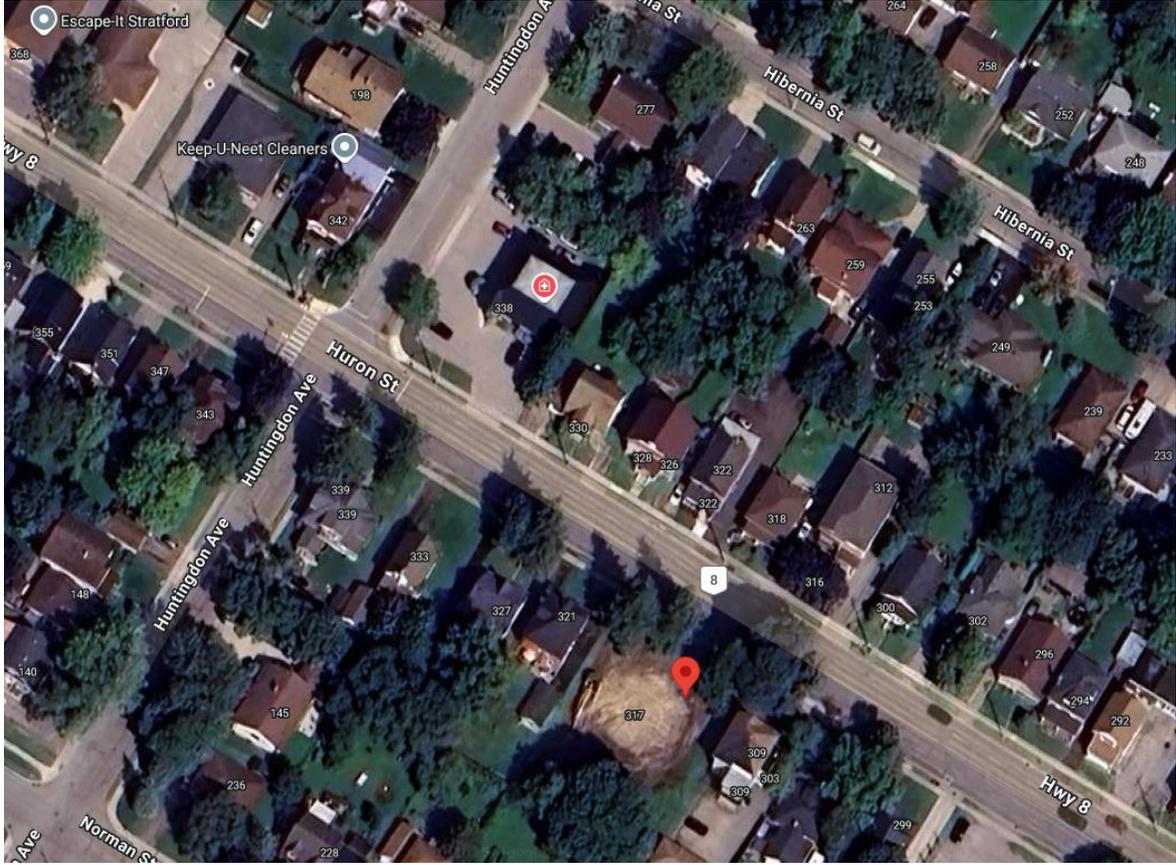
Best

Dr. Mariela Anderson

[Redacted signature block]



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From: pmacdonald10_pmacdonald10
To: [Alexander Burnett](mailto:Alexander.Burnett)
Subject: 315, 317 Huron Street
Date: April 3, 2025 9:40:13 PM

Hello Alexander,

My name is Paul MacDonald. I have owned [REDACTED], the duplex beside this property, since 2001.

My concerns of this development are as follows,

Going from an R2 to an R5 greatly changes the entire neighbourhood and is too extreme.

The proposed apartment building requires 6 Zoning changes to fit on this lot. The lot is too small for this development.

I think a redesign that is appropriate for an R2 residential zone is a better option for this small lot and location.

Stratford is not London or Kitchener. What is built here will likely be here in a hundred years. Is this what we want on the entrance corridor of our city?

I understand that there is a lack of housing in Stratford, but I worry that this change in zoning sets a precedent for other developers who want to build high density housing units in residential areas.

I do not see a place allocated for a garbage bin.

I do not want a bin next to my coach house.

Sincerely,

Paul

From: [Sarah Merkel](#)
To: [Alexander Burnett](#)
Subject: Re: Official Plan Amendment OPA1-25 and Zoning Change Application Z09-24: 315 and 317 Huron Street
Date: April 2, 2025 6:37:31 AM
Attachments: [devolutions_logo_6063bd4a-fbc5-4c3e-89c4-9ee599718f21.png](#)
[Screen Shot 2025-03-25 at 6.19.05 AM.png](#)

Hello Alexander,

I had some people in my ward (through parent council) circulating their concerns of this development (safety, privacy, loss of green space etc), so I thought I would share my response to them with you so it was on record supporting this OP amendment.

I have a difference of opinion for this matter and wanted to provide it. Here's some food for thought, and while I can appreciate those living near this may experience some impacts of this (e.g., privacy concerns, noise from construction), this is the way of the future when it comes to land use planning.

- As most of us are aware, we are in a housing crisis and infill development is a great way to use some space. Density increases, particularly on main streets that are close to transportation corridors and amenities are ideal for residents moving in (e.g., young professionals moving to the area). Not everyone can afford a single-dwelling family home, and not everyone needs the space that a home like this offers.
- The proposed development is in line with the Provincial Planning Statement (2024), and will definitely be part of Stratford's Official Plan (in progress)
- Neighbourhoods change over time to adapt to land use needs. There is a similar development down the street. I've attached an old Google Maps screenshot of when it was being built.
- The green space of these vacant lots are private properties (to my knowledge), not a parkette. It did have a house on it at one point and I don't imagine many children use it as green space when Avon is down the road.
- When it comes to strain on the sewer system, there are engineering requirements the developer will have to address in order to build there and their planning application won't be accepted unless they do.
- Huron St is already a busy road, so adding a maximum of 12 more cars isn't going to be that impactful on a provincial highway. There are many businesses along Huron that have traffic going in and out of their driveways all throughout the day. That's also assuming that all residents of these places have cars and if they are moving from a larger urban centre, that may not be the case.
- Challenges with snow removal and garbage maintenance - this is something that will be addressed in their planning application, but still a good point to bring forward.

Sarah Merkel



Crab

From: [shane carty](#)
To: [Alexander Burnett](#)
Subject: 315 and 317 Huron Street
Date: March 17, 2025 11:27:43 PM

Hello Mr. Burnett,

I am writing with huge concerns about an application that has been made for the redevelopment of 315 and 317 Huron Street.

My property backs directly onto these lots. I am aware of the changes that have been requested for the redevelopment of these lots.

I make the argument that these requests have been made with no regard to the current homeowners in the neighbourhood. No respect to the neighbourhood, and certainly no respect for the neighbours.

There have been requests for concessions by contractors that in no way take in, in any way, the concerns of home owners in this neighbourhood. We live here too. You represent the people who live here. Or do you?

To put it simply, if you allow a three storey, two building apartment complex with twelve apartments, you diminish my property value. That is offensive to me. I received no notice. No notice. [REDACTED]

Shane



MANAGEMENT REPORT

Date: April 14, 2025
To: Mayor and Council
From: Kendra Fry, Housing Specialist, investStratford
Report Number: COU25-038
Attachments: None

Title: Development Project, 246 Railway Avenue

Objective: To award the Request for Proposal for Home Renovation for a City Owned Property at 246 Railway Avenue (RFP-2025-01) in the City of Stratford, to service said property with water and sanitary and to maintain the services of the Housing Specialist through December 31, 2025.

Background: To forward Council's strategic direction to build housing stability, staff assessed surplus lands owned by the city that are appropriate for housing and underutilized in the current context. Three sites were identified, including 246 Railway Avenue, a brick bungalow that has been utilized as storage by Festival Hydro Services Inc. for many years.

At the October 15, 2025 Regular Council meeting, Council adopted the following resolution:

THAT the City issue an RFP to create two new affordable housing units at 246 Railway in the most efficient and economically sustainable way possible.

AND THAT the Matrix of evaluation criteria account for donated goods and in-kind services.

Following receipt of the direction above, staff issued a Request for Proposal (RFP-2025-01). The RFP sought a company to design and construct the interior finishes at 246 Railway Avenue, completing a two-bedroom home with kitchen, bathroom and meeting universal accessibility standards. The RFP focused on a small environmental footprint, cost effective solutions, completion by October 2025 and to universally accessible design standards.

Analysis: A total of ten proposals were received from the following organizations in response to Request for Proposal RFP-2025-01:

- Advance Excavating
- Collard Properties
- DCH Construction
- Feltz
- First Response
- MEI
- Player
- PM Contracting
- Pro Model
- RFB Development

Proposals were assessed against the following criteria:

- Company Profile and Project Team
- Project Understanding and Implementation Plan
- Proposed Design and Environmental Impact Mitigation
- Value Added Services
- Pricing

Following an assessment of the first five categories, the constituents with marks over 70 were moved into the final assessment phase in which pricing was separately factored and assessed according to the city's matrix. The top two proponents' references were then checked and based on those references; the committee selected Collard Properties for recommendation to Council.

Collard Properties offers an integrated design and build approach, streamlining the construction process by combining design and construction services under one contract. They focus on innovative solutions that meet client needs while optimizing budgets and timelines.

Collard Properties provides comprehensive construction management services to ensure timely and budget-friendly project completion. Their previous projects include renovations for London Middlesex Community Housing and Windsor Essex Community Housing as well as private renovations and new builds.

Water and sanitary services to the property will need to be completed. This work is proposed to be completed by the Environmental Services Division of the City of Stratford and could be scheduled for the Spring of 2025.

Additionally, in July 2024 a Housing Concierge Group was hired with funding from both the City of Stratford and investStratford. This groups goals and objectives were to:

- provide a point of contact for internal and external stakeholders regarding housing needs and actions
- expand community partnerships for the creation of affordable housing
- provide guidance to enhance service delivery and policy development
- provide viability data on different models of housing creation
- assess the potential for infill development
- provide and execute a communication strategy to encourage the development of additional housing
- activate identified city held lands

As outlined in the expansion request in the 2024 budget, this project was funded for one year, through June 2025. The development and construction management of Railway Avenue, along with the process and management of other City-Owned sites will extend past June 2025. There are no City staff currently available to directly support these projects past June 2025.

Cost Summary:

Description	Amount	Notes
Water and Sanitary Servicing	\$30,000	
Site Renovations	\$159,084.58 (plus HST)	Including a contingency of \$10,000
Housing Specialist – contract extension	\$35,000 (plus HST)	July 2025 – Dec 2025

Based on an analysis of similarly sized residential units in the City’s housing portfolio, it is anticipated that annual expenses will be approximately \$10,000. This includes utilities, maintenance and property taxes. The property and its tenants will be serviced by the Social Services Department, specifically the Housing Division.

Staff recommend that the project be funded from the Strategic Community Development Reserve (R-R11-STRA - STRATEGIC COMMUNITY DEVELOPMENT). This reserve fund was established to fund strategic community development initiatives, specifically those categorized as new. The fund was established from several similar reserve funds amalgamated in 2018 and receives 8% of all industrial land sales. It has been used to pay for washroom renovations and council-staff relations consulting fees. In 2024, it contributed to economic development initiatives and is now being recommended for this project. If approved, there will be approximately \$330,000 remaining in this reserve for other projects.

Financial Implications:

Financial impact to current year operating budget:

Depending on when the property is ready for use, there may be some operating impacts for the latter part of the year relating to expenses that are not covered by the

affordable rent revenues. Based on the internal estimates, this is likely to be \$5,000-\$8,000 for the partial year.

