



Stratford City Council
Regular Council Open Session
AGENDA

Meeting #: 4771st
Date: Tuesday, May 27, 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, Miranda Franken - Council Clerk Secretary

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 - 27

Motion by

THAT the Minutes of the Regular Meeting of Council of The Corporation of the City of Stratford dated May 12, 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 May 27, 2025 be added to the Agenda as printed.

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

5.1 **May 27, 2025, Committee of the Whole In-camera Session**

The May 27, 2025, Committee of the Whole In-camera Session has been cancelled.

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

6.1 **Request for Delegation by the Accessibility Advisory Committee**

Diane Sims and Andy Mark, members of the Accessibility Advisory Committee, will be providing an update on recent accomplishments and speaking to National AccessAbility week.

Motion by

THAT Diane Sims and Andy Mark on behalf of the Accessibility Advisory Committee be heard.

7. **Orders of the Day:**

7.1 Resolution - Zoning By-law Amendment Application Z01-25, 963 O'Loane Avenue (COU25-066)

28 - 71

Alexander Burnett, Intermediate Planner, will present the report on behalf of the City.

Motion by

Staff Recommendation: THAT Zoning By-law Amendment Application Z01-25, submitted by Baker Planning Group on behalf of Pol Quality Homes for the lands located at 963 O'Loane Avenue, to change the zoning of the subject lands from Residential Second Density (R2(1)-1) Zone to a Residential Fifth Density R5(2)-5 Zone with site specific regulations BE APPROVED to permit:

- a. Minimum front yard depth of 4.5 metres
- b. Minimum front yard setback from an arterial road of 4.5 metres
- c. Minimum southernly side yard setback of 4.0 metres
- d. Maximum lot coverage of 40%

AND THAT such approval be granted for the following reasons:

1. The request is consistent with the Provincial Planning Statement, 2024;
2. The request is in conformity with the goals, objectives, and policies of the Official Plan;
3. The Zoning By-law Amendment application will facilitate the development of thirty-eight residential units within the City; and
4. Public comments have been received, reviewed, comprehensively considered, and appropriately addressed through the planning process.

7.2 Resolution - Selection of Proponent, Request for Expression of Interest, 161 East Gore and 38 Coriano Street (COU25-063)

72 - 79

Kendra Fry, investStratford Housing Specialist, will present the report.

Motion by

Staff Recommendation: THAT Council direct the investStratford Housing Specialist, in consultation with staff, to initiate a 90-day negotiation period with Pol Quality Homes as the Preferred Proponent for the development of affordable and mixed market housing at 161 East Gore Street and 38 Coriano Street;

THAT Council direct the City Clerk to issue Notice of Intent to Declare the subject lands at 161 East Gore Street and 38 Coriano Street as surplus to the needs of The Corporation of the City of Stratford, in accordance with Policy P.1.3 - Sale and Other Disposition of Land;

THAT, subject to completion of the required notice and surplus declaration process, the method of disposal be by direct sale to Pol Quality Homes, with the final negotiated terms to be brought forward by the Executive Director of investStratford and the Chief Administrative Officer, or their designates, for Council's consideration and approval;

AND THAT, subject to completion of the required notice and surplus declaration process, Council direct the investStratford Housing specialist, in consultation with staff, to initiate the necessary processes, including preparation of a Reference Plan, to facilitate the proposed development of the lands.

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| 7.3 | Resolution - Application for Part Lot Control Exemption (PLC02-25) 3-51 Ford Drive (COU25-064) | 80 - 84 |
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Motion by

Staff Recommendation: THAT Council approve Application for Part Lot Control Exemption (PLC02-25) to exempt Lots 56-63 (inclusive) on Registered Plan 44M-96 from Part Lot Control for one year from the date of the passing of the By-law in accordance with Reference Plan 44R-6351 to create 16 separate parcels of land, each of which would contain a semi-detached dwelling unit.

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| 7.4 | Resolution - Application for Part Lot Control Exemption (PLC03-25) 4, 5, 6 Worsley Street (COU25-065) | 85 - 88 |
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Motion by

Staff Recommendation: THAT Council approve Application for Part Lot Control Exemption (PLC03-25) to exempt Lot 4, 5 and 6 on Registered Plan 44M-91, to permit the creation of required easements over Lots 4 and 5, in favour of Lot 6.

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| 7.5 | Resolution - Class 4 Noise Area Classification (NPC-300) Request, Cachet Developments (COU25-060) | 89 - 99 |
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Motion by

Staff Recommendation: THAT City Council classify the lands legally described as Lots 1 through 10, and 28 through 34, as well as Blocks 86, 87, 88, 113 and 116, on Registered Plan 44M-101, and as per Draft Plan Approval Application File No. 31T21-003, as a Class 4 Noise Area pursuant to Publication NPC-300 (Ministry of Environment and Climate

Change Environment Nose Guideline- Stationary and Transportation Sources - Approval and Planning);

AND THAT City Council direct the City Clerk, or their designate, to forward a copy of the City Council resolution to the Ministry of Environment Conservation and Parks.

- 7.6 Resolution - Appointment to the Stratford Economic Enterprise Development Corporation Board of Directors (COU25-067) 100 - 101

Motion by

Staff Recommendation: THAT John Wilkinson, representing the member of the public, be appointed to the Stratford Economic Enterprise Development Corporation Board of Directors for a three-year term to June 2028, with an option to extend for an additional two year term, or until a successor is appointed by Council.

- 7.7 Resolution - To Supply and Deliver One Tandem Dump Truck (COU25-055) 102 - 107

Motion by

Staff Recommendation: THAT the quote for the supply and delivery of a new Mack Tandem Dump Truck be awarded to Vision Truck Group of Cambridge Ontario at a total cost of \$265,997.48, including HST.

- 7.8 Resolution - Dufferin Lions Arena Metal Roof Coating – Tender Award (COU25-061) 108 - 110

Motion by

Staff Recommendation: THAT the Tender for the supply and installation of the coating for the metal roofing system for the Dufferin Lions Arena, be awarded to Riverside Roofing Inc. at a total cost of \$268,829.26, 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 scope of work from Facilities Capital Reserve Fund R-R11-FACI and in accordance with Policy F.1.15 Capital Budget Authorization for Expenditures.

- 7.9 Resolution - T-2025-09 Erie Street Multi-Use Trail Tender Award (COU25-062) 111 - 114

Motion by

Staff Recommendation: THAT the Tender (T-2025-09) for the Erie Street Multi-Use Trail Reconstruction Contract be awarded to Armstrong Paving and Materials Group Ltd. at a total tender price of \$587,162.26, including HST;

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

7.10 Resolution - Stratford Rotary Club 28th Dragon Boat Festival

115

The Stratford Rotary Club has requested designation of the 28th Dragon Boat Festival to be held September 13, 2025 at Lower Queen's Park and Tom Patterson Island as a municipally significant event for the purpose of obtaining a liquor licence.

The Building Division, Community Services Division, Huron Perth Public Health and Stratford Police Services have indicated no concerns with the event.

Fire Prevention Services provided the following comments:

- A LLBO Special Occasions Permit/ Inspection will be required.
- A site plan is required to be provided for the event.
- If food trucks will be on site, vendors must submit a copy of their most recent fire safety certificates (hood suppression/ fire extinguisher) for review.
- An emergency lane with a minimum width of 6 metres must be maintained at all times.

Motion by

THAT City Council hereby designates the 28th Dragon Boat Festival to be held September 13, 2025, at Lower Queen's Park between Front Street and Queen Street and Tom Patterson Island as having municipal significance for the purpose of obtaining liquor licences from the AGCO, subject to the necessary permits being obtained, compliance with the City's Municipal Alcohol Risk Policy, compliance with the conditions outlined by the Fire Department and adhered to at all times during the event, and the required certificates of insurance being provided prior to the event.

7.11 Proclamation - Stratford Summer Music Week

116

Motion by

THAT Stratford City Council hereby proclaims July 17-20, 2025 as Stratford Summer Music Week in celebration of the 25th anniversary of

the event and in recognition of the vision to nurture, celebrate and grow music in Stratford and beyond and to be recognized as stewards of musical excellence.

8. Business for Which Previous Notice Has Been Given:

None noted.

9. Reports of the Standing Committees:

9.1 Report of the Finance and Labour Relations Committee:

Motion by

THAT the Report of the Finance and Labour Relations Committee dated May 27, 2025 be adopted as printed.

9.1.1 Preliminary 2024 Year-End Results (FIN25-011)

117 - 123

THAT the report titled, "Preliminary 2024 Year-End Results" (FIN25-011) dated April 22, 2025, be received for information.

9.2 Report of the Infrastructure, Transportation and Safety Committee:

Motion by

THAT the Report of the Infrastructure, Transportation and Safety Committee dated May 27, 2025 be adopted as printed.

9.2.1 O'Loane Trunk Sanitary Sewer Extension Project – Open House and Recommendations (ITS25-008)

124 - 127

THAT the report titled, "O'Loane Trunk Sanitary Sewer Extension Project – Open House and Recommendations" (ITS25-008), be received for information;

THAT the design as presented to the public during the Open House on Engage Stratford be accepted;

THAT staff be authorized to proceed with construction tendering;

AND THAT the borrowing for the required amounts be authorized and structured as an internal loan from other existing Development Charges to be repaid by future development charges collected.

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 11.8 be taken collectively.

Motion by

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

Motion by

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

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| 11.1 | Acceptance of a Proposal for the Supply and Delivery of a Mack Tandem Dump Truck | 128 |
| | To authorize the acceptance of a proposal from Vision Truck Group of Cambridge Ontario for the supply and delivery of a new Mack Tandem Dump Truck. | |
| 11.2 | Award Tender for the Dufferin Lions Arena Metal Roof Coating Project | 129 |
| | To authorize the acceptance of a tender from Riverside Roofing Inc. for the supply and installation of the coating for the metal roofing system for the Dufferin Lions Arena. | |
| 11.3 | Award Tender for the Erie Street Multi-Use Trail Reconstruction Contract | 130 |
| | To authorize the acceptance of a tender from Armstrong Paving and Materials Group Ltd. for the Erie Street Multi-Use Trail Reconstruction Contract (T-2025-09). | |
| 11.4 | Appoint Park Patrollers | 131 - 132 |
| | To amend By-law 60-2003 as amended, to appoint Park Patrollers for 2025. | |
| 11.5 | Part Lot Control Exemption for 3-51 Ford Drive | 133 |
| | To exempt Lots 56, 57, 58, 59, 60, 61, 62 and 63, Registered Plan 44M-96, City of Stratford 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. | |
| 11.6 | Part Lot Control Exemption for 4, 5, 6 Worsley Street | 134 |

To exempt certain lands from Part Lot Control being Lots 4, 5 and 6 on Registered Plan 44M-91, in the City of Stratford, County of Perth, for establishing easements for a retaining wall, sanitary sewers and storm drainage.

11.7 Appointment to the SEEDCo./investStratford Board of Directors 135

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

11.8 Zoning By-law Amendment - Z01-25 - 963 O'Loane Avenue 136 - 137

To amend Zoning By-law 10-2022 as amended, with respect to Zoning By-law Amendment Z01-25 – 963 O'Loane Avenue, to rezone all of Part Lot 1, Plan 93 Stratford, as in R229679.

12. Consent Agenda: CA-2025-061 to CA-2025-069 138 - 148

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 June 9, 2025 in the Council Chamber, City Hall.

Motion by

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

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

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 May 27, 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:

149

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

By-law 11.9 Confirmatory By-law

To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on May 27, 2025.

Motion by

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

Motion by

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

15.3 Adjournment of Council Meeting

Meeting Start Time:

Meeting End Time:

Motion by

THAT the May 27, 2025 Regular Council meeting adjourn.



Stratford City Council
Regular Council Open Session
MINUTES

Meeting #: 4770th
 Date: Monday, May 12, 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 Sebben, Councillor Wordofa

Regrets: Councillor Nijjar

Staff Present: Adam Betteridge - Interim Chief Administrative Officer, Tatiana Dafoe - City Clerk, Kim McElroy - Director of Social Services and Acting Director of Human Resources, 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, Johnny Bowes – Manager, Asset Management

Also Present: Members of the Public and Media

1. Call to Order:

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

Councillor Nijjar 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

There were no disclosures of pecuniary interest made by a member at the May 12, 2025 Regular Council meeting.

3. Adoption of the Minutes:

R2025-194

Motion by Councillor Burbach

Seconded by Councillor Beatty

THAT the Minutes of the Regular Meeting of Council of The Corporation of the City of Stratford dated April 28, 2025 be adopted as printed.

Carried

4. Adoption of the Addenda to the Agenda:

R2025-195

Motion by Councillor Biehn

Seconded by Councillor McCabe

THAT the Addenda to the Regular Agenda of Council and Standing Committees dated May 12, 2025 be added to the Agenda as printed.

Carried

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

5.1 At the May 12, 2025 Session, under the Municipal Act, 2001, as amended, matters concerning the following items were considered:

4.1 Confidential Report of the CEO of investStratford with respect to a Proposed Disposition of Land in the Wright Business Park (CM-25-11) - Proposed or pending acquisition or disposal of land by the municipality or local board (section 239.(2)(c)) (includes municipal property leased for more than 21 years).

At the In-camera Session, direction was provided to the City Clerk regarding Item 4.1.

5.2 Added - From the May 12, 2025, In-camera Session:

4.1 Confidential Report of the CEO of investStratford with respect to a Proposed Disposition of Land in the Wright Business Park (CM-25-11) - Proposed or pending acquisition or disposal of land by the municipality or local board (section 239.(2)(c)) (includes municipal property leased for more than 21 years)

R2025-196

Motion by Councillor Hunter

Seconded by Councillor Henderson

THAT the Interim Chief Administrative Officer be authorized to execute on behalf of The Corporation of the City of Stratford an Amending Agreement with 2809185 Ontario Inc. to amend certain terms and conditions related to the sale of 105 Wright Blvd.

Carried

6. Hearings of Deputations and Presentations:

6.1 Added - Request for Delegation by Mike Sullivan

R2025-197

Motion by Councillor Burbach

Seconded by Councillor Henderson

THAT Mike Sullivan be heard.

Carried

Mike Sullivan spoke to Council regarding Item 7.3 - Closed Meeting Investigation Final Report - April 2025. Highlights of the presentation included:

- a comparison of the findings from the previous Closed Meeting Investigation Report and the present report;
- there being concerns about the lack of examples in the Closed Meeting Protocol on what constitutes substantive decisions;
- Council being asked to look into Page 14 of the Protocol stating that Council can decide to litigate a matter;
- Council being requested to direct staff to amend the Protocol to provide clear examples of permitted and not permitted voting and to delete the reference about making a decision on Page 14; and
- Council being asked to weigh in on Ontario's Bill 5.

Mike Sullivan spoke to Council regarding Item 7.2 - Zero Emission Vehicle Infrastructure Program Revised Contribution Agreement. Highlights of the presentation included:

- it being noted that taking advantage of current federal subsidies is important as they will not always be available;
- a comparison of the charging time for Level 2 versus Level 3 EV Charging Stations;
- Level 3 EV Charging Stations being sought by tourists and are in great demand;
- private Level 3 EV Charging Stations costing a significant amount for the charging sessions;
- there being a potential crisis for residential buildings due to the lack of EV Charging Stations;
- it being important to have EV Charging infrastructure in place due to the federal government's goal to be net zero by 2050 and to support the City's Community Climate Action Plan; and

- Council being urged to accept the funding from the federal government and to install as many EV chargers as possible.

Members of Council and Mr. Sullivan held a discussion regarding the following:

- it being noted that the City is not doing too bad with the installation of EV Charging Stations;
- there being a need for the City to look ahead to install EV Charging infrastructure;
- the number of EV Charging Stations within a 15-km distance from the City;
- there being private EV Charging Stations located within City limits but may not be available to the public;
- it being important to install EV Charging Stations in strategic locations within the City to support the needs of tourists; and
- there being a need to update the overnight parking restriction to allow EVs to charge using Level 2 Charging Stations for extended periods.

7. Orders of the Day:

7.1 Resolution - Asset Management Plan 2025 Update (COU25-054)

The Manager of Asset Management, referring to a PowerPoint presentation, provided an overview of the 2025 Asset Management Update. Highlights of the presentation included:

- Stratford facing the same issues as other municipalities related to infrastructure;
- asset management being a legislated requirement in Ontario;
- an overview of the stages of the asset management plan development for Stratford;

- an overview of the goals of asset management including to optimize service delivery, cost effectiveness, financial sustainability, and risk management;
- there being consequences to non-compliance including effects on grant and funding eligibility;
- the asset management plan being a living and changing document due to factors such as construction costs and CPI;
- an overview of the condition assessment being done for City assets;
- an overview of the work to be done in the next 12 months including improving data confidence and engaging with Council, staff, and the public to determine the levels of service for the community; and
- the asset management plan being critical for long term planning for the City.

Members of Council and the Manager of Asset Management held a discussion regarding the following:

- there being regular inspections conducted for bridges and culverts in accordance with Ontario regulatory requirements;
- the City completing regular maintenance and timely rehabilitations of bridges in accordance with the Ontario Structure Inspection Manual (OSIM) reports;
- it being important for Council to have accurate information about City assets;
- smaller municipalities having to make harder decisions when funding assets and there being less funding from the province;
- it being important for the public to weigh in on the decisions;
- the City using sanitary and stormwater master plans to monitor high points and high-risk areas and factoring them into the capital plan;

- it being important to think of assets that are easily visible as well as those that may be underground;
- a member noting that they are heartened to know that staff will be engaging with community groups including those who may use City assets in less traditional ways;
- it being important to follow a holistic approach to asset management;
- it being clarified that the asset rating does not pose a safety risk;
- the Manager explaining that fire hydrants while having a poor rating due to their age are inspected every year and repaired promptly to extend their useful life expectancy; and
- the goal of the next 12 months being to improve the data to support the plan.

R2025-198

Motion by Councillor Burbach

Seconded by Councillor Henderson

THAT the report titled, "Asset Management Plan 2025 Update" (COU25-054), be received;

AND THAT Council adopt the City's Asset Management Plan Update 2025 as presented.

Carried

7.2 Resolution - Zero Emission Vehicle Infrastructure Program Revised Contribution Agreement (COU25-057)

R2025-199

Motion by Councillor McCabe

Seconded by Councillor Briscoe

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 City Clerk, or their respective delegates, be authorized to sign the Contribution Agreement;

AND THAT the City's portion of the project costs be funded from the Parking Reserve Fund.

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

- a member noting that they are opposed to the project due to the lack of use of the existing stations;
- it being premature to analyze the usage data from the existing stations since some of the charging stations are still new and have not been operational for a long period;
- the Level 3 EV Charging Stations being an asset for groups running events at the Rotary Complex;
- the location of the Rotary Complex filling a gap in the availability of infrastructure as there is currently no EV Charging Stations at this site;
- the sales of electric vehicles going up and the availability of access to Level 3 Charging Stations making a big difference for tourists travelling in the region;
- the project being a good show of faith with the new federal administration that is very concerned about the balance of environmental protection and the safeguarding and growing of the Canadian manufacturing sector;
- the revised proposal striking a good balance between cost and opportunity;
- it being questioned whether the Level 2 EV Charging Stations can be upgraded to a Level 3 stations;
- the Deputy Clerk noting that the connections for the stations are different however staff will consult further and provide Council with additional information;
- the Interim Chief Administrative Officer noting that there is currently no legislation mandating developers to install EV Charging Stations however there is also no restrictions; and

- it being challenging to make decisions without enough usage data.

The Mayor called the question on the motion.

Carried

7.3 Resolution - Closed Meeting Investigation Final Report – April 2025 (COU25-058)

R2025-200

Motion by Councillor McCabe

Seconded by Councillor Beatty

THAT the Closed Meeting Investigation Final Report 36684-9 dated April 29, 2025, be received for information;

AND THAT Council's commitment to continuous education and training and use of the Closed Meeting Protocol be re-affirmed.

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

- it being questioned whether staff will be implementing the pieces noted in the final report and integrating them into continuous education and training;
- the City Clerk noting that the intent would be to continuously hold education and training sessions and to continue the use of the Closed Meeting Protocol as was adopted last year;
- the Mayor noting that the Chair and the Clerk have been checking during meetings and issuing cautions to ensure that the protocol is followed; and
- a member noting that Council and staff have made considerable efforts to make sure that closed meeting resolutions are not defective and it shows in the report before Council today.

The Mayor called the question on the motion.

Carried

7.4 Resolution - New Transit Office Building Project Award (COU25-056)

R2025-201

Motion by Councillor Biehn

Seconded by Councillor Burbach

THAT the Request for Proposal (RFP-2025-18) for the design and build of a new transit office facility be awarded to Complete Building Systems Inc. in the amount of \$400,020, including HST.

Carried

7.5 Resolution - Inverness Park Playground RFP Award (COU25-059)

R2025-202

Motion by Councillor Beatty

Seconded by Councillor Henderson

THAT the Request for Proposal (RFP-2025-14) for the design, supply, delivery, and installation of an accessible playground, including accessible engineered woodchip base and the installation of an accessible pathway at Inverness Park be awarded to S.F. Scott Mfg. Co. Ltd. O/A Blue Imp. in the amount of \$116,557.24, including HST.

Carried

7.6 Resolution - Special Occasion Permit - Stratford Ladies and Men's Slo Pitch League

R2025-203

Motion by Councillor Burbach

Seconded by Councillor Hunter

THAT City Council does not express concern with the issuance of a special occasion permit for the Stratford Ladies and Men's Slo Pitch league tournament to be held September 5-7, 2025 at the Stratford Packham Road Sports Complex subject to necessary permits being obtained, compliance with the City's Municipal Alcohol Risk Policy, and the required certificates of insurance being provided prior to the event.

