



STRATFORD CITY COUNCIL ADDENDA

Adoption of the Addenda to the Regular Council Agenda:

Motion by

THAT the Addenda to the Regular Agenda of Council dated May 27, 2025, be added to the agenda as printed to include the following:

6.0 Hearings of Deputations and Presentations:

6.1 Request for Delegation by the Accessibility Advisory Committee

Following the publishing of the agenda, the members of the Accessibility Advisory Committee scheduled for delegation were amended to Diane Sims and Roger Koert.

Motion by

THAT Diane Sims and Roger Koert on behalf of the Accessibility Advisory Committee be heard.

6.2 Request for Delegation by Jane Marie Mitchell

Following the publishing of the agenda, Jane Marie Mitchell requested to speak to Council regarding Consent Agenda item CA-2025-069 "Resolution from the Town of Shelbourne regarding Responsible Growth and Opposition to Elements of Bill 5". Jane Marie Mitchell will be requesting Council pass a motion requesting Bill 5 be withdrawn.

Moved by

THAT Jane Marie Mitchell be heard.

7.0 Orders of the Day

7.5 Class 4 Noise Area Classification (NPC-300) Request, Cachet Developments (COU25-060)

Following the publishing of the agenda Tanner Kyle, Willms & Shier Environmental Lawyers LLP, representative for Cooper-Standard Automotive

Canada requested to speak as a delegation in support of the staff recommendation. A letter was also received in support of the staff recommendation from Marcus Gagliardi, Senior Land Development Manager, Cachet Homes.

Attachment – Letter from Marcus Gagliardi, Senior Land Development Manager, Cachet Homes dated May 26, 2025.

Motion by

THAT Tanner Kyle, Willms & Shier Environmental Lawyers LLP be heard;

AND THAT the letter from Marcus Gagliardi, Senior Land Development Manager, Cachet Homes, dated May 26, 2025, be received for information.

Mayors and Council
City of Stratford

May 26, 2025

Via email:

**RE: Request for Class 4 Noise Classification
Cachet Homes**

On behalf of Cachet Homes, we are pleased to write in support of the Staff Recommendation and report for Class 4 classification on select lots in our subdivision off of Ontario Street. In addition to the recommendations and conclusions in the staff report, Cachet would also like to highlight the following:

1. The results of the staff report are a byproduct of over a year of dialogue, collaboration and negotiations between all stakeholders involved;
2. The warning clauses for Cooper Standard, in particular, in addition those provided in the Staff report, have been secured and agreed to by Cachet and Cooper Standard in a separate agreement, as well, separate agreements between Cachet and Canadian Tire, so that both parties have the assurances above and beyond those found in the Planning Act that mitigation measures in line with Class 4 will be implemented.
3. The issuance of the Class 4, in particular for the lots closest to Cooper Standard is generally temporary in nature. Upon constructing the industrial facility on the industrial lands in the Cachet subdivision in the future, that building will provide the mitigation to fully screen and mitigate noise from the Cooper Standard facility. The Class 4 classification at this time allows the units closest to Cooper Standard to proceed through construction and occupancy in the near term, so not to be tied to the construction of an industrial building. This is particularly important in a trying economic time.
4. Cooper Standard is in agreement with the warning clauses to be included in the Cachet homeowner purchase and sale agreements.

As noted in the staff report, both Cooper Standard and Canadian Tire have supported the request for Class 4 classification. The process is a good example of what can be achieved when stakeholders are communicating and collaborating together. We would like to thank both industry stakeholders for their cooperation and communication throughout the process.

In addition, we would also like to thank Adam Betteridge and his Staff for working closely with our team and allowing us the opportunity to work toward the Class 4 classification over time. It's these types of creative discussions and solutions that ensure housing will continue to be planned and built in Stratford for the next generation of young families and homeowners. A great example to be setting for municipalities across Ontario.

CACHET

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'MG' followed by a stylized flourish.

Marcus Gagliardi
Cachet Homes