Financial impact on future year operating budget:

The impacts in future year operating budget (if any) will be determined by the Housing Division once the units are operational and at this time are estimated to be \$10,000 annually.

Link to asset management plan and strategy:

The historical cost of this asset from initial purchase date, combined with the expected costs of the renovation project identified herein equal approximately \$375,000. As assets depreciate overtime, the replacement costs are amortized and should be budgeted for accordingly to ensure the replacement of the assets are properly funded at the end of their useful life.

An asset like this, which is primarily made up of the dwelling and its internal components, will have different components that have different useful life expectancies (ie. a roof replacement every 25 years, counters and cabinets every 10-15 years). Each component will be accounted for separately in the asset management plan and data software to ensure replacement costs are budgeted for over time.

The consulting costs can be added to the capitalized costs for this project as they are determined costs to ready the asset for use.

Legal considerations:

A full contract for services will need to be executed as well as proof of insurance and WSIB coverage provided for each member of the team.

Alignment with Strategic Priorities:

Enhance our Infrastructure

The completion of this project will add an additional two-bedroom home to the Social Services portfolio of available affordable or deeply affordable housing.

Build Housing Stability

Adding an additional social services managed home provides flexibility within their portfolio and homes for one family or two individuals as required.

Work Together For Greater Impact

Planning, Building, Engineering, investStratford and Social Services have worked together with the assistance of the Treasurer and Procurement to bring this project to Council on an expedited timeline.

Alignment with One Planet Principles:

The RFP was issued with a request for the highest possible environmental standards. Social Services team will work with Collard Properties to ensure this standard is maintained including in HVAC and insulation efficiency.

Health and Happiness

246 Railway Avenue will provide enhanced health for the tenants of the new unit.

Equity and Local Economy

246 Railway provides an opportunity for more low-income individuals to be housed, enhancing their health and contributions to the local economy.

Culture and Community

By supporting our lowest income citizens, we enhance the strength of our community.

Land and Nature

We are utilizing existing land for the benefit of people and avoiding any unnecessary demolition thus protecting the environment.

Materials and Products

The project was specified to be completed in the most environmentally sustainable way possible, considering reuse of materials, insulation, environmentally efficient HVAC, windows and doors.

Zero Waste

The proponents were encouraged to consider reuse of materials where appropriate onsite and that will be managed in collaboration with the chosen proponent.

Zero Carbon Energy

The embodied carbon of 246 Railway has been preserved by the decision not to demolish the building. The energy efficiency of the site will be massively enhanced by the renovations including insulation, new doors and windows.

Staff Recommendation: THAT the Request for Proposal (RFP-2025-01) for Home Renovation for a City Owned Property be awarded to Collard Properties for a maximum amount of \$179,765.58, including HST to be funded through the R-R11-STRA Reserve Fund;

THAT staff be authorized to proceed with the water and sanitary servicing of 246 Railway Avenue to be funded through the R-R11-STRA Reserve Fund;

AND THAT the Housing Specialist Position (reporting through investStratford) be continued from July 2025 to the end of December 2025 to be funded through the R-R11-STRA Reserve Fund.

Prepared by: Kendra Fry, Housing Specialist, investStratford

Recommended by: Joani Gerber, CEO, investStratford

Joan Thomson, Chief Administrative Officer



MANAGEMENT REPORT

Date: April 14, 2025
To: City Council
From: Kendra Fry, Housing Specialist, investStratford
 Joani Gerber, CEO, investStratford
Report Number: COU25-044
Attachments: Figures 1A, 1B, 2A, 2B- Briefs and Aerials of 161 East Gore Street and 38 Coriano Street

Title: Progress Report, Request for Expression of Interest: 161 East Gore Street and 38 Coriano Street

Objective: To provide an update on the Request for Expressions of Interest Process.

Background: At the October 14th, 2024, council meeting, council directed staff to conduct a Request for Expressions of Interest Process via Bids and Tenders to establish interest in the development of affordable and/or mixed market housing developments on the city owned lands at 161 East Gore Street and 38 Coriano Street.

Analysis:

Progress on 161 East Gore Street and 38 Coriano Street:

On January 13th, two RFEOI's were released with a response deadline of February 21st, 2025. Four proponents submitted packages for 161 East Gore while two submitted for 38 Coriano.

Utilizing a matrix of assessment that prioritized number of units, level of affordability, environmental footprint, urban design, proposed funding stack and the experience of the proponents in building similar developments, the committee selected two proponents to move forward into interviews.

Interviews were conducted on March 12th and 18th to gather more information regarding the proponents' projects.

Next Steps:

The committee is meeting to discuss the proponents and will bring forth their recommended proponent to the May 12th, 2025, Council meeting.

At that time Council will be asked to provide direction on the disposal of lands in accordance with the Sale and Other Disposition of Land Policy P.1.3 and enter a negotiation period with the chosen proponent.

During this negotiation period, staff and the proponent will work to assess planning and infrastructure implications of the proposed new build as well as the final financial model.

The negotiated agreement is anticipated to come to Council for a decision at the July 14th or August 11th Council meetings, dependent on legal review.

Please see Appendix A for other municipalities who have utilized similar methodologies to develop affordable housing.

Date	Action
March 24 th -April 18 th	Final proponents review by committee
April 14 th	Process Review at council
May 12 th	Recommended Proponent to council, approval of disposal of land
May 12 th - end of July	Proponent negotiations towards final project agreement
July 14 th or August 11 th	Negotiated agreement to in camera council session for approval

With respect to simply disposing of the land, the lost opportunity cost of these sites is estimated (not full market valuation, GeoWarehouse only evaluation) at approximately \$550,000 to \$600,000 on 161 East Gore Street and \$850,000 to \$1,050,000 on 38 Coriano Street. In valuing the "cost" of the project, council should consider the income that could have been obtained by selling the parcels of land.

However, staff note that if these lands were sold, the opportunity to create and maintain affordable units would be lost. The proponents whom we are considering are proposing to exchange the land value for numbers and duration of affordable units; the specifics of which will be brought forth to Council for consideration at a future meeting.

By proposing this exchange in lieu of acting as the developers themselves, the City removes the burden of required staff time, borrowing costs to develop the sites, and the volatility of the materials market, while ensuring affordable units are developed on an expedited timeline.

Financial Implications:

Financial impact to current year operating budget:

Approximately 40 hours of staff time in the development and administration of the RFEOI and selection process will be required. Specific financial impacts related to subsequent recommendations will be presented to Council at a later date.

Financial impact on future year operating budget:

The analysis (yet-to-be performed) of the financial implications including servicing the sites with water and sewage infrastructure will be forthcoming before an agreement is made to develop the sites.

Should Council elect to go forward with a proponent, there will be legal and staff time in developing the contractual agreement and transfer of land.

The accounting transaction resulting from potential land disposition would result in a financial impact but not a cash-flow impact.

Link to asset management plan and strategy:

At this time, both proponents are proposing to maintain and manage the affordable units themselves, providing annual reports on maintained affordable units and their occupation to the city. As such, the management of the asset would fall on the developer/operator. If the land is disposed of, the city will no longer maintain the asset in the City's inventory.

Legal considerations:

The negotiation and compilation of the final agreement for development, once the proponent is selected, will require the review and services of the City Solicitor.

Insurance considerations:

None at this time.

Alignment with Strategic Priorities:

Enhance our Infrastructure

This report aligns with this priority as water and sewage infrastructure will be further developed as a part of new housing builds on the sites.

Build Housing Stability

This report aligns with this priority as we will be activating surplus sites to create additional affordable and market rate housing units.

Work Together For Greater Impact

This report aligns with this priority as Planning, investStratford, Social Services, Engineering and the Building Department collaborated to form the committee of assessment on this project.

Intentionally Change to Support the Future

This report aligns with this priority as we will be increasing Stratford's density, enhancing our affordability and activating long vacant sites.

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.

Material and Products

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

Zero Carbon Energy

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

Staff Recommendation: THAT the report titled, "Progress Report, Request for Expressions of Interest: 161 East Gore Street and 38 Coriano Street" (COU25-044), be received for information.

Prepared by:	Kendra Fry, Housing Specialist, investStratford
Recommended by:	Joani Gerber, CEO, investStratford
Approved for Council by:	Adam Betteridge, MCIP, RPP, Interim CAO / Director of Building and Planning Services

APPENDIX A:

Example Projects

- 1) The City of Kitchener donated 5.5 million dollars in land to “Build Waterloo” a collective of for profit and not for profit housing creators who will create affordable housing under the direction of Habitat for Humanity
<https://www.gvca.org/en/news/kitchener-donating-land-worth-5-5-million-for-affordable-housing-development.aspx>
- 2) Theia Partners in Ottawa has developed a series of Private-Not For Profit housing initiatives that rely on market housing to help fund affordable. Here is one example

Odayanhaway (Little Village)

“This infill development is a project in partnership with First Unitarian Congregation of Ottawa and Ontario Aboriginal Housing Services (a non-profit housing provider focused on serving the urban indigenous population). Combining a sixteen-story market building, and a six-story non-profit building, this project provides a full spectrum of affordability, in a transit-rich neighbourhoods, helping financially sustain the Congregation and a host of community organizations that relies on that Congregation.”
<https://theiapartners.com/projects/>

- 3) The City of London via an RFPQ process has pre-qualified developers, construction companies and landowners to partner with them in the building of affordable housing. Included in the plan is partnering on two city owned sites for mixed market developments
<https://www.cbc.ca/news/canada/london/city-plan-to-boost-affordable-housing-draws-interest-from-49-developers-community-groups-1.7077534>

Figure 1A -161 East Gore Street Brief:

Approximate value

Recognizing that only a full appraisal can answer this question, we used like properties and land value trends to project a value if sold of approximately \$550,000 to \$600,000. Please note that this is not a formal valuation and should not be relied on to set a sale price, but simply as a ballpark figure that requires further validation by an appraiser.

Proposed Development Options

As discussed, the purpose of this brief is to summarize theoretical densities on 161 East Gore for a residential development.

- The property is approximately 0.24 hectares in size, with 54 metres of frontage (to be confirmed by a legal survey).
- The property is designated as "Residential Area" in the SOP, which may permit up to 65 units per hectare for residential uses. To achieve the 65 uph, the application would need to demonstrate land use compatibility with the surrounding area.
- Using 65 uph, a theoretical maximum on property is around 15 dwelling units. This is the maximum number of dwelling units that could be permitted without needing an Official Plan Amendment.
- The Site is zoned as "R2(1)", which permits a range of low-density residential uses, including single detached dwelling and semi-detached dwellings. There are no specific maximum uph figures in the R2(1) Zone, but there are minimum lot sizes and lot frontages.
- An option, subject to confirmation on size of the property, would be to create 3 semi-detached buildings (this would equate to 6 dwellings units, each on their own legal lot). Within each of the 6 dwellings, a ADU could be provided (increasing the unit count to 12). This would require a double driveway on each legal lot.
- Extending on this option, consideration could be given to a third suite, that would be detached and located in the rear yard. This would increase the total units to 18. Of note, on this option, sufficient parking may not be possible to permit a third unit on each lot.

- This option could avoid a Zoning By-law Amendment Application. Severance applications, along with a potential minor variance (TBD).
- Should townhouses or multi-unit buildings be considered for the property, a Zoning By-law Amendment Application would be required.
- Any development application may require the completion of a Noise Study to address the noise source at the CN railyard. They may object to any application.
- Additional studies/reports may be required for proposed applications, including planning, traffic, and legal surveying.

Figure 1B -161 East Gore Street Aerial:



Figure 2A -38 Coriano Street Brief:

Approximate Value

Recognizing that only a full appraisal can answer this question, we used like properties and land value trends to project a value if sold of approximately \$850,000 to \$1,050,000. Please note that this is not a formal valuation and should not be relied on to set a sale price, but simply as a ballpark figure that requires further validation by an appraiser.