Carried

7.7 Proclamation - Pride Month and Raising of the Pride Flag

R2025-204

Motion by Councillor McCabe

Seconded by Councillor Briscoe

THAT Stratford City Council hereby proclaims the month of June as "Pride Month" in the City of Stratford in support of the 2SLGBTQIA+ community and to recognize their contributions in our municipality;

AND THAT Stratford City Council authorizes the flying of the Pride Flag on May 30, 2025 and for the month of June, to send a message of inclusivity, diversity and acceptance to all members of the 2SLGBTQIA+ community.

Carried

8. Business for Which Previous Notice Has Been Given:

None noted.

9. Reports of the Standing Committees:

9.1 Report of the Social Services Committee

R2025-205

Motion by Councillor Henderson

Seconded by Councillor Briscoe

THAT the Report of the Social Services Committee dated May 12, 2025 be adopted as printed.

Carried

9.1.1 Stratford-Bruce Peninsula Employment Service System Manager (SSM) Consortium Member Update (SOC25-004)

THAT the report titled, "SSM Consortium Member Update" (SOC25-004), and dated April 15, 2025, be received for information.

9.1.2 Family Services Perth-Huron Counselling and Support Agreement Update (SOC25-005)

THAT the report titled, "Family Services Perth-Huron Annual Utilization Rate Summary Report" (SOC25-005), be received for information.

9.2 Report of the Community Services Committee

R2025-206

Motion by Councillor McCabe

Seconded by Councillor Beatty

THAT the Report of the Community Services Committee dated May 12, 2025 be adopted as printed.

Carried

9.2.1 Mervyn "Butch" Blake Recognition Follow-up (COM25-002)

THAT the report titled, "Mervyn "Butch" Blake Recognition Follow-up" (COM25-002), be received for information and the request filed.

10. Notice of Intent:

None noted.

11. Reading of the By-laws:

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

R2025-207

Motion by Councillor Burbach

Seconded by Councillor Biehn

THAT By-laws 54-2025 to 57-2025 be taken collectively.

Carried unanimously

R2025-208

Motion by Councillor Henderson

Seconded by Councillor Hunter

THAT By-laws 54-2025 to 57-2025 be read a First and Second Time.

Carried two-thirds support

R2025-209

Motion by Councillor McCabe

Seconded by Councillor Burbach

THAT By-laws 54-2025 to 57-2025 be read a Third Time and Finally Passed.

Carried

11.1 Award Proposal for the Design and Build of a New Transit Office Facility - By-law 54-2025

To authorize the acceptance of a proposal, execution of the contract and the undertaking of work by Complete Building Systems Inc. for the design and build of a new transit office facility (RFP-2025-18).

11.2 Award Proposal for the Design, Supply, and Installation of an Accessible Playground at Inverness Park - By-law 55-2025

To authorize the acceptance of a proposal from S.F. Scott Mfg. Co. Ltd. O/A Blue Imp. for the design, supply, delivery, and installation of an accessible playground, including accessible engineered woodchip base and the installation of an accessible pathway at Inverness Park (RFP-2025-14).

11.3 NRCan Zero Emissions Vehicle Infrastructure Program Non-Repayable Contribution Agreement - By-law 56-2025

To authorize the execution of a Non-Repayable Contribution Agreement with His Majesty the King in Right of Canada, represented by the Minister of Natural Resources to receive funds through the Zero Emission Vehicle Infrastructure Program.

11.4 ADDED - Amending Agreement – 105 Wright Blvd. - By-law 57-2025

To authorize the entering into and execution of an Amending Agreement with 2809185 Ontario Inc. to amend certain terms and conditions related to the sale of 105 Wright Blvd.

12. Consent Agenda: CA-2024-057 to CA-2024-060

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

13. New Business:

13.1 Municipally-owned Electric Vehicle (EV) Charging Stations and Installation of an Accessible Ramp at the Police Station

A member thanked the Advisory Committee for the work that they have done to advocate for the installation of accessible ramp at the Stratford Police Station. The Mayor noted that the event was well attended and recognized the work of staff, particularly the Manager of Community Facilities, and the Advisory Committee for their work on making the building accessible.

R2025-210

Motion by Councillor Hunter

Seconded by Councillor McCabe

THAT staff be directed to prepare a report regarding the usage of the City's EV Charging Stations that would include any times the stations are used simultaneously;

AND THAT staff be directed to review overnight parking restrictions to allow for extended use of the EV Charging Stations.

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

- the current pricing structure for the use of the EV Charging Stations being the parking rates that is charged for the use of the parking space only;
- staff intending to bring a report to Council with a proposed pricing structure for the use of the EV Charging Stations including requiring payment outside of the parking enforcement hours;
- the cost for the use of the Level 2 EV Charging Stations initially being kept at the parking rate as this rate was fairly similar to the rates charged by other municipalities as well as to encourage the use of the chargers;
- staff intending to revisit the fee structure following the installation of Level 3 Charging Stations due to their increased costs; and,
- it being added that staff investigate whether it is possible to charge a premium fee to allow regular vehicles to park in the EV charging spaces when they are not in use.

The Mayor called the question on the motion.

Carried

13.2 Electric Vehicle (EV) Charging Station Requirement for Planning Applications

Motion by Councillor Henderson

Seconded by Councillor Burbach

THAT staff investigate the inclusion of a requirement to install EV Charging Stations for new development applications.

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

- the Interim Chief Administrative Officer noting that requiring developers to install EV Charging Stations will represent an added cost to developments which could trickle down to renters;
- a member noting their concern given the current provincial environment which has been limiting what municipalities can do;
- a member noting that it may be more appropriate to investigate incentivizing developers to install EV Charging Stations;
- the incentives for the inclusion of EV Charging Stations in developments potentially being included in the green development standards which will be part of the Official Plan update; and,
- the City having the ability to generate enough electricity to support the adoption of increased EV Charging Stations however localized infrastructure upgrades may be needed in some areas of the City.

The motion was withdrawn.

14. Adjournment to Standing Committees:

The next Regular Council meeting is Tuesday May 27, 2025 in the Council Chamber, City Hall.

R2025-211

Motion by Councillor McCabe

Seconded by Councillor Burbach

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

- **Finance and Labour Relations Committee [7:05 or thereafter following the Regular Council meeting]; and**

- **Infrastructure, Transportation and Safety 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 May 12, 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

Councillor Hunter declared a pecuniary interest regarding Item 5.1 O'Loane Trunk Sanitary Sewer Extension Project – Open House and Recommendations (ITS25-008) of the Infrastructure, Transportation and Safety Committee Agenda. Councillor Hunter owns lands that will benefit from the extension project.

15.2 Reading of the Confirmatory By-law:

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

By-law 11.5 Confirmatory By-law - By-law 58-2025

To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on May 12, 2025.

R2025-212

Motion by Councillor Biehn

Seconded by Councillor Sebben

THAT By-law 58-2025 be read a First and Second Time.

Carried two-thirds support

R2025-213

Motion by Councillor Burbach

Seconded by Councillor Henderson

THAT By-law 58-2025 be read a Third Time and Finally Passed.

Carried

15.3 Adjournment of Council Meeting

R2025-214

Motion by Councillor Wordofa

Seconded by Councillor Briscoe

THAT the May 12, 2025 Regular Council meeting adjourn.

Carried

Meeting Start Time: 7:00 P.M.

Meeting End Time: 8:42 P.M.

Reconvene Meeting Start Time: 8:48 P.M.

Reconvene Meeting End Time: 8:49 P.M.

Mayor - Martin Ritsma

Clerk - Tatiana Dafoe



PLANNING REPORT

Date: May 27, 2025
To: Mayor and Council
From: Alexander Burnett, Intermediate Planner
Report Number: COU25-066
Attachments: Draft By-law
 Public Comments Received
 Public Meeting Minutes March 24, 2025

Title: Recommendation Report for Lands Known as 963 O'Loane Avenue – Zoning By-law Amendment Application Z01-25

Objective: The purpose of this report is to provide a recommendation on Zoning By-law Amendment application Z01-25 submitted by Baker Planning Group (c/o Caroline Baker) on behalf of Pol Quality Homes (c/o Daryl Pol) for lands municipally known as 963 O'Loane Avenue.

Zoning By-law Amendment

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

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

The following documents were submitted in support of the application:

- Planning Justification Report
- Concept Site Plan and Elevations

- Arborist Report
- Functional Servicing Report

Location Map



Background:

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

Site Characteristics:

Characteristic	Information
Existing Use:	Single detached dwelling (to be removed)
Frontage:	59.27 m
Depth	101.24 m
Area	0.63 hectares

Characteristic	Information
Shape	Rectangular

Surrounding Land Uses:

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

Site Photo



Agency Comments

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

- *Stratford Infrastructure Services Department*

- No comments or concerns.
- *Stratford Building Services*
 - Building has no comments for the proposed Zoning By-law Amendment.
- *Stratford Fire Prevention*
 - No comments from Fire Prevention.
- *Stratford Housing Consortium*
 - The Housing Specialist is in favour of the increased density on this site and the proposed two affordable units.
- *Sourcewater Protection (Upper Thames River Conservation Authority)*
 - The subject lands are located within a Wellhead Protection Area A10 to which the policies of the Thames-Sydenham and Region Source Protection Plan apply. This property and application have already received a S. 59 2(b) Notice to allow the application to proceed under the conditions that:
 - 1) Fuel Handling and Storage is Prohibited in quantities of 250L or Above
 - 2) Future Road Salt Storage is Prohibited
 - Quantities of 20kg or above Exposed
 - Quantities of 100Kg or above Partially Exposed (including road salt containers)
 - In addition, Storm Water Management Facilities (infiltration and outfall) may be considered a significant drinking water threat. Through the municipality completing a CLI-ECA, policies within the Source Protection Plan could apply. For more information, please refer to the Source Protection Plan: <https://www.sourcewaterprotection.on.ca/approved-source-protection-plan/>.
- *Enbridge Gas Inc*
 - Enbridge Gas does not object to the proposed application, however, we reserve the right to amend or remove development conditions.
- *Canada Post*
 - Canada Post has reviewed the proposal for the above noted Development and has determined that the completed project will be serviced by

centralized mail delivery provided through Canada Post Community Mail Boxes.

- Our Multi-unit policy will apply for any buildings of 3 or more self-contained units with a common indoor area. For these units the owner/developer will be required to install a mail panel and provide access to Canada Post.
- Multi-unit buildings and complexes (residential and commercial) with a common lobby, common indoor or sheltered space, require a centralized lock box assembly which is to be provided by, installed by, and maintained by the developer/owner at the owner's expense. Buildings with 100 units or more MUST have a rear loading Lock Box Assembly with dedicated secure mail room.
- In order to provide mail service to this development, Canada Post requests that the owner/developer comply with the following conditions:
 - The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
 - The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
 - The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
 - The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.

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

Analysis:

Provincial Planning Statement 2024

The Provincial Planning Statement ("PPS") came into effect on October 20, 2024 replacing the Provincial Policy Statement, 2020 and the 2020 Growth Plan for the Greater Golden Horseshoe. The PPS provides direction on matters of provincial interest under Section 2 of the Planning Act, specifically relating to building homes, sustaining strong and competitive communities, infrastructure and facilities, wise use and management of resources, and protecting public health and safety. All decisions on planning matters are required to be consistent with the PPS.

Housing

Section 2.2 of the PPS states that planning authorities should provide a range and mix of housing options and densities to meet the requirements of current and future residents. Municipalities are to permit and facilitate all housing options required to meet the social, health, economic, and well-being requirements of residents including all types of residential intensification and redevelopment. Densities are to efficiently use land, resources, infrastructure, and public service facilities and support the use of active transportation and proximity to transit options.

The proposal would permit the development of three two-storey apartment buildings on the subject lands containing a total of 38 residential units. The redevelopment and intensification of the property will create residential units to help meet the City's need for housing and is an efficient use of land and resources. The proposal will connect to existing municipal services, supports active transportation, and is in proximity to municipal transit routes.

Settlement Areas

The PPS directs growth and development to be located within settlement areas. Land use patterns within settlement areas are to be based on densities and a mix of land uses which efficiently use land and resources, optimize existing and planned infrastructure and public service facilities, support active transportation and are transit supportive as appropriate.

The City of Stratford is identified as a settlement area in the PPS and the proposed development is located within the City's built boundary. The proposal efficiently uses land and resources, optimizes existing municipal servicing, and will support active and alternative transit opportunities.

As a result, Planning Staff are satisfied that Zoning By-law Amendment application Z01-25 is consistent with the PPS.

Official Plan

The subject lands are designated 'Residential Area' on Schedule 'A' of the City's Official Plan

Goals and Objectives

The goals and objectives of the Residential Area designation include achieving a mix of housing types and densities while maintaining essential neighbourhood qualities and

ensuring intensification is compatible with neighbouring development. The proposal would promote a mix of housing types within the neighbourhood consisting of low-density residential dwellings and medium density apartment buildings while maintaining essential neighbourhood qualities. The proposed development consists of two-storey apartments that meet the height and density requirements of the Residential Area, and as such, is compatible with the neighbourhood.

Permitted Uses

The Residential Area designation permits 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 proposed Zoning By-law Amendment would facilitate the development of three two-storey apartment buildings, which is permitted under the Residential Area designation.

Stable Residential Areas

The City's Official Plan provides policies for areas identified as 'stable residential areas'. Redevelopment or intensification within these areas are evaluated on their ability to generally maintain the structure and character of the immediate surrounding area. These policies include but are not limited to; ensuring the scale of the development respects the height, massing, and density of adjacent buildings, respecting the relationship between the rear wall of buildings and rear yard open spaces, ensuring that locations of buildings have no significant negative impacts with respect to privacy and shadowing to abutting properties, conforming with density provisions, and the protection of significant trees and other natural features identified as significant by the City.

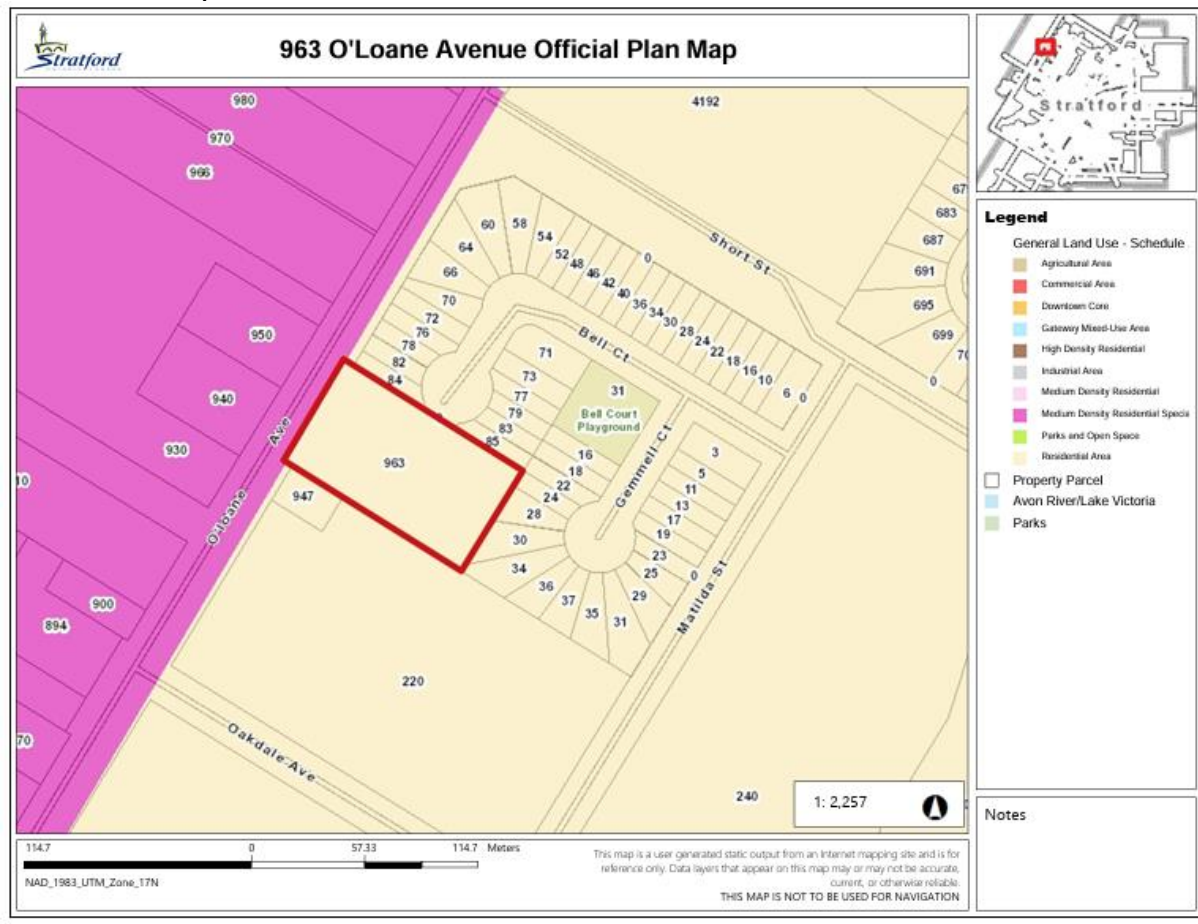
The proposed development will consist of three two-storey apartment buildings which respect the height and massing of the surrounding neighbourhood. The development proposes a density within the range permitted for residential designated lands. The proposed buildings meet the minimum setback requirement of the R5(2) Zone in relation to abutting residential dwellings and are not anticipated to result in any negative privacy or shadowing impacts on these abutting properties. There are no natural heritage features or trees identified as significant on the property and all trees proposed to be removed are to be replaced or compensated as per the requirements of the City's Private Tree Protection By-law. As a result, it is considered that the proposed Zoning By-law Amendment conforms to the Stable Residential Area policies of the Official Plan.

Density

The density range for medium density residential development is 25 units per net hectare to 65 units per net hectare. The proposed development has a density of 64 units per net hectare which conforms with the required density range.

As a result, Staff are of the opinion that Zoning By-law Amendment application Z01-25 conforms to the City's Official Plan.

Official Plan Map

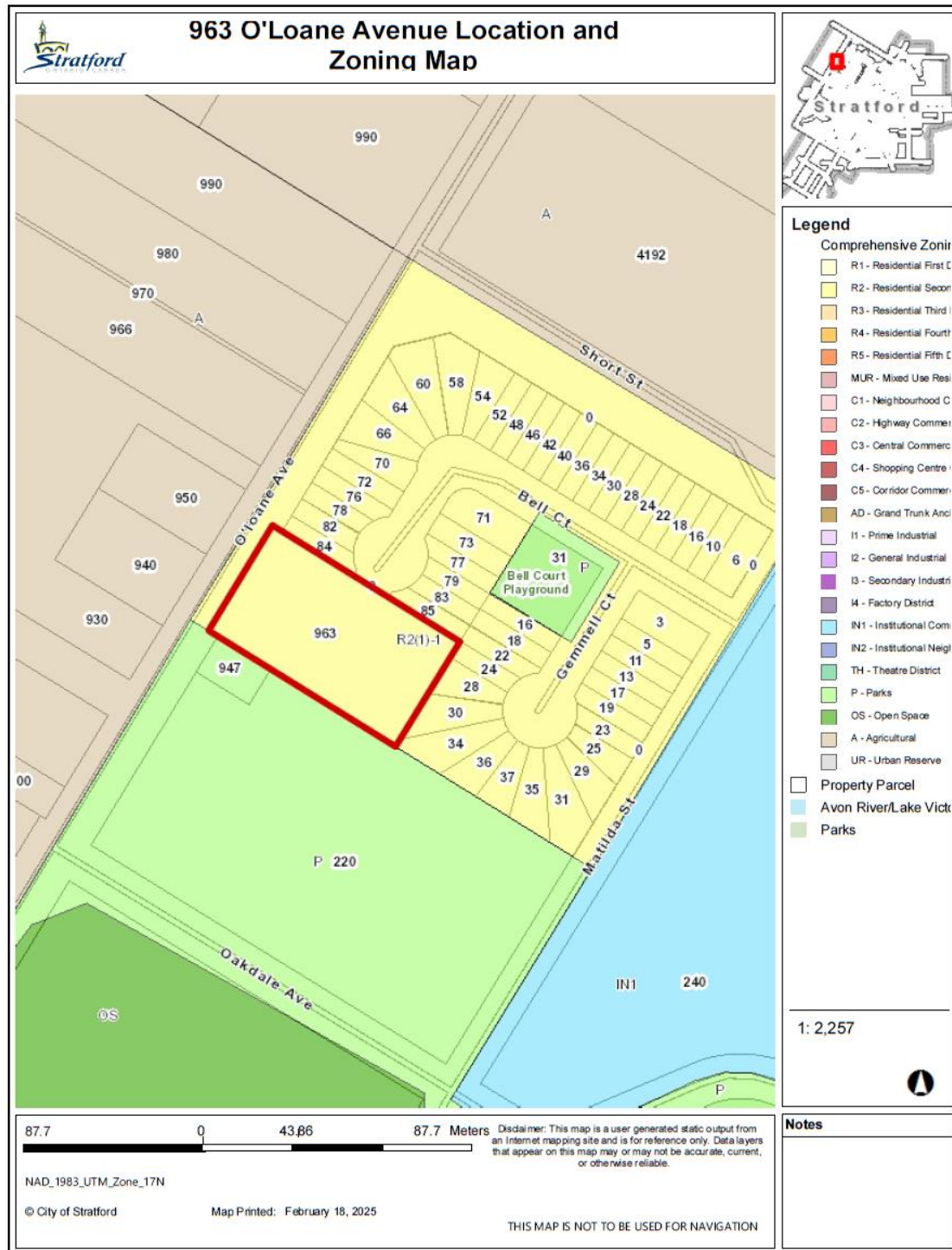


Zoning By-law

The subject lands are currently zoned Residential Second Density (R2(1)-1) Zone under the City of Stratford Comprehensive Zoning By-law which permits semi-detached dwellings and group homes. The Zoning By-law Amendment application requests a site-specific Residential Fifth Density (R5(2)-_) Zoning subject to the following provisions:

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

Existing Zoning Map

*Permitted Uses*

The applicant is requesting to rezone the subject lands to a site-specific Residential Fifth Density (R5(2)-_) Zone to facilitate the development of three two-storey apartment buildings on the property. Permitted uses of the R5 zone include apartment buildings, as shown on the proposed Site Plan. As the proposal conforms to the Residential

policies of the Official Plan, Planning Staff are supportive of residential intensification on the property and have no concerns with rezoning the subject lands to R5 to permit the use of apartment buildings.

Yard Setbacks

As part of the Zoning By-law Amendment application, the applicant is requesting site-specific provisions to reduce required yard setbacks for the proposed development. The applicant is requesting a minimum front yard depth of 4.5 metres whereas a minimum of 10 metres is required under the parent R5(2) zoning and a minimum setback of 7.5 metres is required from an arterial road. The apartment buildings are proposed to be located 4.5 metres from the property line, following the conveyance of a 5.0 metre road allowance widening to the City to facilitate the extension of the O'Loane Avenue multi-use trail. The intent of the minimum front yard depth provision in the Zoning By-law is to ensure that dwellings are located a safe distance from the street and that a consistent streetscape is maintained, as well as to prevent noise or privacy issues. The proposed apartment buildings are generally in line with neighbouring dwellings that will result in a consistent streetscape that meets the policies of the City's Urban Design Guidelines. Additionally, as the proposed apartments will be located 4.5 metres from the property line and approximately 9.5 metres from the vehicle travelled portion of O'Loane Avenue, no safety, noise, or privacy issues are anticipated.

Additionally, the applicant is requesting to reduce the minimum required side yard width for the southernly side of the proposed development. The Zoning By-law requires a minimum side yard width of 5 metres for apartment buildings whereas the applicant is proposing a side yard width of 4 metres. The intent of the minimum side yard width requirement is to ensure that there are no privacy or shadowing impacts on neighbouring properties. However, the abutting lands to the south property line are a municipal well and a recreational sports field. As such, Staff anticipate no concerns with the requested reduction in the side yard width for the south property line.

Lot coverage

The application is requesting an increased maximum lot coverage of 40% as opposed to the required maximum of 30% for R5(2) zones. The intent of maximum lot coverage requirements is to prevent stormwater management concerns, to limit the size of a building envelope and to ensure sufficient outdoor amenity space. Planning Staff are of the opinion that, given the intensification of the subject lands and that the proposed Site Plan exceeds the minimum landscaped open space requirement of the Zoning By-law, that no lot coverage concerns are expected. Stormwater Management concerns are capable of being addressed as part of any future Site Plan process to ensure City criteria are satisfied.

Loading Spaces

The applicant has also requested the elimination of the number of loading spaces required for the proposed development. However, upon review, Planning Staff are of the opinion that this standard is not applicable as the Zoning By-law does not require

loading spaces for apartment buildings with less than thirty units. The proposed total number of residential units for this development is thirty-eight, though it consists of three apartment buildings, ranging from 12-14 units each. As such, Staff are of the opinion that this request is redundant as it is unnecessary.

Public and Council Concerns

The following concerns were raised as part of the application's circulation and public meeting process:

Bell Court Walkway connection

Members of the public expressed concerns with the proposed walkway connection from the development to Bell Court. Though final design of the site (including the walkway) would be determined through an application for site plan approval, the Zoning By-law Amendment application offers the opportunity for these concerns to be publicly addressed. Staff understand the concern with the proposed walkway, as it will potentially result in increased pedestrian traffic along Bell Court. However, increased pedestrian connectivity within neighbourhoods would be the intention of the walkway and a major goal of the City's Transportation Master Plan. Options were explored to have the walkway at the southern property line; however, this was determined to be infeasible due to the presence of the recreation fields owned by the School Board directly south of the site. Ultimately, the decision to construct the walkway would be determined through an application for site plan approval and this decision would take into consideration the safety and functionality of the walkway for future and existing residents. However, Planning Staff are of the opinion that the proposed walkway furthers the City's goal of improving active transportation and connectivity with neighbourhoods and is a positive addition of the proposed development.

Construction safety

Concerns were raised by members of the public regarding the safety of neighbouring properties during construction of the proposed development. Ontario's Building Code determines the requirements for active construction sites and enforces measures such as temporary fencing to ensure the safety of neighbouring dwellings and limit the impacts of dust and noise.

Density

Concerns were raised by members of the public that the proposed development is a density greater than the surrounding neighbourhood. The proposed density of the development is 64 units per net hectare which is within the permitted density range for residential areas under the City's Official Plan. Though the proposed density of the development is greater than the density of the surrounding neighbourhood, the Official Plan permits such residential intensification opportunities.

Greenspace

Concerns were raised by members of the public that the proposed development will provide insufficient greenspace for future residents. While the applicant has elected not

to dedicate part of the lands to the City as parkland, cash-in-lieu for parkland purposes will be required as per any future Site Plan process. Additionally, the proposed development with respect to the area of the lot consists of 38% landscaped open space where the City Zoning By-law requires a minimum of 35%.

Groundwater Contamination

Concerns were raised from members of the public regarding potential groundwater contamination as a result of the proposed development. The subject lands are located within Wellhead Protection Area A10 to which the policies of the Thames-Sydenham and Region Source Protection Plan apply. The Upper Thames River Conservation Authority has determined that the proposed development will have no negative impacts provided that fuel and salt storage are limited on site. These requirements will be enforced through a future Site Plan Agreement.

Fire Department Access

Concerns were raised from members of the public regarding access to the proposed development for fire engines. The application was circulated to the City's Fire Department and no concerns were received. Further, during any future Site Plan process, the Fire Department will have the opportunity to review and provide input on the detailed design, including the dedicated fire route.

Noise

Concerns were raised from members of the public about the noise produced by the proposed development. Planning Staff acknowledge that the construction of the site would result in increased noise within the area. However, the proposed buildings are to be located the minimum required distance from abutting dwellings and the construction noise will be temporary. After project completion, the City's Noise Control By-law will remain in effect, limiting any significant noise impacts on neighbouring properties.

Parking

Concerns were raised by members of the public regarding insufficient parking and potential overflow onto Bell Court. As the requirement of the Zoning By-law is met through the provision of 49 on-site parking spaces, Staff do not anticipate a significant increase in street-parking on Bell Court because of the proposed development. Additionally, the City's Traffic and Parking By-law will still be in effect, which enforces parking regulations across the City, and prohibits overnight parking on City streets including Bell Court.

Privacy

Concerns were raised by members of the public about potential privacy impacts resulting from the proposed development. Minimum building setbacks are proposed to be maintained for property lines with abutting residential dwellings and a combination of a board privacy fencing and hedging are proposed along those property lines. As a result, no negative impacts on the privacy of neighbouring residential uses are anticipated.

Road Widening

A question was raised by City Council regarding the road widening shown on the proposed Plan and if it would be used for the extension of the O'Loane Avenue multi-use trail. If conveyed to the City as part of any future Site Plan process, the lands conveyed to the City would be used to extend the multi-use trail along O'Loane Avenue.

Snow Removal

Concerns were raised from members of the public regarding insufficient space for snow removal. Snow removal is an important aspect of site design and will be considered during any future Site Plan process to ensure the criteria of the City is met.

Stormwater Management

Concerns were raised by members of the public regarding potential increased flooding as a result of the proposed development. Stormwater Management is an integral part of the City's Site Plan approval process, as is the grading of the site. Any stormwater management or grading concerns will be addressed during this time, through criteria enforced by the City's Engineering Division, to ensure amongst other matters, there are no unacceptable adverse impacts on neighbouring lands.

Traffic

Concerns were heard from members of the public regarding increased traffic on O'Loane Avenue as a result of the proposed development. Planning Staff acknowledge that the addition of 38 residential units will increase vehicle traffic along O'Loane Avenue, however, this increase will be within the acceptable range for arterial roads. A Traffic Impact Study was not required by the City for the proposed development as O'Loane Avenue is an arterial road that is designed to handle large volumes of traffic, including any increase produced by the proposed development. It is not anticipated that there will be any unacceptable adverse traffic impacts.

Transit Connection

A question was raised by City Council regarding the proposed development's connection to municipal transit services. The subject lands are serviced by Route 1 of the City's transit service which has a stop conveniently located at the intersection of O'Loane Avenue and Oakdale Avenue, approximately 175 metres from the subject lands.

Tree Removal and habitat loss

Concerns were raised by City Council and members of the public regarding the trees to be removed to facilitate the development. As part of the Zoning By-law Amendment application, the applicant was required to complete an Arborist Report to identify all the trees on the property and to determine their significance. To facilitate the proposal, a total of 105 trees are proposed to be removed, 71 of which (67%) are noted as non-desirable and/or invasive. No potential wildlife/bat habitat trees of significance were noted on the site and no species at risk trees were identified. Additionally, though two pear and ten crab-apple trees exist on the property, it has never commercially operated as an orchard. The subject lands are not identified to have any natural heritage features

on Schedule B of the City's Official Plan as well. As such, Staff have no concerns with the proposed tree removals provided that their removal is in accordance with the City's Private Tree Protection By-law. The City's Private Tree Protection By-law mandates that replacement trees be planted on site where appropriate or cash-in-lieu be provided to the City for the number of trees to be removed. The City's Community Services Department had no concerns with the received Arborist Report and as part of any proposed development, will ensure the necessary removal permits are obtained. Compliance with the City's Private Tree Protection By-law will need to be addressed through the site plan approval process.

Site Plan Requirements

As per the City of Stratford's Site Plan Control By-law, the development of the subject lands to residential use will require Site Plan Approval.

Financial Implications:

If approved, the proposed development will create 38 new residential units on the subject lands, contributing to the City's property assessment base. The City's Director of Corporate Services/Treasurer has noted that property taxes are primarily determined by the City's budgetary needs, which are distributed across all properties in the City. Generally, adding new residential units to the housing supply can reduce the relative tax burden for other property owners. Additionally, development charges will be collected as part of the building permit application. No municipal expenses are anticipated to support the proposed development.

Staff Recommendation: THAT Zoning By-law Amendment Application Z01-25, submitted by Baker Planning Group on behalf of Pol Quality Homes for the lands located at 963 O'Loane Avenue, to change the zoning of the subject lands from a Residential Second Density (R2(1)-1) Zone to a Residential Fifth Density R5(2)-5 Zone with site specific regulations BE APPROVED to permit:

- a) Minimum front yard depth of 4.5 metres**
- b) Minimum front yard setback from an arterial road of 4.5 metres**
- c) Minimum southernly side yard setback of 4.0 metres**
- d) Maximum lot coverage of 40%**

AND THAT such approval be granted for the following reasons:

- 1) The request is consistent with the Provincial Planning Statement, 2024;**
- 2) The request is in conformity with the goals, objectives, and policies of the Official Plan;**

- 3) The Zoning By-law Amendment application will facilitate the development of thirty-eight residential units within the City; and**
- 4) Public comments have been received, reviewed, comprehensively considered, and appropriately addressed through the planning process.**

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

Draft

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

Being a By-law to amend Zoning By-law 10-2022 as amended, with respect to Zoning By-law Amendment Z01-25 – 963 O’Loane Avenue, to rezone all of Part Lot 1, Plan 93 Stratford, as in R229679.

WHEREAS authority is given to the Council of The Corporation of the City of Stratford by Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended, to pass this by-law;

AND WHEREAS the said Council has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

AND WHEREAS the Council of The Corporation of the City of Stratford deems it in the public interest that By-law 10-2022, as amended, known as the Zoning By-law, be further amended;

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

1. That Schedule “A”, Map 1 to Zoning By-law 10-2022 as amended, is hereby amended by changing the zoning of the lands from Residential Second Density R2(1)-1 to Residential Fifth Density R5(2)-5, those lands outlined in heavy solid lines and described as R5(2)-5 on Schedule “A” attached hereto and forming part of this By-law, and legally described as Part Lot 1, Plan 93 Stratford, as in R229679.
2. That Zoning By-law 10-2022 as amended, be further amended by adding Section 15.5.32 (R5(2)-5, being Zone Exceptions of the Residential Fifth Density Zone, to the following:

15.5.32

- a) Defined Area (963 O’Loane Avenue – By-law ____-2025) R5(2)-5 as shown on Schedule “A”, Map 1
- b) Maximum Lot Coverage: 40%
- c) Minimum Front Yard Setback: 4.5 metres
- d) Minimum Setback from an Arterial Road: 4.5 metres
- e) Minimum Southerly Side Yard Setback: 4.0 metres
3. This by-law shall come into effect upon Final Passage in accordance with the Planning Act.

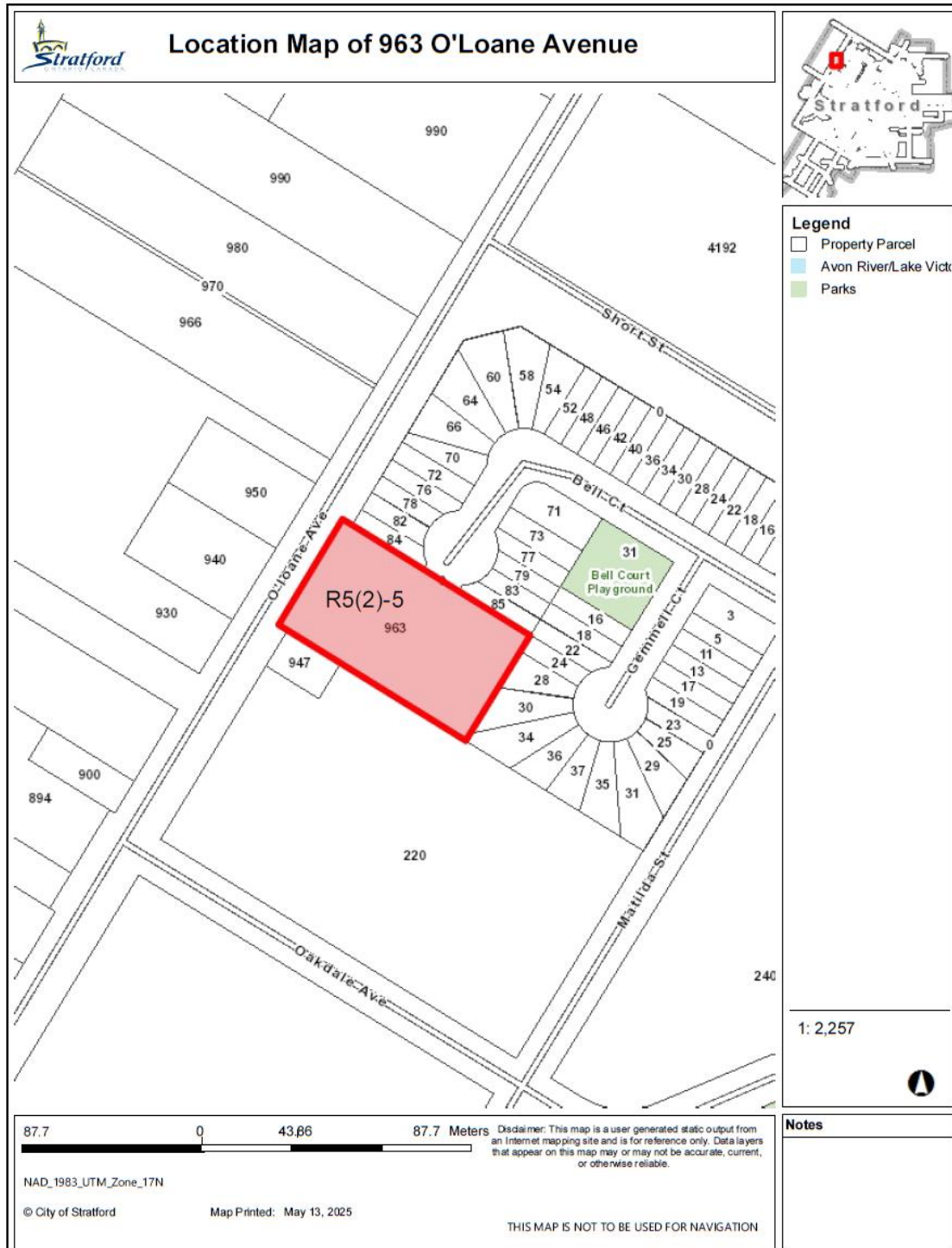
Read a FIRST, SECOND and THIRD time and
FINALLY PASSED this 27th day of May, 2025.

Mayor – Martin Ritsma

Clerk – Tatiana Dafoe

**This is Schedule "A" to By-law XX-2025
Adopted this 27th day of May, 2025**

Amending By-law 10-2022
Of
The Corporation of the City of Stratford



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

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

Hello,

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

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

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

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

Storm Water Management Plan

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

Water Conservation and Quality

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

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

Environmental Impacts

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

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

Thanks very much,
Diana

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

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Dear Mr Burnett,

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

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

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

Best,

Erik Sansom
[REDACTED]

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

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

Dear Alexander Burnett,

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

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

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

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

Other concerns:

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

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

property?

Lisa Stanley



A

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From:

[Alexander Burnett](#)

Date:

March 5, 2025 1:57:21 PM

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

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

Traffic congestion.

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

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

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

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

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

Proximity to High Schools.

There is a large amount of pedestrian traffic in the area

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

Felling the trees on the plot marked for construction.

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

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

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

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

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

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

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

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

Respectfully,

Dr. Renée Falconer

[REDACTED]

[REDACTED]

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

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

Hi Alexander, I hope all is well.

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

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

Traffic and Parking Issues

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

Strain on Public Services and Infrastructure

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

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

Thanks,

Scott Bannerman

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

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

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

From: [Diana Reynolds](#)
To: [Alexander Burnett](#)
Subject: Re: Zoning Change Application - 963 O'Loane Avenue
Date: Thursday, March 20, 2025 12:37:40 PM

Hello Alexander,

Thank you for your reply.

It is of critical importance to have an environmental site assessment and storm water management plan prior to the site approval considering the necessity to protect our local water resources and any species at risk. We need to know in advance whether the proposed densification will have negative effects on the sensitive aquifer on the site.

Please can you also tell me what consultations have been carried out with the Indigenous Communities who resided in this area? Has the developer completed an archeological assessment?

Kind wishes,
Diana

From: [Diane Barrett](#)
To: [Alexander Burnett](#)
Subject: Zone change application Z01-25
Date: Tuesday, March 25, 2025 11:59:27 AM

Hi Alexander and city staff,

This email is to follow up on the public meeting held at city hall last night for the zoning change application Z01-25 on 963 O'loane Avenue, plan 93 part Lot 1.

I live on the Bell Court coldesac and like many others am concerned with over crowding, parking issues and pedestrian foot traffic if POL's current plan is approved.

The POL planner talked about integrating neighborhoods, we've been a quite coldesac for over 20 years and enjoy it. We don't want to be integrated with 38 families strolling out to our quiet circle and directly onto the road. As one of the other members of the public mentioned it is extremely unsafe as they would be walking out on the small road directly in the path of current residents around the circle backing out of their driveways, as there are no sidewalks around the circle making it a safety issue.

POL's plan has 3 buildings with a total of 38 units, providing 1 parking space for each unit, plus visitor parking. I believe 1 parking space per household is unrealistic in this day and age. Once upon a time the St. Mikes school parking lot was more than enough for their needs, but now as families change and many licensed drivers in a single household owns a car their parking is no longer adequate. Every morning on a school day if you walk along Matilda you can watch at least 5 students pull into the parking lot, drive around looking for parking and then pull out straight to Bell Court and end up parking on Bell Court or Gemmel. This is only the ones we see as we walk. Both streets are regularly lined with students parking.

Similarly, the two condo developments at Romeo and Vivian, some of those units have been given two parking spaces and still, residents unable to use visitor parking, end up parking on near by streets, including Romeo.

In summary, if POL's zoning changes are approved I ask you to consider making it on the condition that they make the following or similar changes to their current plan.

1) reduce the number of units by 4 in each building, 2 upper and 2 lower. This would reduce the size and foot print of each building and free up some ground space.

2) provide 2 parking spaces for at least 6 of the 2 bedroom units, instead of 1 each.

3) remove the walk through to Bell Court and move it to the other side coming out behind the ball diamond. Put in a walk way along the fence line straight up and connect to Matilda street. This gives them straight, safe, easy and direct access to both schools, park facilities and transportation.

Thank you
Diane

From: [Sam](#)
To: [Alexander Burnett](#)
Subject: 963 O'Loane Ave
Date: Monday, March 24, 2025 6:52:58 AM

Dear Mr. Burnett,

The following are concerns for me about 963 O'Loane Ave zoning change:

1. Will the proposed apartments stay 2 storey?
2. Are the apartments 1 or 2 bedrooms?
3. Will there be enough parking for guests? Or will they start parking on Bell Crt?
4. I know the entrance to the apartment complex is on O'Loane Ace. Will there be increased traffic down Bell Crt?