Proposed Development Options

- The property is approximately 0.15 hectares in size, with 15 metres of frontage on Coriano Street. There is a secondary frontage on Waddell Street to the north (to be confirmed by a legal survey).
- There is an unopened road allowance from Coriano Street, connecting to the former fairgrounds (now the Bromberg subdivision). In liaising with City staff, a road connection from Coriano Street to the new subdivision is not anticipated, given the approved design for the Bromberg subdivision. A walkway connection will be maintained to connect Coriano Street with the new development. There is an opportunity to explore with Council and staff to declare a portion of the unopened road allowance and therefore increase the lot area an additional approximately 440 square metres. This would increase the overall property size to approximately 0.19 ha.
- The property is designated as "Residential Area" in the existing Stratford Official Plan, which may permit up to 65 units per hectare for residential uses. To achieve the 65 uph, the application would need to demonstrate land use compatibility with the surrounding area.
- Using 65 uph, a theoretical maximum on property is around 12 dwelling units. This is the maximum number of dwelling units that could be permitted without needing an Official Plan Amendment.
- The Site is zoned as "R1(4)", which limits uses to single detached dwellings and group homes. There are no specific maximum uph requirements in the R1(4) Zone, but there are minimum lot sizes and lot frontages.
- In any development scenario, it would be recommended that the walkway connection from Coriano Street to Waddell Street be maintained for pedestrian connectivity.

Option 1: Consent and Minor Variance

- Sever the land, such that there are two lots
- Both lots would have access to Coriano Street
- Each lot could theoretically be permitted for three (3) dwelling units (one main unit and two accessory units) = 6 total dwelling units
- A Minor Variance would be required to address the minimum lot frontage width and potentially building setbacks

Option 2: Zoning By-law Amendment

- Rezone the site to a medium density residential zone to permit the construction of multi-unit buildings, with up to 12 dwelling units
- Application would require a Planning Justification Report, Servicing Reports, Conceptual Site Plan/Elevations at a minimum, subject to confirmation by City staff
- Should the Zoning By-law Amendment be approved, a Site Plan Application would be required. If the selected builder reduced to 10 units, Site Plan Approval would not be required.

Figure 2B-38 Coriano Street Aerial





MANAGEMENT REPORT

Date: April 14, 2025
To: Stratford City Council
From: Vicky Trotter, Council Committee Coordinator
Report Number: COU25-035
Attachments: None

Title: Climate Conversations Steering Committee 2025 Request for Financial Assistance

Objective: To consider an additional request from the Climate Conversations Steering Committee for financial assistance related to the climate conversation event series.

Background: The Climate Conversations Steering Committee requested financial assistance in 2024 for a series of workshops/meetings to build climate awareness and community and provide tools for Stratford residents to curb greenhouse gas emissions. At the time the intent was to provide eight sessions from September 2024 to April 2025.

At the August 12, 2024, Regular Council meeting the following resolution was adopted:

THAT a Community Grant in the amount of \$3,281.42 be provided to the Climate Conversations Steering Committee in kind for their Climate Conversations to be held in 2024 and 2025 to fund the following:

- **Auditorium Rental Fee - \$1,281.42**
- **Technical Support - \$2,000.00**

The Climate Conversations Steering Committee has reached out to staff to request additional financial assistance for an additional workshop to be held on June 26, 2025, with two Course Convenors from the University of Western Ontario based on a course, *Connecting for Climate Change Action*, blending Indigenous and Western Science.

The Steering Committee is requesting in kind assistance for the auditorium rental fee and technical support for this additional workshop.

Analysis: Community groups requesting financial assistance from the City of Stratford can apply for a community grant through the City's community grant application program.

With respect to the request, information has been provided below to outline potential costs and options available for consideration.

Rental of the City Hall Auditorium and Technical Assistance:

The hourly rate for the auditorium is \$72.32 plus HST and a non-refundable deposit of \$150.00 is required. The intent is for one additional session to be held. The total cost would be approximately \$366.96, plus HST [\$414.67 including HST] which would include set-up and take-down.

Event organizers typically arrange for technical assistance as part of their event preparations. A grant could be provided by the City to the Event Organizer to obtain technical assistance, estimated at \$250.

Options for consideration:

1. File the request (meaning take no action): THAT the request from the Climate Conversations Steering Committee for the City of Stratford to provide financial assistance for an additional Climate Conversation event, be filed.
2. Provide a community grant to cover the Auditorium Rental: THAT a Community Grant in the amount of \$664.67 be provided to the Climate Conversations Steering Committee for their Climate Conversation to be held on June 26, 2025, to be funded from the community grant reserve or an alternative source.

With this option, an Auditorium rental agreement would be required to be submitted by the event organizers.

Financial Implications:

Financial impact to current year operating budget:

Subject to the direction given by Council, there may be cost implications for the 2025 budget.

Financial impact on future year operating budget:

None.

Insurance considerations:

Insurance will be required in accordance with the rental agreement for the Auditorium.

Alignment with Strategic Priorities:

Not applicable: This report does not align with one of the Strategic Priorities as the request is for financial support.

Alignment with One Planet Principles:

Not applicable: This report does not align with one of the One Planet Principles as the request is for financial support.

Staff Recommendation: THAT direction be provided on the financial assistance request from the Climate Conversations Steering Committee for an additional Climate Conversation event to be held on June 26, 2025.

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

Thank you most sincerely for your support of the Climate Momentum: Climate Conversations. We are now at 5/8, and will be preparing a report for Council at the conclusion of the series.

As you know the series has striven to 1) complement the Community Climate Action Plan (the CCAP) 2) provide “bytes” of information/climate science for the primary areas of the CCAP 3) create an appetite for personal action and further learning and 4) encourage community engagement, in particular through conversation in response to each area of concern, because we know that people to people engagement is much more effective than screens.

We have been excited by what we have seen. The involvement by the community has been remarkable. At the last Conversation (Waste Management), attendees were expressing regret that the series was coming to an end. They have truly enjoyed the learning and the face to face engagement talking about topics they care about.

Well, maybe not completely over.

During the series, many of us have taken a side course of learning, that has come to us from Rotary. Doug Thompson highly recommended a remarkable course out of UWO that is free, credit or non-credit, low pressure but stunning in its story- *Connecting for Climate Change Action*. This award-winning course is designed to tell the story of Climate Change through a blending of Indigenous and Western Science.

The overall concepts would be a fitting end to the Climate Conversations series. Two of the Course Convenors are willing to come to Stratford to share their stories as one last Climate Conversation in June, which is National Indigenous History Month (The 21st is National Indigenous Peoples Day). It would be a wonderful way to apply the many learnings we have had and are having through the CCAP and The Climate Conversations. Rotary District 6330 would also like to join us as partners for this final session with the option of attending in person or watching the presentation online.

Therefore, we respectfully request the support of Council for one additional use of the City Hall Auditorium, and for the wonderful assistance of the staff members who have been so very supportive and helpful. The date would be Thursday, June 26, 2025, 7-9 PM. Between Rotary and Climate Momentum, we will cover honoraria and refreshments.

Respectfully submitted,

Dr. Doug Thompson

Sheila Clarke

Rotary District 6330

Climate Conversations (Climate Momentum)



MANAGEMENT REPORT

Date: April 14, 2025
To: Mayor and Members of Council
From: Karmen Krueger, CPA, CA, Director of Corporate Services/Treasurer
Report Number: COU25-037
Attachments: 1) Summary of 2025 Community Grant Evaluation Committee Recommendations
 2) Summary of Multi-Year Fee Waiver Approvals

Title: 2025 Community Grant Evaluation Committee Recommendations

Objective: To review recommendations of the Community Grants Evaluation Committee to award 2025 grants.

Background: The Community Grants Evaluation Committee is tasked with providing recommendations to Council for awarding of community grants within the overall annual budget approved by Council. Committee deliberations in 2025 were guided by the City's Community Grants Policy F.1.1 adopted by Council in June 2019.

Under the policy, a "one-time" community grant request is intended for projects or activities that can be accomplished and measured within the grant year.

A "multi-year" community grant request is intended for a specific project or activity that spans more than a one-year period. This category is not intended to provide ongoing operational funding. If approved for a multi-year grant, organizations do not need to apply again during the approved period; however, final approvals for future budget years are subject to Council's annual budget process.

2025 is the second instalment for the Stratford Hospital with a total pledge of \$5 million over 10 years. The first payment in 2024 was halved due to budget pressures. The 2025 payment was increased to the \$500,000 level, and the remaining \$250,000 payment from 2024 will be made up in future budgets.

The 2025 approved City budget includes the community grants program in the amount of \$871,870 for multi-year and annual grant awards. The amount noted does not include fee waivers that arise under Community Services and agreements, Community

Improvement Plan programs or Bill 23 impacts, which are all captured separately in 2025.

Any grant applicant wanting to appeal Council's final decision will be allowed to present to the Finance & Labour Relations Sub-committee.

Analysis: The Community Grants Committee held one meeting in March 2025. All applications received were reviewed, as well as any year-end reporting from all organizations who received funding in 2024 to ensure continued compliance with the terms of the program. Recommendations for 2025 grant awards are summarized on the attached chart and below:

Total Applications received (34 including the multi-year)	\$822,112
Total Grants recommended	753,292
To be funded from 2025 budget	753,292
Amount unspent from 2025 budget	49,758
Total projected balance in Reserve	126,699

Some grants contain additional requirements or are subject to conditions which are noted in the summary.

The Committee carefully reviewed financial need (as identified by application, and review of supporting financial statement information) to determine which applicants most closely met the criteria and spirit of the grant policy. Applications were reviewed considering the contribution each program or service has to the City's residents, how long the program has received community grant funding and how a communication strategy can be used to ensure that applicants understood the decision and how it relates to the City's strategic priorities.

After the 2025 grant process is completed, the Committee intends to reconvene to make recommendations to the policy to reflect strategic priorities and make any changes to the 2026 process.

Applications where services were deemed to be outside the intended mandate of the Community Grants program or whose services are deemed duplicated, whether with services the City already provides, or where applicants appear to serve the same group of residents are being recommended to be handled outside the Community Grants Program after 2024. These are noted as

- Gallery Stratford (#3 on attached summary)
- The Local Community Food Centre (#19 on attached summary)
- United Way Perth Huron (#20 on attached summary)
- Kiwanis Festival for Performing Arts (#27 on attached summary)

Staff has included a recommendation for consideration to allow reconsideration of any of the community grants, without formally triggering the reconsideration rules in Council's procedural by-law.

Fee Waivers

In some cases, fee discounts or waivers have been approved for multiple years to make the application process simpler for historically recurring items. Individual expiry for approvals is noted on the attached summary.

This does not include discounts provided to specific groups via agreements or under the Director of Community Services delegated authority. These are tracked differently and are reflected in the department's facility budgets and reporting.

Policy Review

As identified in the previous year, this review is still underway. The Community Grants committee will be meeting shortly to discuss next steps and will bring a subsequent report back to Council for consideration.

Financial Implications:

Financial impact to current year operating budget:

There is no financial impact to the current year budget.

Financial impact on future year operating budget:

No financial impact for future year budgets. Any funds budgeted but not awarded remain in the community grants reserve and will form part of future year draft budget analysis.

Alignment with Strategic Priorities:

Work Together For Greater Impact: The Community Grants program supports creative, innovative, solution-focused community organizations.

Alignment with One Planet Principles:

Health and Happiness

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

Culture and Community

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

Staff Recommendation: THAT the 2025 grants and fee waivers as outlined in the attached schedule to Report COU25-037, be approved;

AND THAT any appeals received from applicants be considered by the Finance and Labour Relations Sub-committee.