Please include my concerns in the Planning Report. Thank you.

Sincerely,
Shirley Bonn

From: [Costin](#)
To: [Alexander Burnett](#)
Cc: office@polqualityhomes.com; [Clerk's Office](#)
Subject: Re: Project 693 O'Loane topic - 84 Bell Court
Date: Tuesday, March 25, 2025 8:53:39 PM
Attachments:

Hello Alex,

Thanks for this update and including the revision as an addendum to the council package.

While I wasn't present at the meeting, I did stream it and I would echo the concerns about traffic and parking on Bell court. I fully support the recommendation to have the pedestrian access moved to the back of the property (east side of the property) alongside the ball diamond and soccer pitch fields, connecting this property to Matilda. This not only provides direct access to high schools, but also to SERC and multitude of sporting facilities and events that occur there. No providing direct access to the SERC sight would be an oversight, and it seems there is adequate room to run a sidewalk or extension of the multiuse trail along the north side of the SERC facilities, connecting to Matilda St. Additionally, this would allow the north side of the development site to be fully closed off to Bell Crt, mitigating the potential parking issues.

Thank you,
Costin

From: [Leanne Feeney](#)
To: [Alexander Burnett](#)
Subject: 963 O'Loane ave
Date: Saturday, March 22, 2025 4:43:15 PM

Hello Alexander,

We received the letter late about the council meeting for the rezoning application of 963 Oloane ave and realize these comments are not in the planning report but we would still like them considered.

We bought our house in 2021 and a huge part of the reason why we picked Stratford and this particular location is because it was on a quiet court, less people than the city we relocated from and had trees on our property for privacy and gave us that feeling of more seclusion. These were all major factors in why we chose this particular location and house to be our first home and to raise our family in.

We are concerned with the property behind us being re zoned and adding so many more houses and people as it will make this quiet court quite a bit busier and if the buildings are taller then they would look right into our bedroom window which we like to keep open.

We personally love the trees that separate the properties as they provide privacy and we enjoy nature. These trees are mature and if the plan would be to cut them down we feel that would be a shame as green space and trees are important. Losing trees that are possibly at least 25 years in age would be a huge disappointment

We are also concerned with the increase number of people and only having one spot to park per house in the proposed plans that the surrounding streets will become busier and people will be parking on our already limited space available.

Construction behind us would be loud and messy (we are shift workers) so this would also be inconvenient during the construction times. We would not want the yard we've worked on to improve to become all mud and mess as a result of the construction happening behind us.

An increase of the number of units proposed also poses a challenge to current drainage systems and puts more stress on the sewer system in this area which could cause a buildup of pressure and affect our plumbing during construction or our pipes if the pressure around us increases.

We also fear that with the increase in number of houses would decrease the value of our property should we want to sell. It also makes the home we spent a lot of time searching for and planning for in our future a lot less desirable. This could force us to move and if we were to move due to the changes to the property we would leave this town and relocate to a different city.

We are a bit frustrated with the new proposed plans and increase in number of people and units that would be directly attached to our property. We like that it's quiet and private here.

If the trees were to be cut down and semi mature trees could not be replanted in their place to provide privacy and maintain the green space that already exists we would want the developers to build a uniform wooden fence along the entire back of their property (this would include our house and our neighbours) so that it looked the same and to be at a minimum of 8 feet high to provide some of that privacy they would be taking away.

Thank you for listening to our concerns regarding the re zoning of the property.

Leanne Feeney

From: [judy Pretty](#)
To: [Alexander Burnett](#)
Subject: O'Loane Ave
Date: Thursday, April 17, 2025 4:32:52 PM

As a residential home owner I think building up apartments and taking animal habitats away are becoming to frequent. There are plenty if buildings to invest in and way to much building this way already.

JP concerned resident

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CITY OF STRATFORD PUBLIC MEETING MINUTES

A public meeting was held on Monday, March 24, 2025, at 7:07 p.m., in the Council Chamber, at Stratford City Hall, 1 Wellington Street. The purpose of the public meeting was to give Council and the public an opportunity to hear and consider comments from the public regarding Zone Change By-law Amendment Application Z01-25. The application affects the property with the municipal address of 963 O'Loane Avenue, Stratford.

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: Caroline Baker - Baker Planning Group, agent for the applicant, Daryl Pol – Pol Quality Homes, members of the public and media.

Mayor Ritsma called the meeting to order and stated the purpose of this meeting was to give Council and the public an opportunity to hear and consider comments from the public regarding Zone Change By-law Amendment Application Z01-25, affecting property with the municipal address of 963 O'Loane Avenue, Stratford.

The Mayor explained the order of procedure for the public meeting.

STAFF PRESENTATION

Alex Burnett, Intermediate Planner, referring to a PowerPoint presentation, provided an overview of the application. Highlights of the presentation included:

- the application being submitted by Baker Planning Group on behalf of Pol Quality Homes;
- the subject lands being approximately 0.63 hectares in area with surrounding land uses including residential dwelling, agricultural lands and recreational sports fields;
- the application proposing a rezoning from the current Residential Second Density (R2(1)-1) Zone on the subject lands to a Site Specific Residential Fifth Density (R5(2) XX) Zone to permit apartment buildings and request site specific provisions including:
 - to reduce the front yard depth,
 - to reduce the southerly side yard setback,
 - to increase the maximum lot coverage,
 - and to reduce the minimum number of loading spaces,
- the requested provisions being to facilitate development of three two-story apartment buildings for a total of 38 apartment units;
- under the Official Plan the lands designated Residential Area permitting a variety of residential uses including apartment buildings;
- the current zoning of R2-1 permitting semi detached dwellings and group homes;
- the property currently occupied by semi detached dwellings;
- the application having been circulated to agencies on February 20, 2025 with no objections having been received to date;
 - the Upper Thames River Conservation Authority (UTRCA) Source Water Protection advised the subject lands are located within a Well Head Protection Area A10 to which the policies of the Thames-Sydenham and Region Source Water Protection Plan apply,
 - the applicant having received the necessary Section 59 2(b) Notice permitting the application to proceed. Additional UTRCA approval condition

of fuel and road salt storage limited to set quantities to be implemented as part of any future Site Plan application,

- the application having been circulated to property owners within 120 meters of the subject lands on February 20, 2025, and notification having been published in the Beacon Herald, Town Crier on February 22, 2025, and a sign erected on the property with the following key issues raised:
 - removal of trees and impact to local wildlife,
 - ensuring sufficient screening be provided for existing residential area,
 - increased density in the neighbourhood,
 - increased traffic on O'Loane Avenue,
 - risk of increased parking on nearby streets,
- Staff being aware of these concerns and they are to be included in a follow up report to Council.

QUESTIONS FROM COUNCIL

Councillor Sebben inquired if under the Private Tree By-law there will be adequate space to plant the required trees given the space occupied by the parking lot and buildings. The Intermediate Planner noted an arborist report was prepared and submitted as part of the application. The tree recovery being a combination under the Private Tree By-law of replacement on the subject lands and payment to the City to plant trees on other properties in the City.

Councillor Burbach asked if the requested set back of 4.5 meters compared to 7 meters would affect future road work and the possible widening of O'Loane Avenue in the future with this being an arterial road. It was asked if a traffic study was done as part of the application. The Director of Infrastructure Services noted this application being an initial planning stage with the application to be taken back for future consideration with staff to ensure adequate room to install necessary infrastructure in that area. Staff confirmed no traffic study was required as part of this application.

AGENT PRESENTATION

Caroline Baker, Agent from Baker Planning Group, representing the applicant Pol Quality Homes, referring to a PowerPoint presentation provided the following information regarding the application:

- the site having frontage on O'Loane Avenue which is a defined arterial road with a size of 0.63 hectares and an existing single family home;
- Bell Court being to the north with a cul-de-sac and a combination of single and semi detached dwellings;
- the neighbourhood context being a range of residential uses predominantly low density residential;
- the Official Plan for this western portion predesignating a significant amount of O'Loane as medium density towards a low and medium density corridor;
- the site being near the high schools and outdoor recreation amenity areas, and within walking distance to the O'Loane and Huron commercial area;
- the proposal being three apartment buildings each with 12-14 dwelling units per building with 1 to 2 bedrooms per unit;
- the request for increased lot coverage being to allow the buildings to be two levels to conform with the surrounding area and as a result requiring a wider base;
- the permitted use and number of units conforming to the Official Plan;
- setbacks along the property line adjacent to Bell Court complying with the requested R5 zoning to ensure appropriate setback and buffering to Bell Court residents;
- the requested increase to the rear yard setback on the east side of the property to provide separation and compatibility to surrounding low density residential uses, with the applicant open to working with residents regarding landscape buffer or fencing;
- the 1.25 parking spaces per unit with accessible parking and consolidated driveway entrance to O'Loane complying with the Zoning By-law;
- the applicant proposing 2 of the 38 units be affordable housing units;
- the O'Loane elevation being designed to appear like a single family home;

- allowable height in low density zones being 10.5 metres with the proposed height of the two- story buildings being 9.3 metres;
- the request to reduce the yard setback along O'Loane being in addition to a 5 metre road widening dedicated for future widenings or upgrades to O'Loane as part of the development, bringing the total set back to 9.5 metres;
- the request to reduce the interior side yard being for the south side adjacent to the municipal fields and not applying where the site abuts existing residential development;
- the request for no loading spaces being due to the size and manoeuvrability on the site and consistent with other recent developments;
- the development complying with minimum landscape open space, setbacks to low density residential and with stormwater management having been prepared for staff review to ensure all water is contained on the development site;
- a special provision having been requested to allow for the condominium to be registered in phases as each building is constructed to allow for the units to be bought and with the zoning to apply to the entire site;
- MTE having prepared a stormwater management report to review water quality and quantity;
- the development property currently receiving water from Bell Court with the design graded to continue accepting this water and retaining it on the site, directing it towards O'Loane;
- sanitary and water to be connected to Bell Court municipal services;
- the applicant having retained MTE Arborists which concluded 66% of the trees are non-native, with the remaining being native and 77 trees to be replaced either on site or through cash in lieu;
- the arborist work having reviewed at risk species and bat habitat, and finding no wildlife, bat habitat or species at risk in the clusters of trees;
- an Open House having been held on March 6 with 30 area residents attending;

- a discussion regarding buffering looking at boundary trees, which would be appropriate to move and identifying a solid wood fence that is 1.8 metres high as a preferred buffer with residents,
- the applicant committed to meeting with neighbours to ensure any concerns raised are heard and buffering preferences for residents are addressed,
- concerns regarding overflow visitor parking onto adjacent streets with existing parking challenges on Bell Court related to the high school, noting the proposed development meeting zoning by-law requirements which require dedicated and assigned visitor parking on site,
- resident concerns regarding pedestrian overflow with the proposed walkway from the development onto Bell Court with the applicants keeping with the Transportation Master Plan goal to encourage pedestrian connectivity and walkability,
- confirming the proposal is for a condominium development,
- concern with drainage, water and road salt being addressed through the site grading towards O'Loane and working with Source Water Protection Agency regarding salt application,
- the application being consistent with the Provincial Planning Statement, providing intensification within a service area and transit available and conforming with the Official Plan permitted use and density, as well as supporting alternative modes of transportation, and diversification for attainable and affordable housing units.

QUESTIONS FROM COUNCIL

Councillor Hunter inquired whether the units will be accessible. The Agent for the Applicant noted the intent is for the development to be slab on grade providing the opportunity for accessible units on the ground floor.

QUESTIONS/COMMENTS FROM THE PUBLIC

Eric Sanson advised they have no concern with the development but do have concerns about the scale, inadequate green space and inadequate number of parking spaces with overflow parking going onto Bell Court. Bell Court having preexisting parking issues and concerns being expressed with emergency vehicles accessing the site. The development will only work if everything runs smoothly but this is not realistic. Concern for the wild animals

and birds and where they will go with everything being paved. It being questioned whether there can be a compromise of 30 units to retain green space and have adequate parking.

Diana Reynolds advised the proposed rezoning and site specific exemptions and densification are excessive and not appropriate for the location. A suggestion was made to remove one building and replace it with a naturalized area. It was noted the subject property is a former fruit farm / orchard and home to over 100 mature trees, including fruit, which is a source of home and food for animals, birds and insects. The arborist report outlining 105 of the 114 trees are to be removed. No mandatory Environmental Site Assessment, but a fulsome assessment being essential with concern for loss of native pollinators. It being noted that at the Climate Conversations on March 27 they looked at the pollinator workforce, with this population having dropped 80% globally. Concern for the impact of densification on the human population with the green living environment contributing to human health. Critical to look at approach to building housing stock and maintaining well being. The subject property located on an aquifer contributing ground water for Stratford, with a vulnerability score of 10 under Source Protection Plan, also well head protection area and a drinking water protection zone. Concern with impact of salt and sand and the risk of contamination with more people. Looking at a possible creation of permeable surface area to support the aquifer recharge. Diana Reynolds questioned what the specific plan is to protect the groundwater and noted parking is an issue and that there are no loading spaces.

Brian Wilson stated the development may not be ideal but is better than many alternatives. The spruce trees being retained are home to many families of birds. The trees being removed being primarily invasive species. It was noted this is a condo development with a condo organization that can be dealt with and who will care for the property. It was questioned whether the fences could be increased to 6ft and well screened with native trees to replace. Concern was expressed for the kids who cut through the dead space that meets with the property line going to the ball park as they will not be able to get through.

Leanne Feeney stated they are interested in retaining privacy, would like to see trees be replanted and hoping for a fence/buffer to be added early in the development so dogs and young child will be safe.

Will Wellington spoke to the larger housing ecosystem and noted they are in favour of the development. Housing affordability being difficult for young people and families with many workers commuting into town. To achieve housing affordability and abundance there is a need for more units, condo's and apartments. Increasing density being a great way to achieve this goal. Affordable unit inclusion being helpful, but all units will help lower demand. Will Wellington stated they were impressed by the thoughtfulness of the

neighbours, and with staff hoping to meet concerns through the planning process and also trade offs that come with change.

Richard Daniel expressed concerns with the walkway spilling onto the street on Bell Court. It was noted there are 3-4 houses located off the walkway with four driveways and issues being foreseen with pedestrian mobility. A solution was presented to route the walkway east to Matilda, with a crosswalk across Matilda to reach the sidewalk on the other side. High number of shipment trucks on Bell Court with high likelihood of an accident if the crosswalk is routed that direction.

Jay Core noted Bell Court is a nice quiet place which has been important to some people's decision to move there and understanding life will change with more noise etc. To mitigate some of the degradation of the quality of life it was suggested the walk through be removed. It was noted that parking is said to be adequate but concern was expressed that people will park on Bell Court and take the walk through to the development. Jay Core noted they spoke with residents in neighboring developments who said overflow vehicles park on the road and questioned why this development would be different. Not having a walkthrough would minimize this possibility.

The Agent for the Applicant provided the following information in response to the questions and comments made:

- the site not identified by the City or UTRCA as having significant natural resources with the size of the subject property being smaller;
- the arborist report having identified no species at risk or habitats on the site;
- Pol Quality Homes being open to transplanting fruit trees either to be maintained on the site or transplanted to neighbouring properties if they would like;
- Source Water Protection Agency having been contacted with the review providing criteria for Site Plan Approval related to winter salt and the application with no objection having been indicated with residential not being a concern in this area regarding source water;
- Confirmation being provided that the fencing will be a 6 ft solid wood fence or 1.8 metres with agreement for temporary fencing to ensure security or safety of back yards; and
- being willing to work with staff on the walkway location.

Councillor Burbach noted on the south side of O'Loane there is a multi-use path and asked if it is possible to connect to this. The Agent for the Applicant noted it is the intention that there be pedestrian connections along O'Loane in front of the development as part of Site Plan approval and they will speak to staff regarding a connection to the multi-use trail.

Responding to Councillor Wordofa's inquiry about public transportation access, the Director of Building and Planning Services noted the file planner will address transit connectivity in a future report to Council with commentary on the transit system and bus stop location.

Councillor McCabe noted the tone and professionalism of the presenters being appreciated, with a fulsome idea of the resident concerns being a benefit to all.

CLOSING REMARKS

The Mayor advised that City Council intends to consider this application at a future Regular Council meeting where members will have an opportunity for full discussion after reviewing comments received from the public at this time. Anyone who would like to receive further notice of this matter can email clerks@stratford.ca. A video of this meeting will be posted to the City's website.

The Mayor adjourned the public meeting at 8:08 p.m.

There were no requests from members of the public to receive further information about this application.



MANAGEMENT REPORT

Date: May 27, 2025
To: City Council
From: Kendra Fry, Housing Specialist, investStratford,
 Joani Gerber, CEO, investStratford
Report Number: COU25-063
Attachments: Appendix A: Proposed Development, Pol Quality Homes
 Appendix B: Proponent Costs and Revenues

Title: Selection of Proponent, Request for Expressions of Interest, 161 East Gore and 38 Coriano Street

Objective: To recommend to Council the selected proponent to build affordable and mixed market housing at 161 East Gore Street and 38 Coriano Street and recommend that the City enter a 90-day negotiation period with said proponent, with the resulting agreement to be returned to Council for final approval.

Background: At the October 14th, 2024, Council meeting, Council directed staff to conduct a Request for Expressions of Interest (RFEOI) 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.

The RFEOI was released on January 13th, 2025, with a submission deadline of February 21, 2025. The staff Selection Committee, comprised of the Manager of Planning, Project Engineer, Deputy Chief Building Official, Manager of Housing and Housing Specialist, supported by the Purchasing Clerk, received four proponent packages for 161 East Gore Street and two for 38 Coriano Street.

Analysis: The committee requested a package containing the following information:

- Part 1- Proponent information including all members of consortium, charitable and business numbers
- Part 2- Project Vision statement
- Part 3- Conceptual Site Plan and Design Brief - including:
 - number of buildings, heights and storeys of each building
 - Typologies of units (bachelor, one bedroom, two bedroom,)
 - Total density per hectare

- Parking ratio per building and site total
- Part 4- Proposed affordability standards per unit, price and tenure (rental, ownership)
- Part 5- Sustainability and Environmental Approach
- Part 6- Project Timeline
- Part 7- High Level Proforma that demonstrates viability - including required granting, exemptions, loans from each level of government
- Part 8- High Level Operational Plan for the site to maintain long term affordability
- Part 9- Experience of the Proponent(s)
- Part 10- Like Projects completed by the Proponent(s) or in process

With an evaluation matrix as per below:

Evaluation Criteria	
Number of affordable and attainable units created; level and duration of affordability	20
Project Team's skillset and history of similar projects	20
Environmental footprint and sustainability of units proposed	15
Timeline to completion	15
Urban Design Elements	10
Proposed Proforma and Financing Model	10
Completeness of Application	10

Interviews were conducted on March 12th and 18th with the top two selected proponents to further understand their applications.

Selected Proponent:

Following the scoring of Evaluation Criteria and Interviews, the Selection Committee unanimously selected Pol Quality Homes as the Preferred Proponent.

Pol is proposing the property be severed to allow for 6 semi-detached dwellings each containing 3 units at 161 East Gore Street. Of these, 8 would be affordable housing, maintained for 40 years and managed by Pol Quality Homes. Pol would also provide annual reports to Social Services regarding each tenant's income and the level of affordability maintained.

At 38 Coriano Street, Pol Quality Homes is proposing to build 9 units, in 3 triplexes on severed lots all at market rates.

Pol was selected due to their history of both building and managing affordable housing in mixed market developments, their willingness to increase density on the sites, and the lack of zoning changes and site plans needed to achieve their vision. This creates an expedited timeline with a trusted developer at the helm.

The proposed process is for the City to complete the necessary severances to create 3 lots on 161 East Gore Street and 3 lots on 38 Coriano Street. Then the lands are transferred to the Proponent, with a legally binding covenant, ensuring affordability will be maintained on the 8 units for 40 years. The level of affordability will be determined during the negotiation period, informed by current CMHC affordability thresholds and other relevant data sources, with the intent to ensure meaningful affordability over the 40-year period. A precise definition will be established and embedded within the final legal agreement.

With respect to simply disposing of the land, the value 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, if these lands were simply sold. Taking into account this land valuation estimate, this effectively results in a per unit cost for 8 units of affordable housing of \$206,250 per unit, with no future costs of upkeep, maintenance or management. There may be an additional site servicing cost to the city, to be negotiated in the next phase of discussions.

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.

Council should also consider the revenue provided via the addition to the tax base provided by these new units of housing. It is not possible to provide a precise tax number as MPAC manages those assessments and there are few new built triplexes in Stratford to provide a comparative. However, our best estimates suggest that these 9 triplexes will result in an annual additional tax base of between \$2,000 to \$4,000 per unit or \$18,000 to \$36,000 per annum.

At this time Council is 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 the negotiation period, the staff committee and the proponent will work to assess planning and infrastructure implications of the proposed new build as well as the final financial model. Areas to discuss include:

- Long term rights of first refusal on the affordable units after 40 years
- Infrastructure installation (servicing)
- Sidewalks
- Water management
- Possible CN Rail mitigation requirements
- Correct pathways to land severance and disposition
- Reporting requirements

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

Please see Appendix A for Pol Quality Homes drawings.

Please see Appendix B for the proponent's submitted proforma on the affordable units, which outlines the estimated 40-year philanthropic contribution in reduced rents. This information is provided with the proponent's consent (a "proforma" is a high-level financial projection that outlines the estimated costs, revenues, and assumptions associated with a proposed development).

Date	Action
May 27	Recommended Proponent to Council, direction to provide Notice of Intent to declare lands as surplus
June 9	Council to consider whether to declare properties surplus to the needs of the Corporation
May 27- end of July	Proponent negotiations towards final project agreement
August 11	Negotiated agreement to be presented for consideration

Financial Implications:

Financial impact to current 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. At the Council meeting presenting the negotiated agreement, engineering will provide these implications.

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.

Financial impact on future year operating budget:

The above stated impact of possible infrastructure upgrades could cross over into the future year operating budget, dependent upon when they are completed.

Link to asset management plan and strategy:

The preferred proponent proposes to maintain and manage the affordable units themselves, providing annual reports on the 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 site.

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 Staff from the City's Building and Planning Services and Infrastructure Services departments, along with investStratford, collaborated to form the committee of assessment and will form the negotiations team 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.

Materials 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 Council direct the investStratford Housing Specialist, in consultation with staff, to initiate a 90-day negotiation period with Pol Quality Homes as the Preferred Proponent for the development of affordable and mixed market housing at 161 East Gore Street and 38 Coriano Street;

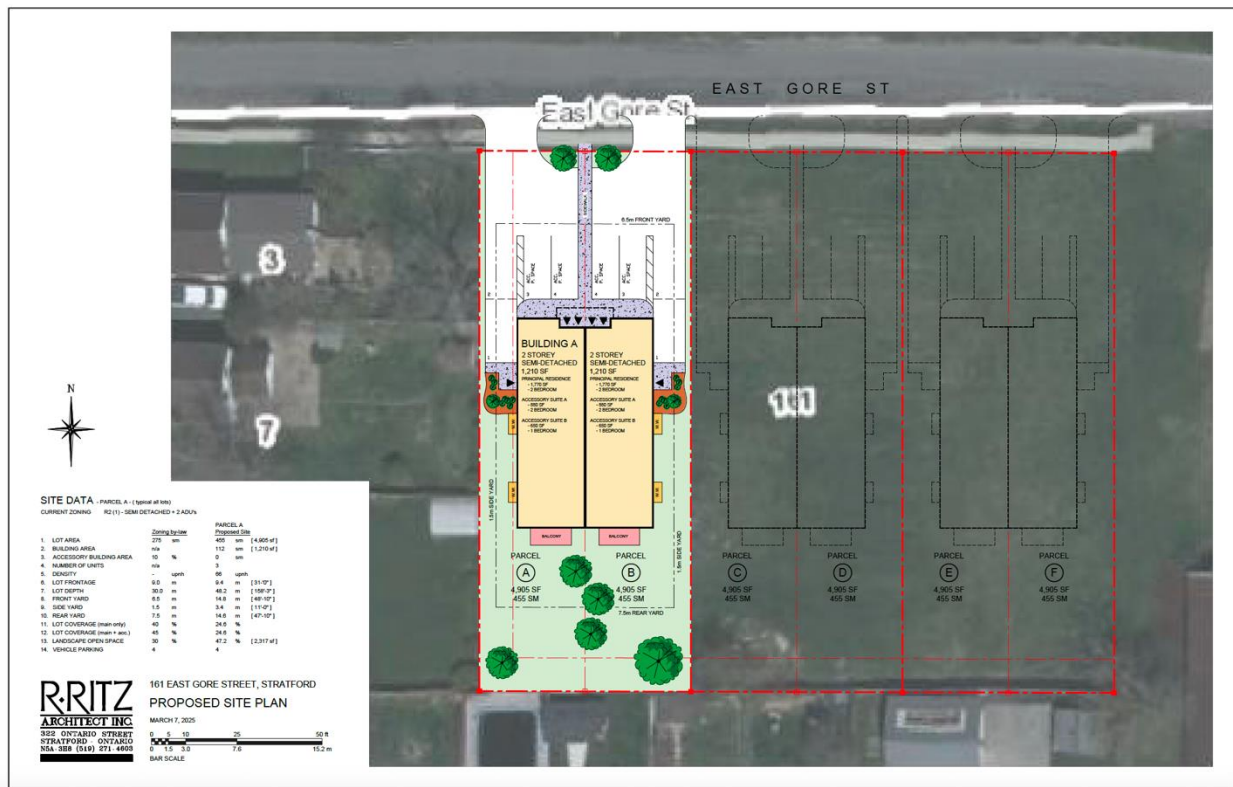
THAT Council direct the City Clerk to issue Notice of Intent to Declare the subject lands at 161 East Gore Street and 38 Coriano Street as surplus to the needs of The Corporation of the City of Stratford, in accordance with Policy P.1.3 – Sale and Other Disposition of Land;

THAT, subject to completion of the required notice and surplus declaration process, the method of disposal be by direct sale to Pol Quality Homes, with the final negotiated terms to be brought forward by the Executive Director of investStratford and the Chief Administrative Officer, or their designates, for Council's consideration and approval;

AND THAT, subject to completion of the required notice and surplus declaration process, Council direct the investStratford Housing Specialist, in consultation with staff, to initiate the necessary processes, including preparation of a Reference Plan, to facilitate the proposed development of the lands.

Prepared by:	Kendra Fry, investStratford Housing Specialist
Recommended by:	Joani Gerber, investStratford Executive Director
	Adam Betteridge, Interim Chief Administrative Officer

Appendix A: Proposed Development, Pol Quality Homes



Appendix B: Proponent Costs and Revenues

161 East Gore Proforma

Proponent Investment	
Land cost:	\$0.00
Lot development costs/site work:	\$300,000.00
Soft Costs:	\$90,000.00
Construction cost:	\$4,500,000.00
Total Project cost:	\$4,890,000.00
Proponent Downpayment:	\$1,222,500.00
Mortgage Amount:	\$3,667,500.00

***Based on exemption of development charges on affordable units**

Decrease in income to proponent from affordable units over 40 years for 8 units		
Affordable	Market	Income loss
\$4,497,408.00	\$7,296,000.00	\$2,798,592.00



PLANNING REPORT

Date: May 27, 2025
To: Mayor and Council
From: Marc Bancroft, MPL, MCIP, RPP, Manager of Planning
Report Number: COU25-064
Attachments: Proposed Part Lot Control Exemption By-law

Title: Application for Part Lot Control Exemption (PLC02-25) for Lots 56 to 63 (inclusive) on Registered Plan 44M-96, municipally addressed as 3, 7, 11, 13, 17, 19, 23, 25, 29, 31, 35, 37, 41, 43, 47, and 51 Ford Drive.

Objective: The purpose of this report is to consider a request by Grandville Inc. (c/o Al Allendorf) to allow a part lot control exemption to permit the creation of separate lots for each unit of the semi-detached dwellings, such that each unit will be under individual ownership.

Background: The subject lands are located on the south side of Ford drive and west of O'Loane Avenue. These lands are designated Residential Area under the City's Official Plan and zoned site specific Residential Second Density R2(2)-30, which permits semi-detached dwellings. The lands are situated within Phase 1 of the Thames West Subdivision registered as Plan 44M-96, for the property formerly known as 576 O'Loane Ave. Beyond Phase 1, the balance of the lands has draft plan of subdivision approval (File No. 31T15-001) to which the developer is currently seeking approval to modify the remaining lots to accommodate street townhouse dwellings.

Site Characteristics:

Characteristic	Information
Existing Use:	Vacant – eight (8) building lots, each generally subject to:
Frontage:	18.65 m
Depth	32.0 m
Area	596.8 m ²
Shape	Regular

Surrounding Land Uses:

Direction	Use
North	Vacant single detached lots
East	Vacant lands designated Residential on the east side of O'Loane Avenue
South	Railway
West	Future Park

The eight lots (Lots 56 to 63, inclusive) are intended for semi-detached dwellings and permitted according to the Comprehensive Zoning By-law. To be subdivided in half, each of the proposed lots would generally have a frontage of approximately 9.3 m and an area of approximately 299.2 m²

Location Map



Please note that the aerial image shown above is from 2020 and therefore does not show construction activity that has since occurred in the area including the street

Staff Recommendation: THAT Council approve Application for Part Lot Control Exemption (PLC02-25) to exempt Lots 56-63 (inclusive) on Registered Plan 44M-96 from Part Lot Control for one year from the date of the passing of the By-law in accordance with Reference Plan 44R-6351 to create 16 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 Chief Administrative Officer / 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 Lots 56, 57, 58, 59, 60, 61, 62 and 63, Registered Plan 44M-96, City of Stratford 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-6351 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 16 (inclusive) on Reference Plan 44R-6351 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 27th day of May, 2025.

Mayor – Martin Ritsma

Clerk – Tatiana Dafoe



PLANNING REPORT

Date: May 27, 2025
To: Mayor and Council
From: Marc Bancroft, MPL, MCIP, RPP, Manager of Planning
Report Number: COU25-065
Attachments: Proposed Part Lot Control Exemption By-law

Title: Application for Part Lot Control Exemption (PLC03-25) for Lots 4, 5, and 6 on Registered Plan 44M-91, municipally addressed as 37, 41, 45 and 49 Worsley Street and 40 Daly Avenue.

Objective: The purpose of this report is to consider a request by Baker Planning Group (c/o Caroline Baker) on behalf of Daly Development Inc. to allow Part Lot Control Exemption to permit the creation of required easements over Lot 4 and 5, in favour of Lot 6, for access purposes with respect to a retaining wall, storm drainage and municipal servicing.

Background: Comprised of three lots, the subject lands are located on the south side of Worsley Street and on the north side of Daly Avenue between St. Vincent Street South and Birmingham Street. Council granted draft plan of subdivision approval on October 12, 2021, comprised of eleven (11) lots for two (2) single detached dwelling units, seven (7) semi-detached dwelling units, and two (2) duplex dwelling units. Final approval was issued on April 14, 2023 and implemented through Registered Plan 44M-91 which effectively created the said lots.

Part Lot Control Exemption By-law 20-2023 expired on February 27, 2025 to permit the creation of required easements for the approved retaining wall as well as sanitary and storm sewer connections for lots within the subdivision. While the required easements were established for most of the lots, Lot 6 was in the process of being transferred in ownership and therefore easements in favour of Lot 6 over Lots 4 and 5 were not registered. The applicant is therefore requesting the approval of a new Part Lot Control Exemption By-law to allow the creation of the required easements considering the original By-law has since expired.

Site Characteristics:

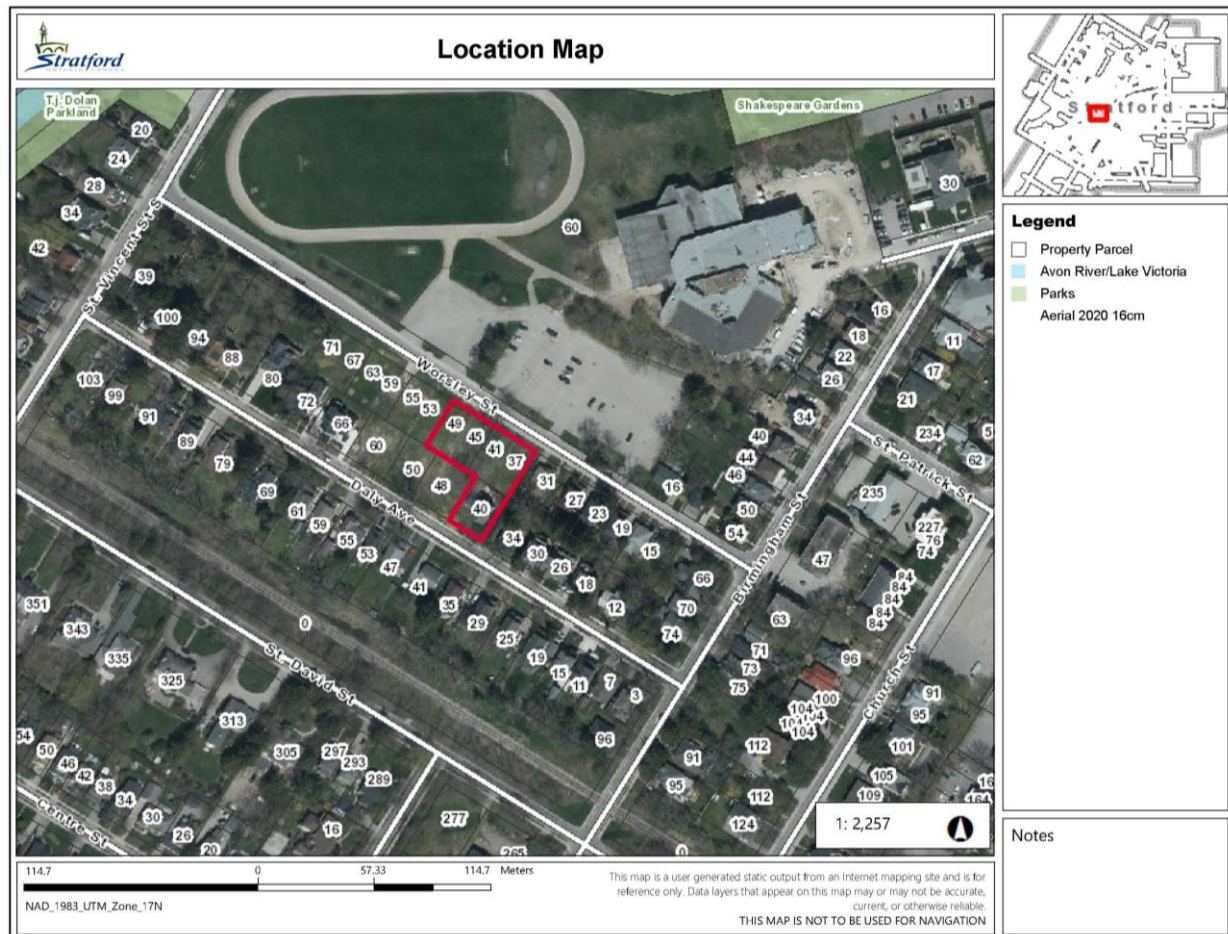
Characteristic	Information
Existing Use:	Dwellings under construction

Characteristic	Information
Frontage:	47.28 m on Worsley Street and 18.7 m on Daly Avenue
Depth	25.9 m
Area	1,704.35 m ²
Shape	Regular

Surrounding Land Uses:

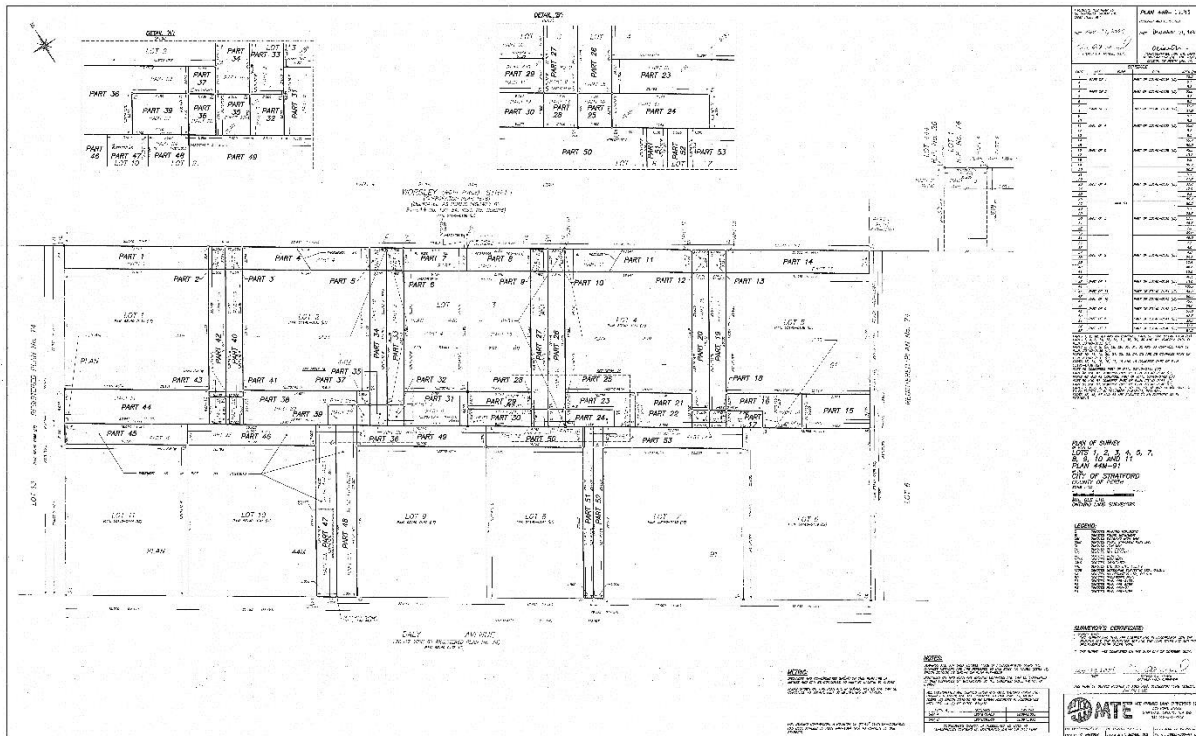
Direction	Use
North	Stratford Intermediate School
East	Low density residential
South	Low density residential
West	Low density residential

Location Map



Please note that the aerial imaging shown above is from 2020 and therefore does not show construction activity that has since occurred in the area including the semi-detached dwellings on the subject lands under construction.

Reference Plan



Analysis: The purpose of this request is to permit the creation of easements over Lots 4 and 5 in favour of Lots 6 as follows pursuant to Plan 44R-6295 as shown above: regarding Parts 15, 16 and 17, an easement for access to the retaining wall on Lot 5 for the owner of Lot 6; regarding Parts 13, 17, 18 and 19, an easement for access for storm drainage and access to municipal servicing on Worsley Street on Lot 5 for the owners of Lot 6; and, regarding Parts 12, 20 and 21, an easement for access to storm drainage to Worsley Street on Lot 4 for the owners of Lot 6. Staff are supportive of allowing part lot control exemption to permit the creation of required easements over Lot 4 and 5 to facilitate land development and required services on Lot 6.

Financial Implications: None.

Staff Recommendation: THAT Council approve Application for Part Lot Control Exemption (PLC03-25) to exempt Lot 4, 5 and 6 on Registered Plan 44M-91, to permit the creation of required easements over Lots 4 and 5, in favour of Lot 6.

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 certain lands from Part Lot Control being Lots 4, 5 and 6 on Registered Plan 44M-91, in the City of Stratford, County of Perth, for establishing easements for a retaining wall, sanitary sewers and storm drainage.

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-6295 from the part-lot control provisions of the Planning Act for establishing easements for a retaining wall, sanitary sewers and storm drainage;

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 section 50(5) of the Planning Act, does not apply to the following:

Those certain parcels or tracts of land and premises situate, lying and being located in the City of Stratford, in the County of Perth, being composed of Lots 4, 5 and 6, Registered Plan 44M-91, in the City of Stratford, County of Perth, for the purposes of establishing easements for the retaining wall, sanitary sewers and storm drainage system.

2. That this by-law comes into force and effect when it is approved by the City of Stratford and pursuant to the provisions of section 50(7.3) of the Planning Act shall expire on a day that is 12 months from the date upon which this by-law is passed by the Council for The Corporation of the City of Stratford without any further action being required of Council, unless at any time prior to the expiry of this by-law, Council amends this by-law to extend the time period specific in this section for the expiration of the by-law.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 27th day of May, 2025.

Mayor – Martin Ritsma

Clerk – Tatiana Dafoe



PLANNING REPORT

Date: May 27, 2025
To: Mayor Ritsma and Members of Council
From: Adam Betteridge
Report Number: COU25-060
Attachments: None

Title: Class 4 Noise Area Classification (NPC-300) Request, Cachet Developments

Objective: To obtain Council's approval to classify specific portions of the residential subdivision at 3025 Ontario Street, Stratford, as a Class 4 Noise Area in accordance with the Ministry of Environment, Conservation and Parks' Environmental Noise Guideline (NPC-300). This classification applies only to lots identified as being in proximity to existing stationary noise sources, including nearby industrial and commercial operations.

A Class 4 Noise Area designation permits slightly higher background noise levels at future residential properties than typically allowed in new developments. This is subject to strict mitigation measures such as enhanced building construction, sound barriers, and mechanical ventilation systems, all of which are required under the executed Subdivision Agreement.

This designation does not alter the approved subdivision layout or zoning. Rather, it fulfills a condition established during the subdivision approval process to ensure long-term compatibility between existing non-residential uses and the proposed residential uses.

In summary, this report seeks to apply a noise classification for a small number of lots in the new subdivision currently being developed behind the Stratford Mall/Canadian Tire on Ontario Street. Because these lots are close to existing businesses, extra steps-like sound barriers and higher sound-proof windows, are being taken to reduce noise. This approval doesn't change the subdivision's design. It simply meets a condition already required to protect future homeowners and let nearby businesses continue operating as usual.

Background: The subject subdivision development currently marketed as “Avon Park”, by Cachet Homes, was granted draft approval by Council on March 27, 2023, following a thorough review process, with no appeals received (City file nos. Draft Plan of Subdivision 31T21-003 & Zone Change Application Z13-21). The plan includes a mix of residential, commercial, and industrial uses, featuring 310–316 new residential units (a combination of townhouses and single detached homes) and an additional 155 apartment units within a mixed-use block fronting onto Ontario Street.

Key components of the subdivision also include a stormwater management facility, park spaces, street network, walkway connections, and a railway berm and buffer.