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

SUMMARY OF 2025 COMMUNITY GRANT EVALUATION COMMITTEE RECOMMENDATIONS

Purpose: to summarize 2025 community grant applications received and recommendations to Council for the awarding of grants under the 2025 Community Grant Program.

\$871,870 is available as a combined budget for 2025 grant awards (total of annual grants + multi-year grants in G872).

	Organization	2025 Grant Application Amount	2025 Evaluation Committee Recommendation	Other Information	Prior Year Awarded	2025 Funding Conditions
	Annual (alpha order):					
1	Civic Beautification & Environmental Awareness Committee	1,000	1,000		1,000	
2	Feline Friends Network	5,000	5,000		4,500	
3	Gallery Stratford	60,000	60,000		58,000	
4	Here For Now Theatre Company	8,000	7,500		7,500	
5	Hermione Presents - SpringWorks Festival	15,000	9,500		9,500	
6	Kinsmen Club - Canada Day Celebration	10,000	10,000		10,000	
7	Kiwanis Club Summer Concerts	1,500	1,500	see multi-year approval for fee waiver for use of bandshell for these concerts	1,500	
8	Kiwanis Festival for Performing Arts	6,000	0	see # 27 below	6,000	
9	Music & Opera Appreciation	800	0		800	
10	Off the Wall (Stratford Artists Alliance)	2,000	2,000		2,000	
11	Playmakers! Theatre School	15,000	7,500	\$1,000 + additional \$4,000 by appeal	5,000	
12	Stratford & District Horticultural Society	9,000	9,000		9,000	
13	Stratford Arts & Culture Collective	15,000	0		3,000	
14	Stratford Concert Band	3,500	2,060	see multi-year approval for fee waiver for use of bandshell for the summer concerts	2,060	
15	Stratford Division of Tillsonburg Power & Sail Squadron (Razzamajazz)	4,000	4,000	This boat is owned by the City; this group will be purchasing a new electric motor for the boat and are hoping it will be installed for the start of the 2025 season.	4,000	
16	Stratford Lawn Bowling Club	10,000	10,000		10,000	

SUMMARY OF 2025 COMMUNITY GRANT EVALUATION COMMITTEE RECOMMENDATIONS

Purpose: to summarize 2025 community grant applications received and recommendations to Council for the awarding of grants under the 2025 Community Grant Program.

\$871,870 is available as a combined budget for 2025 grant awards (total of annual grants + multi-year grants in G872).

	Organization	2025 Grant Application Amount	2025 Evaluation Committee Recommendation	Other Information	Prior Year Awarded	2025 Funding Conditions
17	Stratford Summer Music	25,000	15,000		25,000	
18	Stratford Winterfest	12,000	5,000		10,000	
19	The Local Community Food Centre	15,000	15,000		10,000	
20	United Way Perth-Huron	33,232	33,232		33,232	conditional on funds being directed to the Connection Centre
21	PTSD The Truth Behind The Smile	3,000	2,000	\$1,550 fee waiver approved in 2024 for rental of Agripex		conditional on matching funds- - also require a letter of support from Canadian Mental Health Association
22	AMDSB Garbage Can Project	3,000	0		0	
23	Cycle Stratford	1,080	0		0	
24	INNERchamber	1,500	1,500	funded in 2023 and previous years	0	
25	Royal Canadian Legion Poppy Fund	500	500	funded in 2023 and previous years	0	
26	Here For Now Superstar Program	10,000	0		0	
27	Kiwanis Festival of Performing Arts	10,000	10,000		0	
28	Stratford Symphony Orchestra	10,000	10,000	funded in 2023 and previous years	0	
29	Stratford Perth Pride Festival	5,000	5,000		0	
	Multi-Year (alpha order):					
30	L'Arche Stratford	15,000	15,000	multi-year approval for 2024-2025 (\$30,000 total)	15,000	conditional on project moving forward
31	Royal Canadian Legion Remembrance Day Ceremony	1,000	1,000	multi-year approval by Council for 2023-2025 (\$3,000 total)	1,000	
32	St. Marys Healthcare Foundation	6,000	6,000	multi-year approval by Council for 2022-2026 (\$30,000 total)	6,000	

SUMMARY OF 2025 COMMUNITY GRANT EVALUATION COMMITTEE RECOMMENDATIONS

Purpose: to summarize 2025 community grant applications received and recommendations to Council for the awarding of grants under the 2025 Community Grant Program.

\$871,870 is available as a combined budget for 2025 grant awards (total of annual grants + multi-year grants in G872).

Organization		2025 Grant Application Amount	2025 Evaluation Committee Recommendation	Other Information	Prior Year Awarded	2025 Funding Conditions
33	Stratford General Hospital campaign	500,000	500,000	multi-year funding supported in principle by Council on November 22/2021. \$5M over 10 yrs.	250,000	
34	Stratford Pride Community Centre	5,000	5,000	multi-year approval for 2024-2025 (\$15,000 total)	10,000	
				Other 2024 awards	1,300	
		822,112	753,292		495,392	
2025 Grants Budget \$		871,870		2024 Grants Budget \$	561,870	annual + multi-year + contingency
residual funds available 2025 if all approved		49,758		2024 actual grant awards	<u>495,392</u>	
estimated reserve balance at Dec 31 2024		126,699				66,478 surplus moved to reserve in 2024

SUMMARY OF MULTI-YEAR FEE WAIVER APPROVALS

Number	Organization	Detail for Fee Waivers
1	Special Olympics	Fee Waiver is for 100% of rental fees of multi-year rental of softball, t-ball, track and field facilities for 2024-25-26 summer sport season.
2	Stratford Youth Soccer	Fee Waiver is for 100% of rental fees for multi-year rental of Queen's Soccer Field and Pavilion for kids camp, for 2024-25-26 summer sport season.
3	Stratford Concert Band	Fee Waiver is for 100% of rental fees for multi-year use of Upper Queen's Park Pavilion for free summer concerts in the park, for 2024-25-26 summer season.
4	Kiwanis Summer Concerts	Fee Waiver is for 100% of rental fees for multi-year use of Upper Queen's Park Pavilion for free summer concerts in the park, for 2024-25-26 summer season.
5	Legion (Remembrance Day)	This is a multi-year Council approval for waiving of fees for sign permits approved in 2022, to be in effect until 2032.
6	Art in the Park	This is a multi-year Council approval for waiving of fees for sign permits approved in 2022, to be in effect until 2028.

SUMMARY OF 2025 COMMUNITY GRANT EVALUATION COMMITTEE RECOMMENDATIONS

Purpose: to summarize 2025 community grant applications received and recommendations to Council for the awarding of grants under the 2025 Community Grant Program. **\$871,870** is available as a combined budget for 2025 grant awards (total of annual grants + multi-year grants in G872).

Number	Organization	2025 Grant Application Amount	2025 Evaluation Recommendation	Other Information	Prior Year Awarded	2025 Funding Conditions
	Annual (One-Time):					
1	Civic Beautification & Environmental Awareness Committee	1,000	1,000		1,000	
2	Feline Friends Network	5,000	5,000		4,500	
3	Gallery Stratford	60,000	60,000		58,000	
4	Here for Now Theatre Company	8,000	7,500	See # 26 below	7,500	
5	Hermione Presents – SpringWorks Festival	15,000	9,500		9,500	
6	Kinsmen Club – Canada Day Celebration	10,000	10,000		10,000	
7	Kiwanis Club – Summer Concerts	1,500	1,500	See multi-year approval for fee waiver for use of bandshell for these concerts	1,500	
8	Kiwanis Festival for Performing Arts	6,000	0	See # 27 below	6,000	
9	Music & Opera Appreciation	800	0		800	
10	Off The Wall (Stratford Artists Alliance)	2,000	2,000		2,000	
11	Playmakers! Theatre School	15,000	7,500		5,000	
12	Stratford & District Horticultural Society	9,000	9,000		9,000	
13	Stratford Arts & Culture Collective	15,000	0		3,000	
14	Stratford Concert Band	3,500	2,060	See multi-year approval for fee waiver for use of bandshell for summer concerts	2,060	
15	Stratford Division of Tillsonburg Power & Sail Squadron (Razzamajazz)	4,000	4,000		4,000	

Number	Organization	2025 Grant Application Amount	2025 Evaluation Recommendation	Other Information	Prior Year Awarded	2025 Funding Conditions
16	Stratford Lawn Bowling Club	10,000	10,000		10,000	
17	Stratford Summer Music	25,000	15,000		25,000	
18	Stratford Winterfest	12,000	5,000		10,000	
19	The Local Community Food Centre	15,000	15,000		10,000	
20	United Way Perth-Huron	33,232	33,232		33,232	Conditional on funds being directed to the Stratford Connection Centre
21	PTSD The Truth Behind the Smile	3,000	2,000	\$1,550 fee waiver approved in 2024 for rental of Agriplex		Conditional on matching funds – also require a letter of support from Canadian Mental Health Association
22	AMDSB Garbage Can Project	3,000	0		0	
23	Cycle Stratford	1,080	0		0	
24	INNERchamber	1,500	1,500	Funded in 2023 and previous years	0	
25	Royal Canadian Legion Poppy Fund	500	500	Funded in 2023 and previous years	0	
26	Here for Now Superstar Program	10,000	0	See # 4 above	0	
27	Kiwanis Club - Festival of Performing Arts	10,000	10,000	See # 8 above	0	
28	Stratford Symphony Orchestra	10,000	10,000	Funded in 2023 and previous years	0	
29	Stratford Perth Pride Festival	5,000	5,000		0	

Number	Organization	2025 Grant Application Amount	2025 Evaluation Recommendation	Other Information	Prior Year Awarded	2025 Funding Conditions
	Multi-Year:					
30	L'Arche Stratford	15,000	15,000	Multi-year approval for 2024-25 (\$30,000 total)	15,000	Conditional on project moving forward
31	Royal Canadian Legion Remembrance Day Ceremony	1,000	1,000	Multi-year approval for 2023-2025 (\$3,000 total)	1,000	
32	St. Marys Healthcare Foundation	6,000	6,000	Multi-year approval for 2022-26 (\$30,000 total)	6,000	
33	Stratford General Hospital	500,000	500,000	Multi-year funding supported by Council in November 2021 (\$5M over 10 years)	250,000	
34	Stratford Pride Community Centre	5,000	5,000	Multi-year approval for 2024-25 (\$15,000 total)	10,000	
				Other 2024 grant awards	1,300	
	TOTALS:	\$822,112	\$753,292		\$495,392	

2025 Grants Budget	\$871,870
Residual Funds Available 2025 if all requests approved	49,758
Estimated Reserve Balance at December 31 2024	126,699

2024 Grants Budget (annual + multi-year + contingency)	\$561,870
2024 Actual Grants Awards	495,392
Surplus Moved to Reserve in 2024	66,478

SUMMARY OF MULTI-YEAR FEE WAIVER APPROVALS

Number	Organization	Detail for Fee Waivers
1	Special Olympics	Fee Waiver is for 100% of rental fees for softball, t-ball, track and field facilities for 2024-25-26 summer sport seasons
2	Stratford Youth Soccer	Fee Waiver is for 100% of rental fees for Queen's Soccer Field and Pavilion for Kids Camp for 2024-25-26 summer sport seasons
3	Stratford Concert Band	Fee Waiver is for 100% of rental fees for use of Upper Queen's Park Pavilion for free summer concerts in the park, for the 2024-25-26 summer seasons
4	Kiwanis Club Summer Concerts	Fee Waiver is for 100% of rental fees for use of Upper Queen's Park Pavilion for free summer concerts in the park, for the 2024-25-26 summer seasons
5	Legion (Remembrance Day)	Fee Waiver is for sign permits approved in 2022, to be in effect until 2032
6	Art in the Park	Fee Waiver is for sign permits approved in 2022, to be in effect until 2028



MANAGEMENT REPORT

Date: April 14, 2025
To: Mayor and Council
From: Alexander Burnett, Intermediate Planner
Report Number: COU25-036
Attachments: None

Title: Road Widening for Consent Application B04-23, 639-663 Ontario Street

Objective: The purpose of this report is to authorize the conveyance of Parts 1 and 3 on Reference Plan 44R-6300 from 6520910 Canada Corporation to The Corporation of the City of Stratford and to dedicate these lands as public highway for the purposes of a road widening along Ontario Street.