Amongst the developer’s obligations imposed by Council’s draft approval was for the developer to assess noise, vibration, and odour impacts and recommend mitigation measures, if needed, to meet standards set by the Ministry of Environment, Conservation and Parks (MECP) and Canadian National Railway. Once approved by the City, such mitigation measures were to be included in the Subdivision Agreement.

The City’s executed Subdivision Agreement, which was drafted and prepared by the City’s legal counsel, included such provisions: mitigation measures for noise and/or vibration are now considered standard requirements in urban development approvals.

While the majority of the development follows standard noise criteria, a “Class 4” designation is required for select lots and blocks (which are identified on the second map found on page 8 of this report) due to their proximity to existing noise sources, ensuring appropriate mitigation measures are in place for compatibility with surrounding land uses.

The application of a Class 4 designation shifts much of the responsibility for managing noise impacts onto the developer or proponent of the new noise-sensitive land use (such as residential), instead of requiring existing industrial or transportation operations to modify their activities to accommodate new sensitive receptors. With a Class 4 designation the burden is placed on the new development to mitigate noise impacts through design and construction measures (noise walls, thicker exterior building cladding/windows, air conditioning, etc.).

Analysis:

Overview

The purpose of this report is to recommend that the lands municipally identified as 3025 Ontario Street, City of Stratford, Province of Ontario (the “Subject Land”) be classified as a Class 4 Noise Area (the “Class 4 Noise Designation”) in accordance with the Ministry of Environment’s Environmental Noise Guideline: Stationary and Transportation Noise Sources – Approval and Planning (Publication NPC – 300), identified as the MECP published guidelines. This classification was recommended by HGC Engineering as peer reviewed on behalf of the City by SS Wilson.

HGC Engineering is the Noise and Vibration consulting firm that completed the Noise and Vibration Feasibility Study – Proposed Residential Development for the Subject Land dated November 3, 2021 as updated on September 5, 2023 (collectively the “HGC Report”).

The HGC Report was subject to a Peer Review by SS Wilson Associates Consulting Engineers dated July 17, 2022 and updated March 6, 2024 that was completed on behalf of the City (collectively the “SS Wilson Report”).

The SS Wilson Report confirms that the HGC Report responded to all of the peer comments submitted by the City on the HGC Report. Specifically, the SS Wilson Report confirmed that the HGC Report provided adequate justification for the application of the Class 4 Designation on the lands identified and recommended that the City accept the HGC Report as having demonstrated the feasibility of the proposed development using the Class 4 Designation.

Provincial Noise Guidelines

The MECP published guidelines that address noise issues as they relate to land use planning and permitting requirements for industrial and commercial establishments, or transportation facilities located in proximity to sensitive land uses, including residential uses.

In 2013, the Ministry of Environment and Climate Change (now MECP) released "Environmental Noise Guideline, Stationary and Transportation Sources - Approval and Planning (Publication NPC-300)", which replaced previous guidelines. NPC-300 is a Provincial Guideline published in 2013 that provides guidance for the appropriate control of source of noise emissions to the environment.

The purpose of NPC-300 is as follows:

- To provide sound level limits that are applied by the MECP to stationary sources, such as industrial and commercial establishments and auxiliary transportation facilities;
- To provide advice, sound level limits and guidance that may be used when land use decisions are made under the Planning Act;
- To provide sound level limits that may be incorporated into noise control by-laws, that may be developed by municipalities; and
- To provide sound level limits that may be applied under the provisions of the Aggregate Resources Act.

The NPC-300 classifies noise sensitive receptors by area. The four classes of receptors are as follows: Class 1 - Urban Areas; Class 2 - Suburban/Semi-Rural Areas; Class 3 - Rural Areas; and Class 4 - Infill Areas.

The Class 4 Noise Area classification was introduced by the MECP in 2013. That classification is intended to allow for residential infill and development in proximity to those existing stationary sources of noise, such as industry, while still protecting residential units from undue noise sources.

It should be noted that a Class 4 Noise Area is defined as "an area of specific site that would otherwise be defined as Class 1 or Class 2 and which:

- Is an area intended for development with new noise sensitive land use(s) that are not yet built;
- Is in proximity to existing lawfully established stationary sources; and
- Has formal confirmation from the land use planning authority with the Class 4 Noise Area classification which is determined during the land use planning process."

Class 4 Noise Area

A Class 4 Noise Area classification / designation ("Class 4 Designation") allows for higher daytime and nighttime sound level limits than would otherwise be permitted in relation to a noise sensitive land use such as residential dwellings and associated outdoor living areas. The impact of such higher levels is mitigated by the implementation of specified noise control measures at the sensitive land use. Class 4 alleviates some of the burden from the proximate noise-generating industry making it easier for industry to remain in compliance with MECP requirements while also allowing municipalities to achieve its development goals in accordance with the City's land use policies in proximity to industrial uses.

Site and Surrounding Area

The Subject Land abuts commercial uses to the north, a hydro corridor to the east, industrial land uses to the west and a CN Railway and agricultural lands to the South. The following figure (found on the next page), taken from one of the Noise and Vibration Reports completed by the developer, identifies the surrounding land uses in the area of the Subject Land:



A Zoning By-law Amendment was passed by City Council to rezone the Subject Land to Residential Second Density Zone with site specific regulations, a Residential Fourth Density Zone with site specific regulations, a Residential Fourth Density Zone with site specific regulations, a Residential Fourth Density Zone with site specific regulations, a Mixed Use Residential Zone with site specific regulations, a Holding General Industrial Zone with site specific regulations, and Park Zone.

As noted earlier in this report, the Cachet development includes a mix of residential, commercial, and industrial uses, featuring 310–316 new residential units (a combination of townhouses and single detached homes) and an additional 155 apartment units within a mixed-use block fronting onto Ontario Street.

Key components of the subdivision also include a stormwater management facility, road network, park spaces, walkway connections, and a railway berm and buffer.

The CN Guelph Subdivision (being the formal title of the adjacent rail line) is located immediately to the south of the Subject Land and is classified as a principal main track by Canadian National Railway that operates in the east – west direction. The Subject Land is generally flat in topography. Further to the south of the railway are existing agricultural lands. To the north of the Subject Land is Ontario Street. Situated to the north of Ontario Street are various commercial facilities including Stratford Honda and a Quality Inn & Conference Centre and Canadian Tire. Situated to the east of the Subject

Land is the Ontario Hydro Corridor, Uniglass Plus, Jamie's Service Centre, and Benmet Steel & Metal Stratford. Located to the west of the Subject Land is Cooper Standard Automotive Canada ("Cooper Standard").

Noise and Vibration Studies

The HGC Report conducted a noise and vibration review and assessment of the following existing commercial and industrial facilities situated to the east, north and west of the Subject Land: Canadian Tire and commercial plaza situated to the west of the Canadian Tire; the Samsonite Company Store; existing office building; Uniglassplus / Ziebart; Jamie's Service Centre; Benmet Steel & Metal Stratford, and Cooper Standard.

The HGC Report confirmed that there exists feasible means to reduce the predicted sound levels from the existing commercial and industrial facilities at the proposed residential receptors to meet the MECP Class 4 Designation criteria. The HGC Report proposed on site mitigation measures including a noise barrier wall situated along the identified property lines, among other measures. It was noted that while the noise barrier wall¹ is effective for reducing noise in the proposed rear yards of the residential developments but not effective for the second floor windows on the proposed residential uses and, as a result, further noise mitigation measures required.

In order to support the Class 4 Designation, the HGC Report recommended the following mitigation measures:

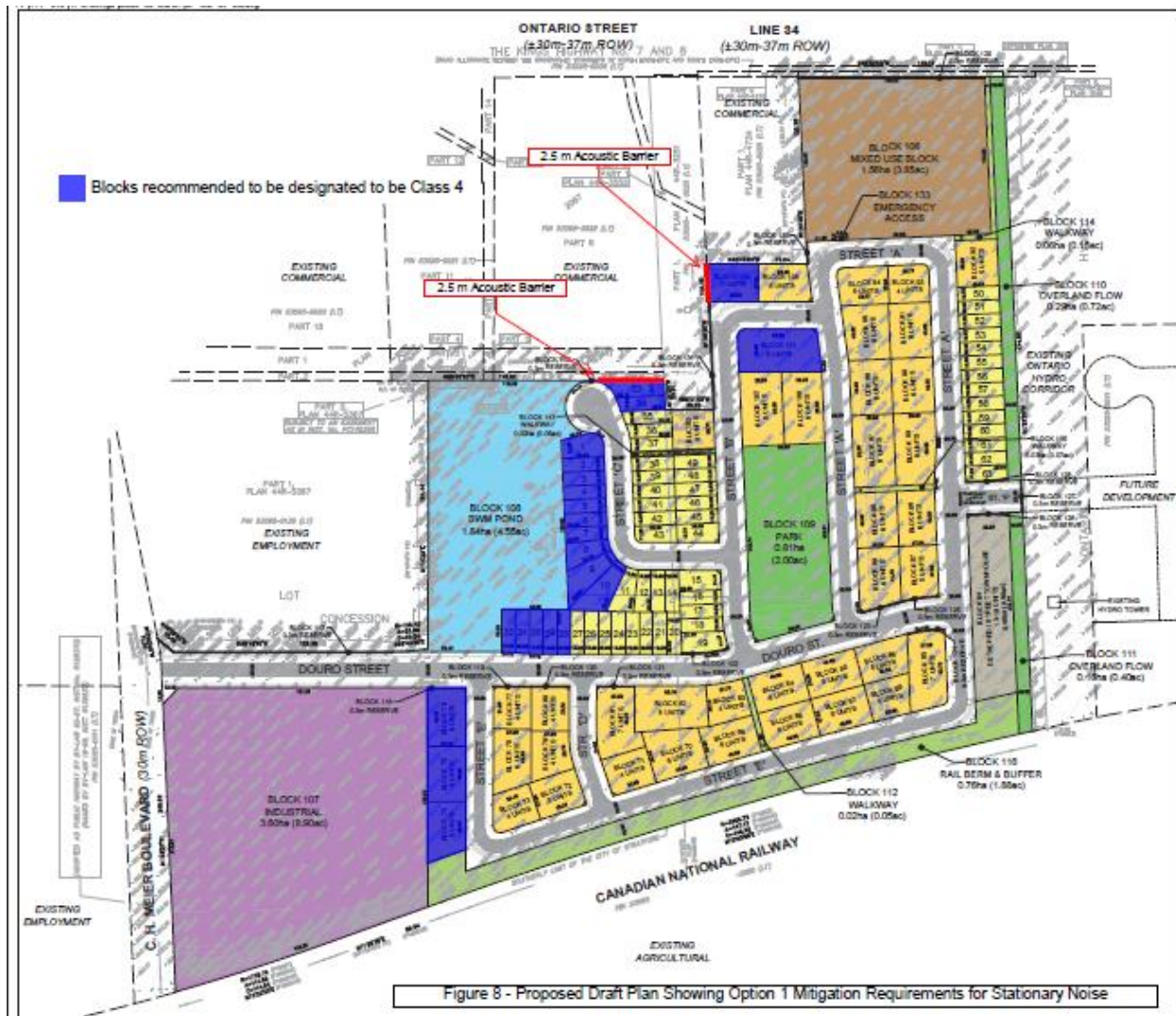
- Ensuring that there are no rear yards directly adjacent to the railway line;
- Construction of an earth berm approximately 2.0 metres above the top of rail along the railway right of way for safety berming purpose and such berm shall be installed prior to the construction of any dwellings with flanking exposure to the railway right-of-way;
- Refining the acoustical barriers when detailed grading plans are available for the impacted lots / blocks;
- Central air conditioning systems shall be required for all those the dwellings closest to Ontario Street. Forced air ventilation with ducts sized for the future installation of air conditioning by the occupant is required for dwellings adjacent to the railway and further from Ontario Street. The location, installation and sound ratings of the air conditioning devices shall comply with NPC-300 (including the NPC-216 Guidelines), as required;

¹ The noise barriers recommended are 2.5 m acoustic barriers are to be implemented for those lots directly flanking onto the Canadian Tire facility.

- Brick veneer or masonry equivalent exterior walls are required for those dwellings located in the first row from the railway;
- Upgraded building and glazing requirements shall be installed for all of those dwellings having exposure to the railway or direct exposure to Ontario Street;
- Upon finalization of any floor plans and/or building elevations, an acoustical consultant shall be required to further refine the glazing recommendations required based on the actual window to floor area ratios and to verify brick façade construction; and
- Inclusion of the appropriate warning clause for the agreements of purchase and sale and/or leases associated with those lands, lots and blocks identified on Table 12: Summary of Noise Control Requirements and Noise Warning Clauses as set out in the HGC Report;
- Installation of an acoustic barrier along the westerly property line to shield noise from the southern bay doors of the Canadian Tire, 4.4 metres in height to protect windows and rear yard outdoor amenity space;
- For dwellings units situated along the westerly property line there shall be no windows into sensitive spaces for upper storey windows along the western façade;
- Installation of an acoustic barrier 4.6 metres in height for those dwellings having some backing / flanking exposure to Canadian Tire to protect upper storey windows and rear yards;
- For the Mixed Use Block, located to the south of Ontario Street a detailed noise study shall be completed to the satisfaction to the City to determine the specific barrier requirements, height and extents, requirements for ventilation and building envelope construction.

The HGC Report confirmed that the acoustic barriers may be a combination of an acoustic wall and an earth berm or retaining walls. The wall component of the barrier is to be of a solid construction with a surface density of no less than 20 kg/m² and may be constructed of a variety of materials such as wood, concrete or a composite mixture.

The development lots on the Subject Land that are proposed to be subject to the Class 4 Designation are identified on the map (found on the next page) identified in blue below and legally described in the recommendations set out above.



The peer review completed by SS Wilson agrees that the current Class 1 classification on the Subject Land would be onerous on the existing industrial commercial operations. To avoid placing such a burden on the Canadian Tire and Cooper Standard the appropriate mitigation measures should be implemented to ensure that the MECP Class 4 Designation requirements are complied with which arise as a result of the introduction of residential uses at the Subject Land.

Noise Mitigation Measures

A Class 4 Noise Area classification of the Subject Land will protect the surrounding existing commercial and industrial activities. The peer review completed by SS Wilson confirms that the development of the Subject Land can be appropriately considered for a Class 4 Designation by the City, provided that the specific noise control measures outlined in the HGC Report and as required by the Subdivision Agreement are implemented.

The Subdivision Agreement, specifically section 80, associated with the development of the Subject Land requires that the noise mitigation measures be implemented prior to occupancy being granted for the following lots and blocks that are situated adjacent, or within proximity, to the existing commercial plaza:

- Blocks 113 and 116, and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, and Lots 28, 29, 30, 31, 32, 33 and 34.

The Subdivision Agreement, section 81, associated with the development of the Subject Land requires that the noise mitigation measures be implemented prior to occupancy being granted for the following lots and blocks that are situated adjacent or within proximity to the existing industrial uses:

- Blocks 86, 87 and 88.

The noise mitigation measures for those blocks identified above situated in proximity to the existing industrial uses include:

- Construction of an acoustical barrier along a portion of the westerly property line;
- Implementation of air conditioning, upgraded building and glazing constructions;
- When selling or leasing any residential dwellings along the westerly edge of the Lands the Subdivider shall include the following notice in the Agreement of Purchase and Sale or Lease before any purchaser is bound thereby and such clause shall be specified to survive the release of the Subdivider's obligations under this Subdivision Agreement and shall remain as a restrictive covenant on title to all of the Lot(s)/Block(s) situated on the Lands:

Warning: Cooper Standard or its assigns or successors in interest has a facility situated within 300 metres from the Land the subject hereof. There may be alterations to or expansions of Cooper Standard in the future including the possibility that the facility or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). Cooper Standard or its assigns or successors shall not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the existing Cooper Standard facility.

- The noise mitigation measures associated with the industrial block (Block 107) requires that a 5.1 metre high acoustic barrier be constructed along a

portion of the westerly property line to shield the closest residential receptors from noise and loading activities;

- All other mitigation measures identified in the HGC Report.

Industrial / Commercial Approval of Class 4 Designation

On April 10, 2024, Cooper Standard Automotive Inc. ("Cooper Standard") requested that the developer of the Subject Land, Cachet Developments (Stratford) Inc. ("Cachet") apply a Class 4 noise designation on the lands identified in blue in the figure set out above and as contained in the HGC Report.

Cooper Standard supports Cachet's request to apply a Class 4 Designation to those portions of the Subject Land as identified above.

Further, on December 23, 2024, Canadian Tire Properties Inc. ("Canadian Tire") confirmed that it does not object to Cachet's request to apply a Class 4 Designation to those portions of the Subject Land identified above.

Conclusion

The Class 4 Noise Designation is recommended for those portions of the Subject Land as identified in this report and is an appropriate mechanism to facilitate the development of the Subject Land, while allowing for those existing and potential future non-residential users to operate.

All of the recommended mitigation measures identified in this report and associated with the classification of Class 4 Designation is incorporated into the Subdivision Agreement and requires that such mitigation measures be implemented by Cachet prior to the occupancy of any residential units.

Approving the Class 4 Noise Area will allow new homes to be built near existing industry and commercial business sites while protecting both residents and those businesses. The developer is required to include specific noise-reducing features, like sound barriers and upgraded building materials. These requirements are included in the legal subdivision agreement to make sure future homeowners are protected from noise, and nearby businesses can continue to operate as they do today.

Financial Implications: The recommendations of this report relate to a private development application previously considered by Council. As a result, there are no financial impacts on the current or future budget years.

Staff Recommendation: THAT City Council classify the lands legally described as Lots 1 through 10, and 28 through 34, as well as Blocks 86, 87, 88, 113 and 116, on Registered Plan 44M-101, and as per Draft Plan Approval Application File No. 31T21-003, as a Class 4 Noise Area pursuant to Publication NPC-300 (Ministry of Environment and Climate Change Environmental Noise Guideline - Stationary and Transportation Sources - Approval and Planning);

AND THAT City Council direct the City Clerk, or their designate, to forward a copy of the City Council resolution to the Ministry of Environment Conservation and Parks.

Prepared and Recommended by:

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



MANAGEMENT REPORT

Date: May 27, 2025
To: Stratford City Council
From: Tatiana Dafoe, City Clerk
Report Number: COU25-067
Attachments: None

Title: Appointment to the Stratford Economic Enterprise Development Corporation Board of Directors

Objective: To consider the appointment of one individual to the Stratford Economic Enterprise Development Corporation (SEEDCo./investStratford) Board of Directors.

Background: The SEEDCo./investStratford is managed by a Board of twelve (12) Directors. Pursuant to By-law No. 1 of the Corporation, Directors are comprised of persons in the following classes:

- The Mayor of the City of Stratford (ex officio)
- Two (2) members of Stratford City Council, appointed among its members
- The Chief Administrative Officer of the City of Stratford (ex officio)
- Eight (8) nominee Directors appointed by City Council, from the following categories:
 - one member of the public
 - one member from the University of Waterloo or Festival Hydro Services Inc.
 - six (6) members with one to be appointed from local small businesses in the following sectors: digital/creative, economy, agriculture, manufacturing, technology and banking/financial.

Analysis: At the end of the June 12, 2025, term, the Member of the Public seat will be vacated. The Governance Committee for SEEDCo./investStratford began recruitment for the position and are recommending John Wilkinson be appointed to the Board for a three year term, with an option to extend for an additional two years.

Training is provided by SEEDCo./investStratford to newly appointed members.

Financial Implications:**Not applicable:**

There are no financial implications to be reported as a result of this report.

Alignment with Strategic Priorities:

Not applicable: This report does not align with one of the Strategic Priorities as the purpose is to consider the appointment of a member of the public to the SEEDCo./investStratford Board.

Alignment with One Planet Principles:

Not applicable: This report does not align with one of the One Planet Principles as the purpose is to consider the appointment of a member of the public to the SEEDCO./investStratford Board.

Staff Recommendation: THAT John Wilkinson, representing the member of the public, be appointed to the Stratford Economic Enterprise Development Corporation Board of Directors for a three-year term to June 2028, with an option to extend for an additional two year term, or until a successor is appointed by Council.

Prepared by: Tatiana Dafoe, City Clerk



MANAGEMENT REPORT

Date: May 27, 2025
To: Mayor and Council
From: Brent Raycraft, Supervisor of Fleet
Report Number: COU25-055
Attachments: RFP Submission

Title: To Supply and Deliver One Tandem Dump Truck

Objective: To obtain approval to award One Tandem Dump Truck to Vision Truck Group of Cambridge Ontario.

Background: The 2025 approved budget included the purchase of one (1) Tandem Dump Truck replacing a 2007 Sterling Tandem Dump Truck.

Analysis: The City of Stratford participates from time to time in procurement programs that are conducted by cooperative buying groups. The Canoe Procurement Group of Canada is a buying group through the Local Authority Service (LAS) and Association of Municipalities of Ontario (AMO) that helps municipalities purchase products and services that they regularly use at preferential pricing. Under the Canoe Procurement Group, municipalities can access high-quality, competitively priced goods and services without having to formally issue tenders or RFPs themselves, as LAS has done much of the vetting.

Staff utilized the Canoe Purchasing Group of Canada and received three submissions with Vision Truck Group from Cambridge Ontario having the most competitive tariff-free pricing for a Mack. In the Canoe evaluation of the various suppliers, Mack ranked 6th overall of 26 companies evaluated. The quote provided, including the specifications, is attached to this report for reference.

This tandem dump truck with a reduced emissions system will help the City take a step towards its Climate Change targets by replacing the existing 2007 Truck. The existing truck is two years past its 15-year service life and is experiencing increased maintenance costs. The purchase would complement the existing Fleet of heavy equipment, and its flexible utilization is able to meet the multiple departments' operational needs.

The 2025 budget included the estimated expenditure of \$300,000 funded by the Fleet Reserve Fund (R-R11-FLET). Based on the staff recommendation, the actual spend will be \$265,997.48 including HST, which equates to \$239,397.73 with non-recoverable HST. The unspent amount will remain in the Reserve Fund for future use.

Financial Implications:

Financial impact to current year operating budget:

None anticipated as the project is to be fully funded by the Reserve Fund.

Financial impact on future year operating budget:

Preventative Maintenance Service only, once manufacturers warranty has expired and planned contributions to the Fleet Reserve Fund for the ultimate replacement of this unit at the end of its useful life. These are included in the annual operating budgets for the Fleet division.

Link to asset management plan and strategy:

Based on the estimated future timing and replacements cost of this system, there is an annual impact on future year operating budgets of approximately \$25,000. This is captured during the budget process, in the transfers to capital reserves to set aside funds for the eventual replacement with a useful lifecycle of 15 years.

Alignment with Strategic Priorities:

Developing our Resources

Optimizing Stratford's physical assets and digital resources. Planning a sustainable future for Stratford's resources and environment.

Alignment with One Planet Principles:

Health and Happiness

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

Material and Products

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

Zero Waste

Reducing consumption, reusing and recycling to achieve zero waste and zero pollution.

Zero Carbon Energy

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

Staff Recommendation: THAT the quote for the supply and delivery of a new Mack Tandem Dump Truck be awarded to Vision Truck Group of Cambridge Ontario at a total cost of \$265,997.48, including HST.

Prepared by: Brent Raycraft Supervisor of Fleet
Recommended by: Taylor Crinklaw, Director of Infrastructure Services
Adam Betteridge, Interim Chief Administrative Officer



04/25/2025

CUSTOMER QUOTATION

CITY OF STRATFORD

303 KING STREET STRATFORD, ONTARIO N5A 4S5

VISION TRUCK GROUP provides the following vehicle(s) for your consideration.

ONE (1) New/Unused Mack (Granite 64BR, MP8 455 HP Engine, Mack TMD13AFO-HD Transmission) with CANAMERICAN STONE SLINGER/DUMP BODY/15FT provided by body company: CANAMERICAN STONE SLINGER

One Unit In Stock Chassis # 40942 (1) Subject to prior sale.

Chassis List Price	\$ 279,449
Member Discount Factor	62.75%
Total Discount from List	\$ (104,095)
Sourcewell Customer Chassis Price	\$175,354

Sourced Goods

Prep	\$12,847
Body	\$47,195
Added Protection Plans	\$0
Total	\$235,396CAD

This vehicle(s) is available under the Sourcewell Contract Number 032824-MAK. Please reference this Contract Number on all Purchase Orders. CITY OF STRATFORD Member ID # LAS1305.

Thank you in advance for your consideration. Should you have any questions, please do not hesitate to call.

Sincerely,

Nathan Jackson

Account Manager

Vision Truck Group

330 South Service Rd, Stoney Creek, ON, Canada L8E2R4

T: (905) 561-4565 X 2213

F: (905) 664-7054

C: (289) 332-0182

E: njackson@visiontruckgroup.com

www.visiontruckgroup.com



Dump Truck Analysis

Vender	Year	Model	HP	Auto Trans	Dump Box length	Suspension	Overall Length	Box Diagram	Delivery Date	Price Per Tax	Price including Taxes	Tarriiffs
Vision	2024	Granite 64BR	455	Mdrive 13 Auto	16'	Beam - Hendrickson	226	Y/N	July	\$235,396.00	\$265,997.48	1500
Carrier	2026	HV607	350	Allison 6 OD	16'	Beam - Hendrickson	232	yes	July	\$251,581.61	\$284,287.22	5500
Premier	2026	47X	470	DT12-12OD	16'	Air	306	yes	July	\$275,695.00	\$311,535.35	1500
										\$239,397.73		



MANAGEMENT REPORT

Date: May 27, 2025
To: Mayor and Council
From: Mark Hackett, Manager of Community Facilities
Report Number: COU25-061
Attachments: None

Title: Dufferin Lions Arena Metal Roof Coating – Tender Award

Objective: To provide Council with information and to award the Tender for the metal roof coating at Dufferin Lions Arena.

Background: At the February 10, 2025, Council Meeting, Council approved the 2025 budget and the capital expenditure of \$250,000 for coating the metal arena roof at Dufferin Lions Arena.

The completed building condition assessment in 2020 identified the metal roof to be in fair condition with signs of corrosion noted. The building condition assessment recommended coating the metal roof in an elastomeric acrylic coating to prolong the roof service life.

Analysis: With the oversight of the Community Services Department, Garland/DBS Canada Inc. issued the tender (at no cost to the City) for the coating of the metal roofing system using the Kinetic GPO cooperative public sector purchasing program.

For the Tender for the elastomeric coating of the metal roofing system, four submissions were received:

- Riverside Roofing Inc. - \$237,902 plus HST.
- Pollard Enterprises - \$284,873 plus HST.
- BML Roofing Systems Inc. - \$336,188 plus HST.
- Flynn Canada Ltd. - \$422,162 plus HST.

The lowest cost submission received is from Riverside Roofing Inc. in the amount of \$237,902 plus HST, for a total submission cost of \$268,829.26. The City is entitled to a 100% HST rebate for expenses that relate to facilities that have taxable revenues, meaning that the total submission cost is under the approved budget for the project.

Garland/DBS Canada Inc. has experience working with Riverside Roofing Inc. on previous projects with the same scope of work and has expressed positive feedback regarding their performance.

Staff recommend that the Tender for the coating of the metal roofing system be awarded to Riverside Roofing Inc.

Financial Implications:

Financial impact to current year operating budget:

The cost savings compared to the approved budget will remain in the reserve fund R-R11-FACI for future capital expenditure requirements. There are no anticipated impacts to the operating budget.

Financial impact on future year operating budget:

Annual roofing repairs and maintenance will be included in future operating budgets and are expected to be significantly reduced over a 10-to-15-year forecast following the acrylic coating of the metal roofing system.

Link to asset management plan and strategy:

The acrylic coating is expected to maintain protection and performance of the metal roofing system and extend the lifespan by 10 to 20 years. Future transfers to reserve funds will need to reflect planned replacements over the period and at the end of useful life for the acrylic coating, 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 lifespan of the metal roofing system by 10 to 20 years, and shield the metal from environmental damage (rain, wind, pollution). White acrylic coatings reflect a significant portion of the sun's ray, reducing roof surface temperature, and can keep the building cooler without overworking the refrigeration system for the ice surface.

Alignment with One Planet Principles:

Health and Happiness

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

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 Tender for the supply and installation of the coating for the metal roofing system for the Dufferin Lions Arena, be awarded to Riverside Roofing Inc. at a total cost of \$268,829.26, 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 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
	Adam Betteridge, Interim Chief Administrative Officer



MANAGEMENT REPORT

Date: May 27, 2025
To: Mayor and Council
From: Nick Sheldon
Report Number: COU25-062
Attachments: T-2025-09 Bid Summary Erie Street Multi-use Trail Reconstruction

Title: T-2025-09 Erie Street Multi-use Trail Tender Award

Objective: To obtain Council approval to award the Tender Contract T-2025-09 for Erie Street Multi-Use Trail Reconstruction to Armstrong Paving and Materials Group Ltd. in the amount of \$587,162.26 including HST.

Background: The existing asphalt multi-use trail on the west side of Erie Street from Lorne Avenue to 370m south of Packham Avenue, serving as a link for active transportation and recreational activities, has deteriorated beyond its useful lifespan (originally estimated at 25 years). Constructed in 1991 (34 years ago), this infrastructure plays a role in promoting active transportation and enhancing accessibility. The surface is subject to rutting from maintenance equipment, ponding, excessive settlement and cracked edges. As such, reconstruction is necessary to meet the city's objective of providing safe infrastructure for pedestrians and cyclists alike.

Similarly, the absence of a sidewalk on the east side of Erie Street from Lorne Avenue to 200m north of Crane Avenue presents notable safety and access challenges. As an arterial road, the lack of pedestrian infrastructure has been highlighted by community advocacy and observed desire lines. Installing a new sidewalk aligns with efforts to improve urban walkability and safety, contributing to enhanced connectivity with local amenities and employment opportunities.

Analysis: The Erie Street Multi-Use Trail Reconstruction tender was posted on the city website Bid Opportunity page and, in the Bids and Tender public forum on April 17th, 2025.

There was a total of forty-four registered bidders for the project, with eight submitting official bids. The lowest qualified bid of \$587,162.26 including HST was submitted by Armstrong Paving and Materials Group Ltd. The submission was reviewed, and their experience and references were checked with positive results. The low bid from

Armstrong Paving and Materials Group Ltd. is \$528,757.81 after the HST ITCs and rebates.

The 2025 capital budget contains a total of \$1,200,000 under two capital projects as follows:

Erie Street Multi-Use Trail Replacement	Public Works Reserve	\$	1,000,000.00	R-R11-PWCA
New Sidewalks, Collector and Arterial	Public Works Reserve	\$	100,000.00	R-R11-PWCA
New Sidewalks, Collector and Arterial	Development Charges	\$	100,000.00	R-DIS-ROAD
	Total	\$	1,200,000.00	

The estimated total project costs are:

Construction Contract (after HST rebate)	\$	528,757.81
Geotechnical fees (estimated)	\$	50,000.00
Total	\$	578,757.81

The tender has 80% of the costs for the trail and 20% for the sidewalks and is proposed to be funded as follows:

Erie Street Multi-Use Trail Replacement	Public Works Reserve	\$	463,006.25	R-R11-PWCA (100%)
New Sidewalks, Collector and Arterial	Public Works Reserve and DCs	\$	115,75.56	R-R11-PWCA (50%) and R-DIS-ROAD (50%)
	Total	\$	578,757.81	

The remaining unspent approved budget of \$621,000 will remain in reserves for future capital projects.

Financial Implications:

Financial impact to current year operating budget:

There are no anticipated impacts if the project is approved to proceed to construction currently as funding is available in existing reserve funds.

Financial impact on future year operating budget:

There would be an increased annual operating and maintenance costs in future years. The new sidewalk would require additional operational maintenance and repair over its useful life.

Link to asset management plan and strategy:

The multi-use trail and sidewalk segments will be added to the asset management plan. Future replacements will be planned for based on estimated useful life. For concrete sidewalks, this is estimated at 60 years and the multi-use trail asphalt at 25 years, which could be modified based on later year condition assessments. The adjustment to the asset management plan will impact future capital planning forecasts and funding strategies will be updated accordingly.

Alignment with Strategic Priorities:

Enhance our Infrastructure

This report aligns with this priority as the trail reconstruction targets infrastructure renewal and advocates for sustainable, active transportation. The Erie Street sidewalk enhances safety and walkability, underscoring our commitment to a connected and accessible pedestrian network.

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.

Travel and Transport

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

Staff Recommendation: THAT the Tender (T-2025-09) for the Erie Street Multi-Use Trail Reconstruction Contract be awarded to Armstrong Paving and Materials Group Ltd. at a total tender price of \$587,162.26, including HST;

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

Prepared by:

Nick Sheldon, Project Manager

Recommended by:

Taylor Crinklaw, Director of Infrastructure

Adam Betteridge, Interim Chief Administrative Officer

T-2025-09

Erie Street Multi-Use Trail Reconstruction

Closing Date: May 6th, 2025

Submission Summary

<u>Vendor</u>	<u>City/Province</u>	<u>Submission Name</u>	<u>Unofficial Value or Notes</u>
Armstrong Paving and Materials Group Ltd.	St. Marys, Ontario	Submission 1	\$587,162.26
Brantco Construction	Cambridge, Ontario	Submission 1	\$630,281.80
BKT Excavating Ltd.	Strathroy, Ontario	Submission 1	\$712,776.21
GIP Paving Inc.	Petersburg, Ontario	Submission 1	\$747,834.00
Steve Smith Construction Corporation	Stratford, Ontario	Submission 1	\$753,056.86
Ro-Buck Contracting Ltd	London, Ontario	Submission 1	\$833,278.95
Dufferin Construction Company, A division of CRH Canada Group Inc.	London, Ontario	Submission 1	\$869,464.15
Vista Contracting Ltd	Cambridge, Ontario	Submission 1	\$903,908.47

Rotary Club of Stratford
P. O. Box 21135
Stratford, ON N5A 7V4 www.rotarystratford.com

May 5, 2025

City Clerk Tatiana Dafoe
City of Stratford
1 Wellington Street
Stratford, ON

On behalf of the Stratford Rotary Club, I am requesting that the 28th Dragon Boat Festival be declared a Community Festival by resolution through Stratford City Council.

The Dragon Boat Festival will take place on Saturday, September 13th, 2025 using Lower Queen's Park and Tom Patterson Island.

Thanking you in advance.

Sincerely,



Shaun Burns
Dragon Boat Festival Committee
C/O 426 - B Ontario St, Stratford On

STRATFORD SUMMER MUSIC

Mark Fewer
Artistic Director

Crystal L. Spicer
Executive Director

19 Waterloo Street South
P.O. Box 1013
Stratford, Ontario
N5A 6W4

Phone 519.271.2101

Stratford Arts Foundation
A Registered Canadian Charity
87819-7417 RR0001

May 8, 2025

Miranda Franken
Council Clerk Secretary
Corporate Services, City of Stratford

Dear Miranda,

Please consider the text below as a letter of request for Council to proclaim July 17 - 20, 2025 as Stratford Summer Music Week,

Dear Mayor Martin Ritsma and Members of City Council,

This year marks the 25th anniversary of Stratford Summer Music (SSM) and we respectfully request Council to proclaim July 17 – 20, 2025 as Stratford Summer Music week to coincide with our season opening.

Since our beginning in 2001, we have presented hundreds of concerts, entertained tens of thousands of people, and created significant economic impact for Stratford while enhancing the region's reputation as an exceptional home for all the arts.

SSM provides audiences with a level of musical excellence rarely found outside of large urban centres. In 2024, we were honoured to be named one of BBC Music Magazine's Best Classical Music Festivals in the USA and Canada.

From a 10-day festival in 2001, we have grown into a multi-week summer festival and the producer of all-season programming that together features over 100 artists in concerts held throughout the community. SSM allows audiences to deepen their connection to music across diverse genres and foster a lifelong appreciation of the art form.

We value engaging the community: 50 per cent of our programming is free of charge, increasing access to music and encouraging audiences to experience the joy that music brings.

As a steward of music in and beyond the community, SSM's commitment extends to educating and training the next generation of musicians through our Jazz and Vocal Academies.

We hope that Stratford Summer Music's request for a proclamation from the City of Stratford will help to raise our profile and build awareness of the positive impact of our 25 years in Stratford, and to help us achieve our vision: To nurture, celebrate and grow music in Stratford and beyond, and to be recognized as stewards of musical excellence.

Thank you for your attention to this request.

Sincerely,

Crystal L. Spicer | Executive Director
Stratford Summer Music

Jeremy Wreford | Chair
Stratford Summer Music Board of Directors



MANAGEMENT REPORT

Date: April 22, 2025
To: Finance and Labour Relations Sub-committee
From: Michael Koktan, CPA, CA, Manager of Financial Services
Report Number: FIN25-011
Attachments: Fourth Quarter 2024 Operating Variance Report

Title: Preliminary 2024 Year-End Results

Objective: To highlight anticipated 2024 year-end results and variances.

Background: Regular monitoring of budgetary performance provides early warnings of potential problems and flags areas requiring attention, allowing decision-makers time to address significant budget deviations.

This report is an early estimate of the ending 2024 position, noting there are still many year-end adjustments underway.

Analysis: The attached variance summary is preliminary, as Finance staff continue to process 2024 year-end transactions. The overall operating surplus for the year is \$3.9 million, primarily due to \$3.25 million in proceeds from a land sale and salary variances from staffing vacancies. A subsequent report will follow to seek direction from Council on the distribution of these proceeds (ie: transferred to a reserve for future use). This will adjust the forecasted surplus to < \$1 million.

The forecasted variance represents department and Finance staff's preliminary estimate of the final surplus position, including planned year-end journal entries.

The allocation of the surplus will be consistent with the reserves and reserves fund policies.

Detailed commentary on each of the departments' variances is in the attachment with this report. A high-level departmental overview is discussed below.

Mayor, Council, Committees

Lower expenses on special events and strategic priorities have resulted in a surplus of \$87,624.

Chief Administrative Officer

The department has tracked close to budget with no significant variance being incurred.

Human Resources

Higher than expected legal fees have resulted in a deficit of \$71,550 for the department. Due to employee-related matters and collective bargaining costs.

Corporate Services (Finance, Taxation, Clerks, Information Technology)

Overall, the department projects a surplus.

Finance/General: The primary driver of the surplus is the \$3.25 million realized from the land sale that occurred in the year. Other contributing factors include supplementary tax revenues, increased investment income, a higher than anticipated payment from Festival Hydro, and lower-than-anticipated tax write-offs. The 2024 budget anticipated leaning on the tax stabilization reserve (prior year surpluses) to augment revenues, however this was not required and will remain in the reserves for use in subsequent years.

Clerks: Surplus of \$57,777 realized due to timing differences with staff changes. Two positions filled at the end of Q4 with one full time position remaining vacant. In addition, training expenditures are lower than expected due to staff turnover and competing priorities.

IT: All amounts spent are charged back to divisions. No variance anticipated.

Building and Planning Services

Building Division permit revenue is tracking higher than budget but any surplus or deficit is managed through the reserve fund so there will be no levy impact.

Staffing challenges in the Planning Division have resulted in salary under-spending, but this has been offset by higher than budgeted consulting costs, the result of these staffing challenges.

Wage adjustments yet to be completed have significantly contributed to a \$217,000 surplus in the By-Law department. This will likely be reduced once final entries are completed.

Infrastructure Services

The Infrastructure Services Department as a whole, is within budget. The \$75,419 deficit in the Fleet Division is being driven by a delay in the delivery of fleet purchases which has resulted in higher than anticipated repairs and maintenance costs.

Fire and Airport

Staffing vacancies, and under-budget contractor expenses from delayed dispatch implementation, have contributed to the Fire Department surplus. Year-end payroll accruals are pending, with no significant overall variance anticipated once these are recorded.

Community Services

Community Services is forecasting a \$1.06 million surplus, resulting from significant variances in City Buildings, Facilities, and Transit. These variances are driven by higher rental and lease revenue combined with lower hydro costs in City Buildings, increased online ice bookings in Facilities, along with higher fare revenue and lower part-time salary costs in Transit.

Social Services

Social Services is forecasting a \$330,000 deficit, resulting from unbudgeted City Homelessness response costs, increased building maintenance fees and escalated food costs at the Day Care, and increased property taxes and repair expenses for the Perth & Stratford Housing Corporation.

Police

The department is expected to track to budget as any surplus or deficit is balanced via the Police reserve fund.

Library

The Library is expected to track to budget as any surplus or deficit is balanced via the Library reserve fund.

Conclusion

Year-end forecasts are noted in the attached. Staff is currently forecasting an operating budget surplus of less than \$1 million. Based on the total budgeted expenditures, this represents less than 1%. This projected operating surplus is still subject to change based on year-end entries.

According to the Reserve and Reserve Fund policy, any unallocated year-end surplus will flow to the Tax Stabilization Reserve. This reserve stabilizes or mitigates subsequent year budget increases from timing differences or unanticipated in-year variances, ensuring surpluses benefit taxpayers in future years.

Financial Implications:

Financial impact to current year operating budget:

2024 activity does not impact the 2025 or subsequent operating budgets except to the extent that prior year surpluses are often utilized to mitigate rising expenditures. This report is for information only. If a final surplus results from the accounting currently underway, it will flow into the tax stabilization reserve for future use.

Alignment with Strategic Priorities:

Not applicable: This report is a summary financial report for informational purposes and does not directly align with any specific Strategic Priority. It does however provide benefit by offering insight into overall operational performance and supports informed decision-making.

Alignment with One Planet Principles:

Not applicable: As this report is being prepared for informational purposes, the One Planet Principles do not apply.

Staff Recommendation: THAT the report titled, "Preliminary 2024 Year-End Results" (FIN25-011) dated April 22, 2025, be received for information.