Background: 6520910 Canada Corporation received provisional consent for application B04-23 on December 18, 2023, to sever the western portion of the subject lands, municipally known as 639 Ontario Street, to recreate an existing residential lot (the properties were originally separate but have merged on title). Condition 3 of the approval requires the owner, prior to the stamping of the deed, to dedicate a 4.94-metre-wide strip of land to the City of Stratford along the Ontario Street frontage for road widening purposes. This dedication shall be free and clear of all encumbrances and all costs borne by the applicant.

Analysis: Parts 1 and 3 on Reference Plan 44R-6300 is required to be dedicated to the City of Stratford to satisfy the above-described condition and this dedication is for road widening purposes along Ontario Street. These Parts, upon being transferred to the City, should be dedicated as public highway.

Financial Implications:

Financial impact to current year operating budget:

Upon assumption of the road widening, there will be negligible impact on annual operating and maintenance costs for the grassed boulevard. The owner will be responsible for all costs associated with the transfer of the land to the City of Stratford.

Link to asset management plan and strategy:

As with any property conveyance, the parcel becomes part of the City's land inventory. In the case of minor sections intended to widen the existing road asset, they do not result in an acquisition, rather just an expansion of the existing asset, with no asset management consequences of the nominally valued addition.

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

This report aligns with this priority as the conveyance of the road widening will enhance pedestrian and vehicle transportation along Ontario Street.

Alignment with One Planet Principles:

Not applicable: The conveyance of the road widening will help meet the Design Width of Ontario Street and provide the opportunity for improved road design.

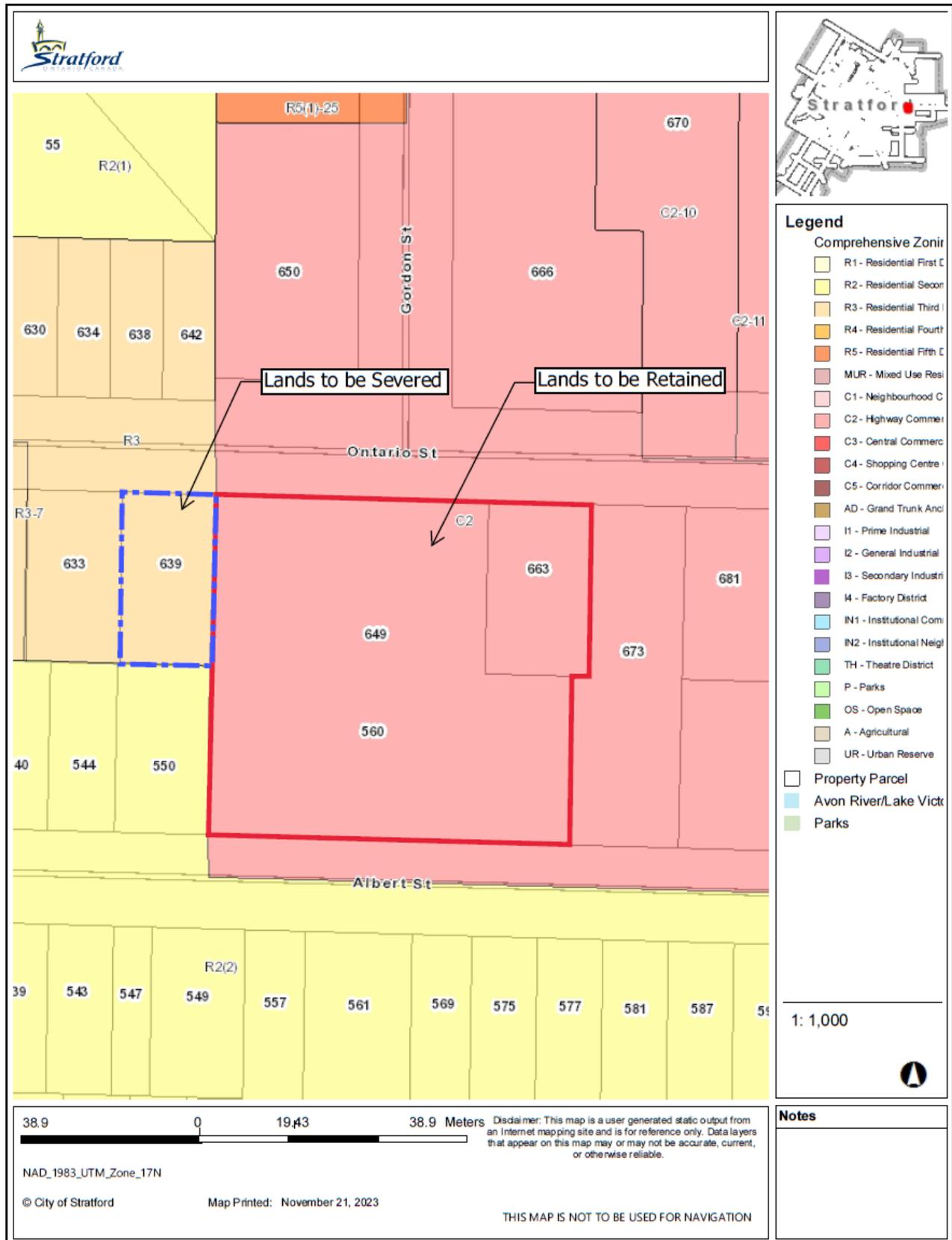
Staff Recommendation: THAT Council authorize the conveyance of Parts 1 and 3 on Reference Plan 44R-6300 from 6520910 Canada Corporation to The Corporation of the City of Stratford;

AND THAT upon conveyance of Parts 1 and 3, on Reference Plan 44R-6300 to the City of Stratford, these lands be dedicated as public highway forming part of Ontario Street.

Prepared by: Alexander Burnett, Intermediate Planner

Recommended by: Marc Bancroft, MPL MCIP, RPP, Manager of Planning
Adam Betteridge, MPA, MCIP, RPP, Director of Building and Planning Services
Joan Thomson, Chief Administrative Officer

Figure 2: Location and Zoning Map





MANAGEMENT REPORT

Date: April 3, 2025
To: Mayor and Council
From: Neil Anderson, Fire Chief
Report Number: COU25-041
Attachments: None

Title: Updated recommendation for Airport Farmland Lease Award

Objective: To inform Council of a change in the award of the Airport Farmland Lease.

Background: On February 3, 2025, the City advertised the RFEOI for a 3-year lease of the airport farmland, which closed 28 February 2025. There were seven bid submissions received.

At the March 24, 2025, Regular Council meeting, based upon a staff recommendation, Council adopted the resolution to award a three (3) year term to 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.

The next highest bidder was Van Nes Custom Welding Inc. at \$41,600 per year or \$260 per workable acre.

Analysis: Peter Koot and Rachael Berta have indicated that they will not be able to fulfil the lease requirements and as such are unable to fulfill their bid. Due to this, we are unable to move forward with this award.

As the highest bidder is unable to fulfil the lease requirements, and with the crop planting season soon upon us, moving to the next lowest bidder does not present significant risks to the City. Van Nes Custom Welding Inc. has been contacted and remain interested in the farmland lease.

Council is asked to rescind their resolution awarding this lease to Peter Koot and Rachael Berta and to repeal the By-law and to award the lease to Van Nes Custom Welding Inc.

Financial Implications:

Financial impact to current year operating budget:

If approved, the City will collect \$41,600 in rental income plus \$5,480 HST that is remitted to Canada Revenue Agency, a total annual lease of \$47,080. After paying property taxes, the City will have an approximate net revenue of \$25,226 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 Council rescind Resolution R2025-124 and repeal By-law 32-2025 awarding the airport farmland lease agreement to Peter Koot & Rachael Berta;

AND THAT Council award the three (3) year term to Van Nes Custom Welding Inc., 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;

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: Adam Betteridge, Interim Chief Administrative Officer



PLANNING REPORT

Date: April 14, 2025
To: Mayor and Council
From: Marc Bancroft, MPL, MCIP, RPP, Manager of Planning
Report Number: COU25-046
Attachments: Proposed Part Lot Control Exemption By-law

Title: Application for Part Lot Control Exemption (PLC01-25) for Lot 5 on Registered Plan 44M-91, being Parts 1-5 on Plan 44R-6320 and municipally addressed as 37-41 Worsley Street

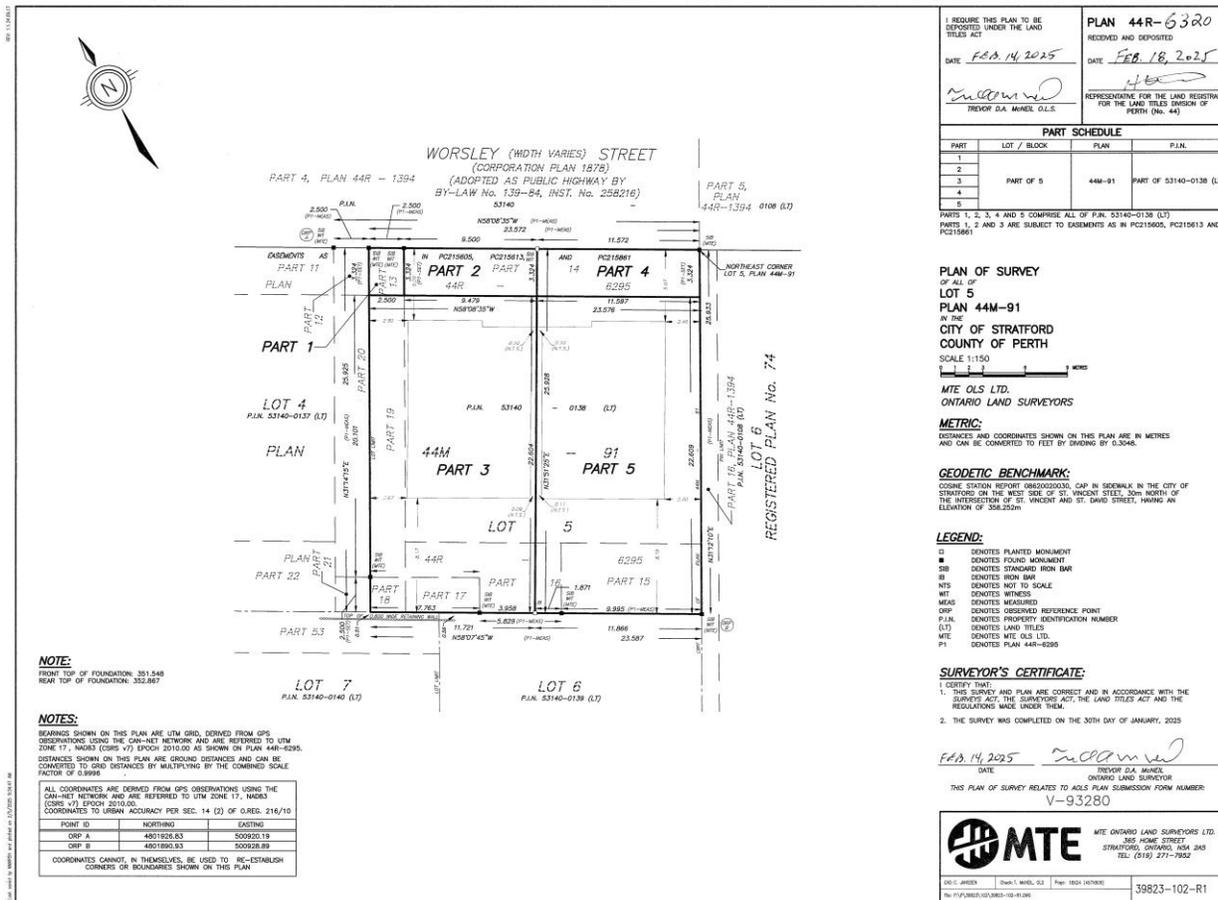
Objective: The purpose of this report is to consider a request by Baker Planning Group (c/o Caroline Baker) on behalf of Daly Developments Inc. to allow a part lot control exemption to permit the creation of separate lots for each unit of a semi-detached dwelling such that each unit will be under separate ownership.

Background: The subject lands are located on the south side of Worsley Street between St. Vincent Street South and Birmingham Street. The lands contain a semi-detached dwelling nearing construction completion. The lands are located within a plan of subdivision, registered as Plan 44M-91 which contains lots for single-detached and semi-detached dwellings. Lot 5 was intended for a semi-detached dwelling as permitted by the R2(1)-41 zoning that applies to the lands. Each of the proposed lots would have an area of approximately 305.6 square metres and a frontage of approximately 11.8 metres.

Site Characteristics:

Characteristic	Information
Existing Use:	Semi-detached dwelling (2 units) under construction
Frontage:	23.6 m
Depth	25.9 m
Area	611.3 m ²
Shape	Regular

Reference Plan



Analysis: A comprehensive evaluation was undertaken in the planning report for the original subdivision application (31T18-001) which demonstrated consistency with provincial policy and conformity with the City of Stratford Official Plan. The planning report also contemplated the development of the subject lands to accommodate a semi-detached dwelling. The proposed lots and semi-detached dwelling meet the requirements of the City of Stratford Comprehensive Zoning By-law. Exempting the lands from Part Lot Control will facilitate the sale of the individual semi-detached dwelling units. In all, this proposal is appropriate for the subject lands.

Financial Implications: None.

Staff Recommendation: THAT Council approve Application for Part Lot Control Exemption (PLC01-25) to exempt Lot 5 on Registered Plan 44M-91 from Part Lot Control for one year from the date of the passing of the By-law in accordance with Reference Plan 44R-6320 to create two separate parcels of land, each of which would contain a semi-detached dwelling unit.

Recommended by:

Marc Bancroft, MPL, MCIP, RPP, Manager of Planning

Reviewed and Approved for Council by:

Adam Betteridge, MPA, MCIP, RPP, Interim CAO / Director of Building and Planning Services



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

BEING a By-law to exempt Lot 5, Registered Plan 44M-91 from the provisions of part-lot control for a period of one (1) year for the purpose of conveying semi-detached dwelling units to individual owners.

WHEREAS Section 50 subsection 7 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended, (hereinafter referred to as the "Planning Act") provides that Council of a local municipality may, by by-law, provide that the part-lot control provisions contained in Section 50 subsection 5 do not apply to the lands designated in the by-law;

AND WHEREAS an application has been made to The Corporation of the City of Stratford to remove certain lands described in Section 1, and as shown on Plan 44R-6320 herein from the part-lot control provisions of the Planning Act for the purpose of conveying semi-detached dwellings to individual owners;

AND WHEREAS with the passing of legislation by the Province of Ontario proclaimed on May 22, 1996, whereby Ministry of Municipal Affairs and Housing approval of part-lot control exemption by-law authorized by council, including Council of The Corporation of the City of Stratford, is no longer required;

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

1. That Subsection 5 of Section 50 of the Planning Act, as amended, does not apply to those parcels of land and premises situated in the City of Stratford, in the County of Perth and Province of Ontario as described as Parts 1 to 5 on Reference Plan 44R-6320 for the purpose of conveying semi-detached dwelling units to individual owners.
2. This exemption shall be in effect for a period of one (1) year from the date of passage of this By-law.
3. That the City Solicitor is authorized to have this By-law registered in the Perth County Land Titles Office.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 14th day of April, 2025.

Mayor – Martin Ritsma

Clerk – Tatiana Dafoe



MANAGEMENT REPORT

Date: April 14, 2025
To: Mayor and Council
From: Quin Malott, Manager Parks, Forestry & Cemetery
Report Number: COU25-042
Attachments: None

Title: Avondale Cemetery Niche Wall Installation

Objective: To authorize the award of RFP-2025-13 for the design, supply and install of three (3) sixty-four (64) straight columbarium niche walls including foundations and concrete surrounds in Avondale Cemetery.

Background: To keep up with the increasing demand of niche interments, the addition of three (3) sixty-four (64) straight columbarium niche walls was included in the 2025 capital budget.

Analysis: An RFP was released on February 25th and closed on March 27th with five proposals received from the following companies:

- Carrier Mausoleum
- Kyber Columbarium
- Nelson Granite
- Sunset Memorial & Stone
- Superior Memorial

The project includes three (3) sixty-four (64) straight columbarium niche walls including foundations and concrete surrounds and submissions were rated on the following criteria:

- Project Understanding and Implementation Plan
- Methodology & Approach Including Quality of Construction & Material
- Company and Team Member Experience
- References and Samples

Kyber Columbarium had the highest ranking out of all submissions received.

Financial Implications:

Financial impact to current year operating budget:

Total cost of the low bid is \$124,978 (including HST). Cost to the budget is \$112,546.56 which includes the 1.76% non-refundable HST. The approved capital budget is \$130,000.

Financial impact on future year operating budget:

Very little maintenance costs as the columbarium is solid granite. Future revenue received for the sale of the units covers the purchase cost and includes a trust component for perpetual care.

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 50 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 report aligns with this priority as we are planning a sustainable future for Stratford's resources and environment.

Alignment with One Planet Principles:

Land and Nature

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

Staff Recommendation: THAT the request for proposal (RFP-2025-13) for the design, supply, and installation of three (3) sixty-four (64) straight columbarium niche walls, including foundations and concrete surrounds, in the Avondale Cemetery be awarded to Kyber Columbarium in the amount of \$124,978, including HST.

Prepared by:

Quin Malott, Manager, Parks, Forestry & Cemetery

Recommended by:

Tim Wolfe, Director of Community Services

Adam Betteridge, Interim Chief Administrative Officer



MANAGEMENT REPORT

Date: April 14, 2025
To: Mayor and Council
From: Mark Hackett, Manager of Community Facilities
Report Number: COU25-040
Attachments: None

Title: National Stadium Washroom Renovations – Tender Award

Objective: To provide Council with information and to award the Tender for the renovations of the public washrooms at National Stadium.

Background: At the February 26, 2024, Council Meeting, Council approved the 2024 budget and the capital expenditure of \$100,000 for renovations of the public washrooms at National Stadium.

The completed building condition assessment in 2020 identified the washrooms to be in poor condition and recommended the renovations of the washrooms to be completed in 2023. The existing washrooms do not meet the guidelines of the Accessibility for Ontarians with Disabilities Act (AODA) as several accessibility barriers are in place, so this project will address that deficiency.

Analysis: Staff issued T-2024-45 which was posted on December 17, 2024. Twelve (12) submissions were received:

- Feltz Design Build - \$154,689.42 plus HST.
- Best Finish Inc. - \$164,000 plus HST.
- Avi Construction Inc. - \$171,000 plus HST.
- PK Construction Inc. - \$179,400 plus HST.
- 2490179 Ontario Ltd. - \$190,000 plus HST.
- Tradition Construction Inc. - \$200,400 plus HST.
- PM Contracting Ltd. - \$234,500 plus HST.
- Dakon Construction Ltd. - \$238,299 plus HST.
- Stracor Inc. - \$243,620 plus HST.
- Diligent Construction Inc. - \$258,052 plus HST.
- Mega Group Construction Limited - \$275,000 plus HST.
- MJ. K. Construction Inc. - \$282,190 plus HST.

The lowest cost submission for the scope issued is from Feltz Design Build is a total cost of \$174,686.04. The net cost to the City of Stratford after HST rebate is \$157,411.95.

This cost represents an excess of \$57,411.95 (57.4%) from the approved capital project budget cost of \$100,000.

Staff developed a four-phase approach for implementation of capital projects to be completed at National Stadium, with a budget of \$100,000 for each phase. These estimates were established in 2020. Phase 3 was intended for renovating the existing public washrooms. The forecasted budget of \$100,000 per phase is not sufficient funding for this project.

The City has experience working with Feltz Design Build on previous projects and has noted positive communication and performance regarding project implementation and completion. Staff recommend that T-2024-45 be awarded to Feltz Design Build for a total of \$157,689.42, including HST rebate and the excess of \$57,411.95 be funded from the Facilities Capital Reserve Fund R-R11-FACI.

Financial Implications:

Financial impact to current year operating budget:

The project will require an additional \$57,411.95, which could be funded from currently unallocated capital reserves R-R11-FACI, having no net impact to the City's operating budget in the current year.

Usage of the existing reserve funds will impact funds available for future year capital requirements, but at this time there is sufficient reserve fund balance to accommodate the project.

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 renovated washrooms are 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 washrooms, 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. This project will enhance the accessibility of the facility and remove barriers to ensure compliance with the Accessibility for Ontarians with Disabilities Act (AODA).

Alignment with One Planet Principles:

Health and Happiness

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

Staff Recommendation: THAT the Tender (T-2024-45) for the washroom renovations for National Stadium, be awarded to Feltz Design Build at a total cost of \$174,686.04, 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 Tender 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



MANAGEMENT REPORT

Date: April 14, 2025
To: Mayor and City Council
From: Jeff Wilson, Manager of Housing
Report Number: COU25-039
Attachments: None

Title: Award of RFP-2024-37 – 9 Fulton Street, Milverton Affordable Housing – Architectural Services

Objective: To award the Request for Proposal for rebuild and revitalization of a Perth & Stratford Housing Corporation building at 9 Fulton St., Milverton.

Background: The City of Stratford is the sole-shareholder and operator of the Perth & Stratford Housing Corporation which provides 663 rent-geared-to-income units in multi-residential buildings and single-family dwellings in Stratford, St. Marys, Mitchell, Atwood, Milverton and Listowel. The ownership of the Perth & Stratford Housing Corporation, including its physical assets, and responsibility for provision of rent-geared-to-income housing was transferred to the City of Stratford as Consolidated Municipal Services Manager in 2001.

This report is regarding the apartment building located at 9 Fulton St., Milverton. During an inspection in March 2023, City of Stratford staff identified a potential structural concern that could impact the health and safety of tenants. COOPENG Limited was engaged, and they conducted two site visits to assess and review the concerns. Following the recommendations of the COOPENG Limited, consultation with the Township of Perth East's Chief Building Official and administrative team, legal review, and discussions with the Ministry of Municipal Affairs and Housing, tenants of 9 Fulton St. were relocated to vacant units within the Perth & Stratford Housing Corporation portfolio.

At the June 10, 2024 Regular Council meeting, Council was notified through the Consent Agenda that the Social Services Department, Housing Division, intended to call the following Tenders related to this parcel in accordance with the City's Purchasing Policy:

- **9 Fulton Street, Milverton Affordable Housing – Demolition of Vacant Building**

- **9 Fulton Street, Milverton Affordable Housing – Architectural Services**
- **9 Fulton Street, Milverton Affordable Housing – Construction Services**

Following the approval above, the building was first demolished and the next stage is now underway. Staff issued a Request for Proposal (RFP-2024- 37) to procure Architectural Services from a qualified and licensed Architect/ Architectural Firm for the design of the multi-unit residential complex.

Analysis: A total of eighteen proposals were received from the following organizations in response to Request for Proposal RFP-2024-37:

- Rimkus Consulting
- Studio Arrojas
- Denegri Bessai
- L. Alan Grinham
- Cynthia Zahoruk
- Spriet Associates
- Duncan Patterson
- Axia Design Associates
- Toms + McNally Design
- Barry Bryan Associates
- FABRIK Architects
- Arcadis
- SixDesign
- Standard Practice
- Martin Simmons
- The Ventin Group
- Brian Luey Architect
- JPM Architecture

Proposals were assessed against the following criteria:

- Company Profile
- Project Team and Organizational Chart
- Project Understanding and Implementation Plan
- Company Experience and Project Team Qualification
- Supplemental Information/Value Added Services
- Pricing

Following an assessment of the first five categories, pricing was then assessed on a weighted basis. Based on the assessment matrix, the committee selected L. Alan Grinham at a cost of \$249,475.00 including HST (\$224,660.00 after the City's HST rebates and ITCs are claimed).

Financial Implications:

Financial impact to current year operating budget:

Funding for this project was approved in the 2024 capital budget. The impacts of anticipated debenture costs have been included in the 2025 operating budget and will be cost-shared with partnering municipalities.

Financial impact on future year operating budget: Future operating and debenture costs will be partially offset by tenant revenues and will be cost-shared with partnering municipalities. These costs will be reflected in future operating budgets.

Link to asset management plan and strategy: The demolition of the previous structure will require removal from the City's asset inventory (historical cost of \$171,333 and a net book value of \$64,129). This disposal will result in an accounting loss recorded as some of the components of the previous structure had remaining life at the time of disposal (windows, plumbing and roof primarily).

Once the new structure is completed and occupied, the new asset will be created, indicating number of units and expected useful life of specific components, along with replacement costs. This componentization data will assist in the future to drive lifecycle activities and planned capital costs throughout the useful life, reflecting better information than has historically been captured in the asset management database. While the assets of the Perth Stratford Housing Corporation (PSHC) are owned solely by the City, the funding strategy for the management of this and other PSHC assets needs to reflect the contributions from the partners.

Alignment with Strategic Priorities:

Build Housing Stability

The rebuild and revitalization of 9 Fulton St., Milverton will provide ongoing affordable and stable housing.

Alignment with One Planet Principles:

Material and Products

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

Staff Recommendation: THAT the proposal (RFP-2024-37) for the 9 Fulton Street, Milverton Affordable Housing – Architectural Services project, be awarded to L. Alan Grinham at a cost of \$249,475.00, including HST.

Prepared by: Jeff Wilson, Manager of Housing
Recommended by: Kim McElroy, Director of Social Services
 Joan Thomson, Chief Administrative Officer



BeADonor Month

April is BeADonor Month. Throughout the month, communities and advocates across the province will unite to encourage Ontarians to register their consent for organ and tissue donation. BeADonor Month is more than a campaign – it's a chance to change lives. Whether you're registering for the first time, sharing your decision with loved ones or encouraging others to sign up, every action counts.

We are asking for your participation to help raise awareness for organ and tissue donor registration among your network.

Want to know how you can get involved? Here are some suggestions!

Marketing Materials

Trillium Gift of Life Network is happy to send you materials to display in your constituency office, including brochures, posters, green ribbons and pens. Please reach out to Rachel.Levy@ontariohealth.ca to request materials and we will mail them directly to your office.

Social Media

Download [graphics](#) to share on your social media accounts throughout the month and check out some sample social media content to use with it. Be sure to tag [@TrilliumGift](#) and use [#BeADonor](#) in your posts so we can help spread the word. Don't forget to link to beadonor.ca to encourage registrations!

Follow TGLN on social media to help amplify our message:

- [Instagram](#)
- [Facebook](#)
- [LinkedIn](#)

Green Shirt Day

On April 7, Canada will recognize National [Green Shirt Day](#), a day that acknowledges the importance of organ and tissue donation. Green Shirt Day was inspired by Logan Boulet, a Humboldt Broncos hockey player who saved six lives through organ donation after he tragically passed away in a bus accident in 2018. His legacy continues to inspire us and demonstrates the positive impact that organ and tissue donation can have. Wear green and share a selfie or post about why you support organ and tissue donation and transplantation on your social media channels to honour Logan and the thousands of donors who have given the gift of life. Don't forget to tag [#GreenShirtDay](#) and [#BeADonor](#).

Quick Facts about Organ and Tissue Donation and Transplantation

You can use these key messages to include a message about BeADonor Month on social media, a City Council meeting or a local newsletter.

- One donor can save up to eight lives through organ donation and improve the lives of up to 75 others through tissue donation.
- About 1,400 people in Ontario are waiting for a life-saving organ while thousands more need a life-changing tissue donation.
- Every three days someone in Ontario dies waiting for an organ.
- While over 90 per cent of Ontarians support organ donation, only 35 per cent of eligible Ontarians are registered donors.
- Everyone has the potential to be an organ and/or tissue donor regardless of age or medical history.
- People from every major religion have donated. Many religions support donation or respect an individual's choice.
- Visit www.beadonor.ca to register or learn more.

Common Myths and Misconceptions

There are numerous myths and misconceptions surrounding organ and tissue donation. These myth busters are great for use on social media to educate the public and encourage organ and tissue donor registration.

MYTH: A signed donor card is all I need to become a donor.

FACT: Paper donor cards are no longer in use, so you must register to become an organ and tissue donor at www.beadonor.ca or in person at ServiceOntario. Share your donation decision with your loved ones so they know your wishes.

MYTH: I can't be a donor; I am too old or I have existing medical conditions.

FACT: Everyone is a potential donor regardless of age or medical condition. Even individuals with serious illnesses can sometimes be donors. Your decision to register should not be based on whether you think you would be eligible or not. All potential donors are evaluated on a case-by-case basis.

MYTH: Organ donation will delay and impact funeral plans.

FACT: Organ and tissue donation will not delay or interfere with funeral plans. After donation, the family can carry out funeral arrangements as planned, including an open casket funeral, burial or cremation.

MYTH: Families have to pay for the cost of organ donation.

FACT: Donation does not come at a cost to the family. Organ and tissue donation is a gift. The costs of organ and tissue donation and transplantation in Ontario are covered by the Ministry of Health.

MYTH: My religion will not allow for organ donation.

FACT: People from every major religion have donated, and many religions support donation or respect an individual's choice. If you're unsure of your faith's position on donation, consult with your faith leader.

MYTH: I cannot donate blood, so I cannot be an organ donor.

FACT: The regulations for blood donation are different from those for organ and tissue donation. Even if you are not able to donate blood, you may still become an organ and tissue donor.

Share Your Activities

If you are participating in any BeADonor Month activities, our team would love to hear about it. If you're interested in sending us photos – especially video footage – from your BeADonor Month activities, please take a look at this [submission tip sheet!](#)

2025 BeADonor Month Proclamation Template

I, Mayor **XX**, do hereby proclaim April 2025 as “BeADonor Month” in the **City/Town** of **XX**;

Whereas, April is BeADonor Month in Ontario; and

Whereas, the goal during BeADonor Month is to inspire those who have not yet registered consent for organ and tissue donation; and

Whereas, on average 1,400 people in Ontario are waiting for a life-saving organ transplant and every three days someone will die waiting for an organ transplant; and

Whereas, in 2024, 341 deceased organ donors gave the gift of life, 1,035 deceased donor organ transplants were performed in Ontario, and 1,975 tissue donors enhanced the lives of thousands; and

Whereas, 90% of Ontarians support organ and tissue donation yet only one in three (35%) of eligible Ontarians have registered their consent to donate; and

Whereas, families almost always consent to donation when there is evidence a loved one registered their decision to donate, but in the absence of a registered donation decision, families consent only half of the time; and

Whereas, everyone has the potential to be an organ and/or tissue donor, regardless of age or health; one organ donor can save up to eight lives and enhance the lives of up to 75 others through tissue donation; and

Now Therefore, I encourage all citizens to learn more about organ and tissue donation and transplantation, and consider pledging their support to BeADonor Month by registering as a donor at [BeADonor.ca](https://www.beadonor.ca).

Signature

Mayor



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

BEING a By-law to authorize the entering into and execution of an Ontario Transfer Payment Agreement with His Majesty the King in Right of Ontario as represented by the Solicitor General, with respect to the continuation of the Court Security and Prisoner Transportation Program (CSPT) for 2025.

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 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 Province of Ontario implemented the Court Security and Prisoner Transportation ("CSPT") Program in 2012 to assist municipalities in offsetting their costs of providing CSPT services in their jurisdictions;

AND WHEREAS The Corporation of the City of Stratford is a municipality which is responsible for the costs of providing security for court premises during hours of court operations and security of persons attending court; and/or the costs of transporting prisoners and custodial minors between correctional institutions, custodial facilities and court locations for the purposes of court attendance;

AND WHEREAS the Council of The Corporation of the City of Stratford entered into an agreement with the Ministry of Community Safety and Correctional Services to provide funding based on the municipality's relative share of the total provincial court security-related costs for the CSPT Program;

AND WHEREAS the Council of The Corporation of the City of Stratford intends to enter into an Ontario Transfer Payment Agreement to continue participating in the CSPT Program for 2025;

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

1. That the Ontario Transfer Payment Agreement with an effective date of the 1st day of January, 2025, between The Corporation of the City of Stratford and His Majesty The King in Right of Ontario as represented by the Solicitor General with respect to the Court Security and Prisoner Transportation Program (CSPT) for 2025, 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 14th day of April, 2025.

Mayor – Martin Ritsma

Clerk – Tatiana Dafoe



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

BEING a By-law to authorize the execution of an Amending Agreement No. 3 to the Community Transportation Grant Program Transfer Payment Agreement with His Majesty the King in right of the Province of Ontario as represented by the Minister of Transportation for the Province of Ontario.

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 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 Ministry of Transportation announced the Community Transportation Grant Program (CT Program) in December 2017 to fund Local Transportation projects and Long Distance Intercommunity Transportation;

AND WHEREAS The Minister and The Corporation of the City of Stratford entered into a Transfer Payment Agreement ("the Agreement"), effective as of September 19, 2019, and amended on April 13, 2022 and September 5, 2024; for the purpose of establishing terms and conditions with respect to the CT Program funding;

AND WHEREAS there have since been developments in the project that require further changes to the Agreement;

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

1. That the Amending Agreement No. 3 to the Community Transportation Grant Program Transfer Payment Agreement, between The Corporation of the City of Stratford and His Majesty The King in Right of Ontario as represented by the Minister of Transportation for the Province of Ontario, 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 14th day of April, 2025.

Mayor – Martin Ritsma

Clerk – Tatiana Dafoe



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

BEING a By-law to accept the transfer (conveyance) from
6520910 Canada Corporation of Parts 1 and 3 on
Reference Plan 44R-6300.

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 a condition of Consent Application B04-23 requires the owner, being 6520910 Canada Corporation to dedicate a 4.94-metre-wide strip of land to the City of Stratford along the Ontario Street frontage for road widening purposes;

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:
 - a. Part Lot 49, Plan 47, being part of P.I.N. 53099-0014(LT)
 - b. Part Lots 50, 51, 52, 53, Plan 47, being part of P.I.N. 53099-0014(LT)

now designated as Parts 1 and 3 on Reference Plan 44R-6300 for the widening of Ontario Street from 6520910 Canada Corporation.
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 14th day of April, 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 dedicate Parts 1 and 3 on Reference Plan 44R-6300 as public highway forming part of Ontario Street in 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 31(2) of the Municipal Act, 2001, provides that after January 1, 2003, land may only become a highway by virtue of a by-law establishing the highway and not by the activities of the municipality or any other person in relation to the land, including the spending of public money;

AND WHEREAS The Corporation of the City of Stratford is the owner of Parts 1 and 3 on Reference Plan 44R-6300;

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

1. The lands described in Section 2 herein are hereby dedicated as public highway forming part of Ontario Street in the City of Stratford.
2. The lands referred to in Section 1 hereof are described as being:
 - a. Part Lot 49, Plan 47, being part of P.I.N. 53099-0014(LT)
 - b. Part Lots 50, 51, 52, 53, Plan 47, being part of P.I.N. 53099-0014(LT)

now designated as Parts 1 and 3 on Reference Plan 44R-6300 for the widening of Ontario Street from 6520910 Canada Corporation.
3. That this By-law shall come into force upon registration with the Land Titles Office.
4. That the City Solicitor is hereby authorized to register or have registered, this By-law in the Land Titles Office.

READ a FIRST, SECOND and THIRD time and

FINALLY PASSED this 14th of April, 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, execution of the contract and the undertaking of work by Collard Properties for the Home Renovation for a City Owned Property project (RFP-2025-01).

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-2025-01) of Collard Properties for the Home Renovation for a City Owned Property 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 proposal for the Home Renovation for a City Owned Property project (RFP-2025-01) is \$179,765.58, including HST.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 14th day of April, 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, execution of the contract and the undertaking of work by L. Alan Grinham for the 9 Fulton Street, Milverton Affordable Housing – Architectural Services project (RFP-2024-37).

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-2024-37) of L. Alan Grinham for the 9 Fulton Street, Milverton Affordable Housing – Architectural Services 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 proposal for the 9 Fulton Street, Milverton Affordable Housing – Architectural Services project (RFP-2024-37) is \$249,475.00, including HST.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 14th day of April, 2025.

Mayor – Martin Ritsma

Clerk – Tatiana Dafoe



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

BEING a By-law to authorize the acceptance of a tender, execution of the contract and the undertaking of work by Feltz Design Build for washroom renovations at National Stadium (T-2024-45).

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-2024-45) of Feltz Design Build for washroom renovations at National Stadium, 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 washroom renovations at National Stadium (T-2024-45) is \$174,686.04, including HST.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 14th day of April, 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, execution of the contract and the undertaking of work by Kyber Columbarium for the design, supply, and installation of three (3) sixty-four (64) straight columbarium niche walls including foundations and concrete surrounds in the Avondale Cemetery (RFP-2025-13).

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 proposal (RFP-2025-13) of Kyber Columbarium for the design, supply, and installation of three (3) sixty-four (64) straight columbarium niche walls including foundations and concrete surrounds in the Avondale Cemetery, 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 design, supply, and installation of three (3) sixty-four (64) straight columbarium niche walls including foundations and concrete surrounds in the Avondale Cemetery (RFP-2025-13) is \$124,978, including HST.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 14th day of April, 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 Van Nes Custom Welding Inc. for farmland adjacent to the Stratford Municipal Airport for a three year term to December 31, 2027 and to Repeal By-law 32-2025.

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 the 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 Van Nes Custom Welding Inc. 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.
2. That By-law 32-2025 is hereby repealed.

Read a FIRST, SECOND and THIRD time and
FINALLY PASSED this 14th day of April, 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 exempt Lot 5, Registered Plan 44M-91 from the provisions of part-lot control for a period of one (1) year for the purpose of conveying semi-detached dwelling units to individual owners.

WHEREAS Section 50 subsection 7 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended, (hereinafter referred to as the "Planning Act") provides that Council of a local municipality may, by by-law, provide that the part-lot control provisions contained in Section 50 subsection 5 do not apply to the lands designated in the by-law;

AND WHEREAS an application has been made to The Corporation of the City of Stratford to remove certain lands described in Section 1, and as shown on Plan 44R-6320 herein from the part-lot control provisions of the Planning Act for the purpose of conveying semi-detached dwellings to individual owners;

AND WHEREAS with the passing of legislation by the Province of Ontario proclaimed on May 22, 1996, whereby Ministry of Municipal Affairs and Housing approval of part-lot control exemption by-law authorized by council, including Council of The Corporation of the City of Stratford, is no longer required;

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

1. That Subsection 5 of Section 50 of the Planning Act, as amended, does not apply to those parcels of land and premises situated in the City of Stratford, in the County of Perth and Province of Ontario as described as Parts 1 to 5 on Reference Plan 44R-6320 for the purpose of conveying semi-detached dwelling units to individual owners.
2. This exemption shall be in effect for a period of one (1) year from the date of passage of this By-law.
3. That the City Solicitor is authorized to have this By-law registered in the Perth County Land Titles Office.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 14th day of April, 2025.

Mayor – Martin Ritsma

Clerk – Tatiana Dafoe



STRATFORD CITY COUNCIL
CONSENT AGENDA

April 14, 2025

REFERENCE NO. CONSENT AGENDA ITEM

CA-2025-041 In accordance with By-law 135-2017 as amended, the Infrastructure Services Department is providing notification that:

- McCarthy Road from Fraser Drive to Mornington Street will be closed between the hours of 7:00 a.m. and 9:00 a.m. on April 2 and April 3, 2025, to facilitate parking on McCarthy Road for the Canadian Dairy Expo event being hosted at the Rotary Complex.

Local traffic will be permitted on McCarthy Road, including City and School buses.

- The following streets are temporarily closed to through traffic on Thursday, April 3, 2025 due to road flooding and the storm sewers being at capacity which created hazardous road conditions.
 - Douro St from Burritt Street East to Schaeffler Automotive
 - Norfolk Street from Borden Street East to Romeo Street
 - Lorne Avenue from Erie Street West to Linton Avenue

CA-2025-042 Road Closure Request – Swan Parade

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

On Sunday, April 6, 2025:

- Morenz Drive from Lakeside Drive to Water Street from 10:00 a.m. to 3:00 p.m.; and
- Lakeside Drive from Waterloo Street to North Street from 12:00 p.m. to 3:00 p.m.

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

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

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

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

- CA-2025-043 Notification that the Community Services Department, Transit Division intends to issue Tenders in accordance with the City's Purchasing Policy for Transit Terminal Snow Clearing and Transit Bus Stop Snow Clearing for the 2025/2026 winter season.
- CA-2025-044 Notification that the Community Services Department, Facilities Division, intends to issue a Request for Proposal in accordance with the City's Purchasing Policy for the replacement of the HVAC systems at Gallery Stratford and the Administration of Justice Building.
- CA-2025-045 Notification that the Infrastructure Services Department intends to issue a Quotation in accordance with the City's Purchasing Policy for:
- Rental of Snow Clearing Equipment and Staff for Various Lots
 - Rental of Operator(s) And Motor Grader(s) with Wing, or, Loader(s) with Wing, or Truck with Sander/Salter Bodies and Front Plow with Operational Wing Attachment to Perform Snow Plowing on Various City Streets
 - Rental of Snow Hauling Equipment (Loading and Trucking Only) for Municipal Public Lots
 - Rental of Trucks and Equipment for Snow Hauling and Handling
 - Supply and Stockpile Screened and Washed Coarse Sand
 - Provision of Excavator(s), Trucks and Construction Equipment including Competent Operators for Short Term Municipal Projects
 - Brush grinding services at the landfill
- CA-2025-046 Notification that the Infrastructure Services Department intends to issue a Request for Proposal in accordance with the City's Purchasing Policy for Waste Management Collection Services.
- CA-2025-047 Notification that the Social Services Department intends to issue a Request for Proposal in accordance with the City's Purchasing Policy for:

- Architectural Services – 398 Erie Street, Stratford.
- The Provision of Supported Housing – 845 Davidson Avenue North, Listowel and 865 Davidson Avenue North., Listowel.
- The Provision of Supported Housing – 619 Queen Street East, St. Marys and 621 Queen Street East., St. Marys.
- The Provision of Supported Housing – 398 Erie Street, Stratford.

CA-2025-048 Notification that the Community Services Department intends to issue quotations in accordance with the City’s Purchasing Policy for:

- Snow Removal for Municipal Buildings

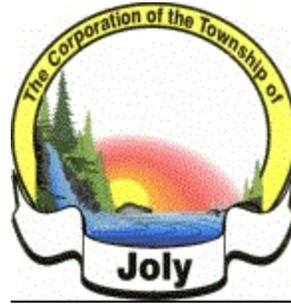
Endorsement of the following resolutions have been requested:

CA-2025-049 Resolution from The Corporation of the Township of Joly regarding Blood Collection – No Paid Plasma.

Attachment – Letter from the Corporation of the Township of Joly dated March 11, 2025.

CA-2025-050 Resolution from the Municipality of North Perth regarding Removal of Inter-Provincial Trade Barriers.

Attachment – Letter from the Municipality of North Perth dated March 19, 2025.

**TOWNSHIP OF JOLY**

P.O. Box 519 , Sundridge , Ontario , P0A 1Z0
Tel: 705-384-5428

March 11, 2025

RESOLUTION

Resolution # 2025-0077

Agenda Item # 5.1 Blood Collection - No paid Plasma

Moved By : Bill Black

Seconded By : Tom Bryson

NOW THEREFORE BE IT RESOLVED THAT:

Council for the Corporation of the Township of Joly hereby, supports Member Motion Item 23.1 by Toronto and the City of Hamilton Public Health Committee Report 24-005 (June 3, 2024).

WHEREAS Council for the Corporation of the Township of Joly expresses its opposition to the operation of private for-profit blood collection companies.

AND FURTHER Direct the Clerk to forward this resolution to Canadian Blood Services, federal, provincial and territorial Ministers of Health, Grifols Pharmaceuticals, and all Ontario Municipalities and request that they support only voluntary blood and plasma collection, where donors do not receive payment for their blood or plasma.

Carried

**Original Copy Signed
Mayor
Township of Joly**



MUNICIPALITY OF
North Perth
www.northperth.ca

A Community of Character

330 Wallace Ave. N., Listowel, ON N4W 1L3

Phone: 519-291-2950

Toll Free: 888-714-1993

March 19, 2025

The Honourable Doug Ford
Premier of Ontario
Legislative Building
Queen's Park
Toronto, ON M7A 1A1

Via Email: premier@ontario.ca

RE: Removal of Inter-Provincial Trade Barriers

Dear Premier Ford:

In light of the uncertainty around the U.S. trade relationship and ongoing tariff threats, the Municipality of North Perth expresses deep concern regarding the continuing existence of inter-provincial trade barriers within Canada. The Municipality of North Perth urges your government to take decisive action toward dismantling these barriers to ensure that items produced locally can move freely across the country without barriers.

As you are aware, inter-provincial trade barriers create unnecessary obstacles that hinder economic growth, disrupt businesses, and limit the free flow of goods and services between provinces. Small and medium-sized businesses are particularly susceptible to limitations imposed by these barriers. The persistence of these trade barriers also impacts consumers by raising prices, limiting choices, and slowing innovation.

Removing internal trade barriers would not only spur economic growth but also strengthen Canada's resilience to external threats to our trading markets. It presents as a powerful tool to ease financial pressures, enhance productivity, and generate revenue that can be reinvested into communities like the Municipality of North Perth.

Federal and provincial governments need to work together to harmonize regulations, remove redundant barriers, and create a more efficient system for trade across the country. The Municipality of North Perth urges you to take swift action to address this issue and work towards the removal of inter-provincial trade barriers.



MUNICIPALITY OF
North Perth
www.northperth.ca

A Community of Character

330 Wallace Ave. N., Listowel, ON N4W 1L3

Phone: 519-291-2950

Toll Free: 888-714-1993

Thank you for your attention to this important matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Todd Kasenberg'.

Todd Kasenberg, Mayor
Municipality of North Perth
toddkasenberg@northperth.ca

CC.

The Rt. Hon. Mark Carney, Prime Minister
MP John Nater
MPP Matthew Rea
Western Ontario Wardens' Caucus
County of Perth
Municipality of West Perth
Municipality of Perth East
Municipality of Perth South
Town of St. Marys
City of Stratford



**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 April 14, 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 April 14, 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 14th day of April, 2025.

Mayor – Martin Ritsma

Clerk – Tatiana Dafoe