Prepared by:	Michael Koktan, CPA, CA, Manager of Financial Services/Deputy Treasurer
Recommended by:	Karmen Krueger, CPA, CA, Director of Corporate Services/Treasurer Adam Betteridge, Interim Chief Administrative Officer

City of Stratford Q4 - Operating Variance Report as at December 31, 2024						
Department	2024 Net Budget	Unaudited as at Dec 31 2024	% of Budget Spent	(Surplus)/Deficit FORECASTED Variance as at Dec 31 2024	Variance as a % of Budget	Explanation
<u>Mayor/Council/CAO Office</u>						
101 - Mayor & Council	\$716,724	\$629,100	87.8	(\$87,624)	-12%	Special events under by \$23,000 as events are evaluated annually for ways to cut costs. \$35,000 in the Mayor's budget and \$75,000 in Council budget allocated to strategic priorities was largely unspent as outside consulting services were not required.
102 - Committees of Council	\$94,945	\$47,278	49.8	\$0	0%	Unused dollars are transferred to boards and committees reserve.
111 - CAO's Office	\$952,071	\$955,237	100.3	\$3,166	0%	Not material.
<u>Human Resources</u>						
112 - Human Resources	\$1,166,301	\$1,237,851	106.1	\$71,550	6%	Slight overage due to timing differences with staff changes and higher than anticipated legal fees.
<u>Corporate Services</u>						
1010 - Taxation	(\$80,090,376)	(\$80,090,364)	100.0	\$0	0%	Taxes billed agree to tax levy/budget approved.
100 - General Revenues	(\$1,847,077)	(\$2,034,198)	110.1	(\$187,121)	10%	Reflects higher payments from Festival Hydro vs. budget.
121 - City Clerk	\$876,443	\$818,666	93.4	(\$57,777)	-7%	Surplus due to timing differences with staff changes. Two positions filled at the end of Q4 with one full time position remaining vacant. Training expenditures lower than anticipated due to staff turnover and competing priorities.
134 - Information Technology	\$0	(\$138,119)	0.0	\$0	0%	All amounts spent are charged back to divisions . No significant variance anticipated.
135 - Parking	(\$587,334)	(\$864,859)	147.3	\$0	0%	Parking revenue was higher than budget due to increased fines amounts implemented in May 2024. Payroll costs were lower than expected due to departmental vacancies, creating staffing gaps for part of the year. Contractor costs were lower due to staffing shortages experienced by the parking enforcement service provider. Unplanned surplus balanced through parking reserve fund.
136 - Crossing Guards	\$257,950	\$201,304	78.0	(\$56,646)	-22%	Slight surplus due to number of 'snow days' and cancellations.
139 - General Financial Services	\$761,224	(\$748,359)	-98.3	(\$1,509,583)	-198%	Includes\$ 3.25M proceeds from sale of land to PeopleCare. In addition, higher tax supplementaries and investment income as well as lower tax writeoffs contributing to surplus. \$3 million transfer from tax stabilization may or may not be needed to offset any deficit upon the finalization of results.
513 - Industrial Land Sales	\$0	\$519,965	0.0	\$0	0%	Activity in this division is balanced through the Industrial Land Reserve Fund and recovered through industrial land sales.
810 - Requisitions from Others	\$10,409,228	\$10,411,359	100.0	\$2,131	0%	Small unanticipated variance. Still waiting on POA revenues from Perth County which will eliminate the deficit.
872 - Community Supports	\$1,049,868	\$820,349	78.1	(\$229,519)	-22%	Variance due to planned Bill 23 (DC) activity that did not occur in the year.

City of Stratford
Q4 Operating Variance Report as at December 31, 2024

Department	2024 Net Budget	Unaudited as at Dec 31 2024	% of Budget Spent	(Surplus)/Deficit FORECASTED Variance as at Dec 31 2024	Variance as a % of Budget	Explanation
<i>Building and Planning Services</i>						
250 - Building Permits	\$0	(\$380,862)	0.0	\$0	0%	Balanced through building permit reserve fund.
251 - Planning Services	\$680,617	\$780,485	114.7	\$99,868	15%	Variance due to staffing challenges and reliance on consulting firms.
252 - By-Law Enforcement	\$378,632	\$161,603	42.7	(\$217,029)	-57%	Variance due to staffing challenges (vacancies).
<i>Infrastructure Services</i>						
310 - Engineering	\$1,320,212	\$1,841,267	139.5	\$521,055	39%	Departmental deficit attributed to lower than budgeted recoverable revenues coupled with near budget expenditures.
315 - Fleet	\$1,079,512	\$1,154,931	107.0	\$75,419	7%	Deficit driven mainly to aging fleet repairs and to delays in receiving replacement vehicles.
320 - Roads	\$7,311,046	\$6,989,990	95.6	(\$321,056)	-4%	Variance is less than 5%.
330 - Sanitary	\$0	\$598,968	0.0	\$0	0%	User-fee division is balanced through reserve funds.
340 - Storm	\$4,929,662	\$4,743,819	96.2	(\$185,843)	-4%	Variance is less than 5%.
350 - Water	\$0	(\$155,831)	0.0	\$0	0%	User-fee division is balanced through reserve funds.
360 - Waste	\$882,311	\$793,862	90.0	(\$88,449)	-10%	Small unanticipated variance.
<i>Fire</i>						
211 - Fire	\$9,877,547	\$8,862,885	89.7	(\$1,014,662)	-10%	Payroll savings arose from staffing adjustments, encompassing an unanticipated retirement and the dispatch function's transfer, which created temporary vacancies. The contractor budget for dispatch services was significantly lower than anticipated due to delayed implementation. Year end accruals for overtime and sick bank are pending. Significant variance not anticipated.
512 - Airport	\$73,049	\$48,227	66.0	(\$24,822)	-34%	Increased fuel sales and land lease revenue coupled with reduced operating expenses more than offset higher fuel purchase costs.
<i>Community Services</i>						
141 - City Buildings	\$2,216,487	\$1,982,471	89.4	(\$234,016)	-11%	Rental and lease revenue was \$88,000 higher than budgeted. This increase was mainly due to clearing the backlog in Justice building lease billings and increased charges for the Discovery Centre lease. Hydro costs were \$38,000 lower than budget which is attributed to the LED light installation program. Maintenance contract utilization was under budget by \$23,000, as City Hall and 82 Erie contracts were not used as heavily in 2024.
711 - Parks	\$2,779,472	\$2,784,560	100.2	\$5,088	0%	Not material.
715 - Facilities	\$2,093,245	\$1,542,798	73.7	(\$550,447)	-26%	Recreation ice rentals exceeded budget by \$257,000, attributed to last minute online ice bookings which brought in more events. Salaries and benefits remained under budget by \$341,000, with more staff time being allocated to recreation facilities (Dept 721) activity.
721 - Recreation	\$6,220,030	\$6,302,334	101.3	\$82,304	1%	Small unanticipated variance.

City of Stratford Q4 Operating Variance Report as at December 31, 2024						
Department	2024 Net Budget	Unaudited as at Dec 31 2024	% of Budget Spent	(Surplus)/Deficit FORECASTED Variance as at Dec 31 2024	Variance as a % of Budget	Explanation
731 - Cemetery	\$503,508	\$471,823	93.7	(\$31,685)	-6%	Surplus due to timing difference switching all vehicle costs to Fleet.
750 - Transit	\$3,706,795	\$3,397,339	91.7	(\$309,456)	-8%	Mainly higher fare revenues, and moving part time transit drivers to full time saving overtime costs.
751 - Parallel Transit	\$646,955	\$630,153	97.4	(\$16,802)	-3%	Transit fares higher than anticipated.
752 - Community Transportation	\$0	\$52,842	0.0	\$0	0%	Division is balanced with community transit funding and partner billings.
<u>Social Services</u>						
610 - Social Services Administration	\$21,115	(\$21,444)	-101.6	\$40,000	189%	Anticipated variance of approximately \$40,000 due to unbudgeted encampment cleanup costs.
611 - Ontario Works	\$624,920	\$1,411,340	225.8	\$0	0%	No significant variance anticipated at year end
612 - Homelessness	\$239,010	\$990,714	414.5	\$0	0%	No significant variance anticipated at year end
613 - Anne Hathaway Day Care Centre	\$47,290	\$1,537,745	3251.7	\$40,000	85%	Anticipated variance of approximately \$40,000 due to reclassification of AHDC building maintenance and escalated food costs. Note that the anticipated \$20,000 variance as a result of the reclassification will be directly offset by an increase to revenue in department 141 (City Buildings)
614 - Perth & Stratford Housing Corporation	\$2,131,545	\$6,044,475	283.6	\$250,000	12%	Anticipated variance of approximately \$250,000 due to increased property tax and repair expenses.
615 - Housing Division - Service Manager	\$791,270	\$1,523,005	192.5	\$0	0%	No significant variance anticipated at year end
616 - Child Care	\$326,421	\$11,691,821	3581.8	\$0	0%	No significant variance anticipated at year end
618 - Affordable Housing	\$624,596	(\$144,770)	-23.2	\$0	0%	No significant variance anticipated. Activity in this division is balanced through the reserve fund with no impact to the levy surplus/deficit.
<u>Police</u>						
231 - Police	\$13,821,228	\$14,674,956	106.2	\$0	0%	Operational deficit due to additional costs in establishing 789 Erie, and legal fees but is managed from the police reserve.
<u>Library</u>						
411 - Library	\$2,913,558	\$2,768,844	95.0	\$0	0%	Expected surplus driven mainly by lower than anticipated payroll expenditures due to staffing gaps. Surplus is managed from the library reserve.
Total Net Expenses (Revenue)	\$0	\$14,845,558		(\$3,931,957)		Projected Surplus



MANAGEMENT REPORT

Date: April 30, 2025
To: Infrastructure, Transportation and Safety Sub-Committee
From: Nathan Bottema, Project Engineer
Report Number: ITS25-008
Attachments: None

Title: O'Loane Trunk Sanitary Sewer Extension Project – Open House and Recommendations

Objective: To present the feedback from the Open House, and to obtain Council approval to initiate the O'Loane Trunk Sanitary Sewer Extension Project.

Background: The Stratford West Secondary Plan, completed in 2008, identified the O'Loane Trunk Sanitary Sewer Extension as part of the master servicing strategy to accommodate predominantly residential growth in northwest Stratford.

The first segment of the O'Loane Avenue Trunk Sanitary Sewer was completed in 2008, extending from the Water Pollution Control Plant to a point approximately 200 metres south of Huron Street. The currently proposed second phase would extend the trunk sewer from its existing terminus to Galt Road, covering a length of 420 metres.

The City engaged MTE Consultants Inc. in September 2024 to complete the design and tender specifications to extend the O'Loane Trunk Sanitary Sewer from 200m south of Huron Street to Galt Road. The consultant will also be responsible for contract administration and field inspections.

The proposed specific improvements scheduled for this project are the:

- Installation of 420m sanitary trunk sewer, upwards of 11m deep
- Installation of a local sanitary sewer south of Huron Street
- Installation of sanitary services to property line
- Provisions for future connections at Huron Street and Galt Road
- Reinstate the asphalt roadway, curb and gutter, and sidewalks

The trunk sewer is proposed to be installed via trenchless methods to limit the impact to public, traffic flow on Huron Street, and existing infrastructure. Three access shafts

are proposed to serve as the launching and/or receiving pits for the microtunneling operation.

If Council authorizes the project, construction is planned to begin in the summer of 2025 and concluding in the summer of 2026.

Analysis: On March 26, 2025, an invitation to attend the virtual open house was delivered to all properties within the project limits. The property owners and tenants were requested to visit the Engage Stratford page and review a presentation, project plans, anticipated construction schedule, and complete a Resident/Owner Questionnaire prior to April 4, 2025. An option to discuss the project and complete the questionnaire in-person was also provided.

During the Open House period, the City of Stratford received feedback through various channels, including resident questionnaires and direct communication. Additionally, the project page on the Engage Stratford webpage recorded 24 visits, reflecting a mild level of public interest. The main concerns raised focused on access to businesses and the request for service connections.

The 2025 approved capital program contains \$2,290,000 in budgeted expenses for this project and allocated an additional \$2,000,000 in 2026 for an estimated total project cost of \$4,290,000. Funding applications for the complete trunk sewer extension to Perth Line 36 (Quinlan Road), submitted through the Housing Enabling Water System fund, were unsuccessful. Staff will continue to pursue funding opportunities to support the entire project.

The trunk sewer was identified in the 2022 Development Charges Background Study as a requirement to facilitate growth.

The funding as outlined in the 2025 budget is \$171,600 from existing capital reserve funds and \$4,118,400 from Sanitary Development Charges. The available balance in the Sanitary Development Charges Reserve fund is approximately \$1.3 million which means there is currently insufficient cash available in the reserve fund of \$2.8 million which will require borrowing to proceed.

This could take the form of borrowing from other development charges funds to be repaid as development charges are collected. This effectively puts the Sanitary Development Charge Reserve Fund into a deficit until DCs are collected from development, which could impact other development charge-funded projects in the future. Alternatively, external debt instruments could be explored, which would be repaid from development charges collected in future years.

In either case, there would be no tax levy impact to proceed.

Financial Implications:

Financial impact to current year operating budget: If Council authorizes proceeding with the project, a tender will be issued and return to Council for approval and/or further direction. Any variances from the approved amounts and sources noted would also be identified.

Financial impact on future year operating budget:

The eventual capital project work will increase annual operating and maintenance cost in future years as the trunk sewer is extended and utilized. The works should have no impact to the property tax levy, as all costs for sanitary are paid through user fees and user fee reserve funds.

Link to asset management plan and strategy:

These new assets, while initially funded from development charges, would be added to the asset management plan and require planning for future maintenance and replacement. Components include the trunk line, mains, valves, manholes and any technological components. New asset replacement for each component is planned for based on estimated useful life of those components. The increases to the asset base would increase future capital planning forecasts and funding strategies would be updated accordingly (noting again, that the funding strategies are based upon user fees for the water and wastewater assets).

Alignment with Strategic Priorities:

Enhance our Infrastructure

This report aligns with this priority as the O’Loane Trunk Sanitary Sewer Extension project expands our sewer infrastructure for future growth within our community.

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.

Land and Nature

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

Staff Recommendation: THAT the report titled, “O’Loane Trunk Sanitary Sewer Extension Project – Open House and Recommendations” (ITS25-008), be received for information;

THAT the design as presented to the public during the Open House on Engage Stratford be accepted;

THAT staff be authorized to proceed with construction tendering;

AND THAT the borrowing for the required amounts be authorized and structured as an internal loan from other existing Development Charges to be repaid by future development charges collected.

Prepared by: Nathan Bottema, Project Engineer

Recommended by: Taylor Crinklaw, Director of Infrastructure Services
Adam Betteridge, Interim Chief Administrative Officer



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

BEING a By-law to authorize the acceptance of a proposal from Vision Truck Group of Cambridge Ontario for the supply and delivery of a new Mack Tandem Dump Truck.

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 of Vision Truck Group of Cambridge Ontario for the supply and delivery of a new Mack Tandem Dump Truck, be accepted and the Mayor and Clerk, or their respective delegates, be and the same are hereby authorized to execute the contract for the said work and to affix the Corporate seal thereto.
2. That the accepted amount of the proposal for the supply and delivery of a new Mack Tandem Dump Truck is \$265,997.48, including HST.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 27th day of May, 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 from Riverside Roofing Inc. for the supply and installation of the coating for the metal roofing system for the Dufferin Lions Arena.

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 of Riverside Roofing Inc. for the supply and installation of the coating for the metal roofing system for the Dufferin Lions Arena, 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 supply and installation of the coating for the metal roofing system for the Dufferin Lions Arena is \$268,829.26, including HST.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 27th day of May, 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 from Armstrong Paving and Materials Group Ltd. for the Erie Street Multi-Use Trail Reconstruction Contract (T-2025-09).

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-2025-09) of Armstrong Paving and Materials Group Ltd. for the Erie Street Multi-Use Trail Reconstruction Contract, 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 (T-2025-09) for the Erie Street Multi-Use Trail Reconstruction Contract is \$587,162.26, including HST.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 27th day of May, 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 amend By-law 60-2003 as amended, to
appoint Park Patrollers for 2025.

WHEREAS Section 10(1) of the Municipal Act, 2001, S.O. 2001, c. 25 as amended, provides that a single-tier municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS Section 15(1) of the Police Services Act, R.S.O. 1990, c.P.15 as amended, ("the Police Services Act") authorizes municipal councils to appoint persons to enforce the by-laws of the municipality;

AND WHEREAS Section 15(2) of the Police Services Act, provides that municipal law enforcement officers are peace officers for the purpose enforcing municipal by-laws;

AND WHEREAS the Provincial Offences Act, R.S.O. 1990, c.P.33 as amended, provides for the designation by a Minister of the Crown of any person or class of persons as a Provincial Offences Officer for the purpose of all or any class of offences;

AND WHEREAS the Council of The Corporation of the City of Stratford adopted By-law 60-2003 to appoint Municipal By-law Enforcement Officers for the purpose of enforcing City of Stratford By-laws;

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

1. That Owen Bruder, Brooklyn Laverty, William Galloway, Regan Tracey and Quade Weyers be appointed as Municipal By-law Enforcement Officers of The Corporation of the City of Stratford to act as Park Patrollers for the enforcement of the by-laws of the Corporation and the Board of Park Management.
2. That By-law 60-2003, as amended, be further amended by deleting and replacing Schedule "B" with the Schedule "B" attached hereto and forming part of this By-law.
3. This By-law shall come into force and effect upon Final Passage hereof.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 27th day of May, 2025.

Mayor – Martin Ritsma

Clerk – Tatiana Dafoe

THIS IS SCHEDULE “B” to By-law XX-2025
Adopted this 27th day of May, 2025

Amending Schedule “B”
To By-law 60-2003, as amended

Municipal By-law Enforcement Officers

Pursuant to the Police Services Act, R.S.O. 1990, c.P.15 as amended, and the Municipal Act, 2001, S.O. 2001 c. 25, as amended, and in accordance with applicable policies and by-laws of The Corporation of the City of Stratford, the persons listed below as Park Patrollers are appointed as Municipal By-law Enforcement Officers for The Corporation of the City of Stratford for the purposes of enforcing the by-laws of the Corporation and Board of Park Management.

Name of Park Patroller	Effective Date of Appointment
William Galloway	Effective May 22, 2025 to on or about September 7, 2025
Owen Bruder	Effective May 22, 2025 to on or about September 7, 2025
Regan Tracey	Effective May 22, 2025 to on or about September 7, 2025
Brooklyn Laverty	Effective May 22, 2025 to on or about September 7, 2025
Quade Weyers	Effective May 22, 2025 to on or about September 7, 2025



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

BEING a By-law to exempt Lots 56, 57, 58, 59, 60, 61, 62 and 63, Registered Plan 44M-96, City of Stratford 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-6351 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 16 (inclusive) on Reference Plan 44R-6351 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 27th day of May, 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 certain lands from Part Lot Control being Lots 4, 5 and 6 on Registered Plan 44M-91, in the City of Stratford, County of Perth, for establishing easements for a retaining wall, sanitary sewers and storm drainage.

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-6295 from the part-lot control provisions of the Planning Act for establishing easements for a retaining wall, sanitary sewers and storm drainage;

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 section 50(5) of the Planning Act, does not apply to the following:

Those certain parcels or tracts of land and premises situate, lying and being located in the City of Stratford, in the County of Perth, being composed of Lots 4, 5 and 6, Registered Plan 44M-91, in the City of Stratford, County of Perth, for the purposes of establishing easements for the retaining wall, sanitary sewers and storm drainage system.

2. That this by-law comes into force and effect when it is approved by the City of Stratford and pursuant to the provisions of section 50(7.3) of the Planning Act shall expire on a day that is 12 months from the date upon which this by-law is passed by the Council for The Corporation of the City of Stratford without any further action being required of Council, unless at any time prior to the expiry of this by-law, Council amends this by-law to extend the time period specific in this section for the expiration of the by-law.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 27th day of May, 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 amend By-law 4-2023, as amended, to make an appointment to the Stratford Economic Enterprise Development Corporation Board of Directors.

WHEREAS Section 8.(1) of the *Municipal Act, 2001, S.O. 2001, c.25* as amended, provides that the powers of a municipality under this or any other Act, shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues;

AND WHEREAS Council of The Corporation of the City of Stratford adopted By-law 4-2023 to appoint Council Members to Sub-committees of Council and Standing Committees of Council and to Advisory Committees, Boards and Agencies and to appoint Citizens to Advisory Committees and Boards during the 2022 term of municipal office;

AND WHEREAS Council of The Corporation of the City of Stratford deems it necessary to make appointments to the Stratford Economic Enterprise Development Board of Directors;

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

1. That section 2.9 h) of By-law 4-2023, as amended, be further amended by deleting and replacing section 2.9 h) with the following:
 - h) (insert name), representing the Member of the Public, be appointed to the Stratford Economic Enterprise Development Corporation Board of Directors for a three-year term to June 2028, with an option for an additional two year term, or until a successor is appointed by Council.
2. All other provisions of By-law 4-2023 remain in force and effect.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 27th day of May, 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 amend Zoning By-law 10-2022 as amended, with respect to Zoning By-law Amendment Z01-25 – 963 O’Loane Avenue, to rezone all of Part Lot 1, Plan 93 Stratford, as in R229679.

WHEREAS authority is given to the Council of The Corporation of the City of Stratford by Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended, to pass this by-law;

AND WHEREAS the said Council has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

AND WHEREAS the Council of The Corporation of the City of Stratford deems it in the public interest that By-law 10-2022, as amended, known as the Zoning By-law, be further amended;

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

1. That Schedule “A”, Map 1 to Zoning By-law 10-2022 as amended, is hereby amended by changing the zoning of the lands from Residential Second Density R2(1)-1 to Residential Fifth Density R5(2)-5, those lands outlined in heavy solid lines and described as R5(2)-5 on Schedule “A” attached hereto and forming part of this By-law, and legally described as Part Lot 1, Plan 93 Stratford, as in R229679.
2. That Zoning By-law 10-2022 as amended, be further amended by adding Section 15.5.32 (R5(2)-5, being Zone Exceptions of the Residential Fifth Density Zone, to the following:

15.5.32

- a) Defined Area (963 O’Loane Avenue – By-law ____-2025) R5(2)-5 as shown on Schedule “A”, Map 1
- b) Maximum Lot Coverage: 40%
- c) Minimum Front Yard Setback: 4.5 metres
- d) Minimum Setback from an Arterial Road: 4.5 metres
- e) Minimum Southerly Side Yard Setback: 4.0 metres

3. This by-law shall come into effect upon Final Passage in accordance with the Planning Act.

Read a FIRST, SECOND and THIRD time and

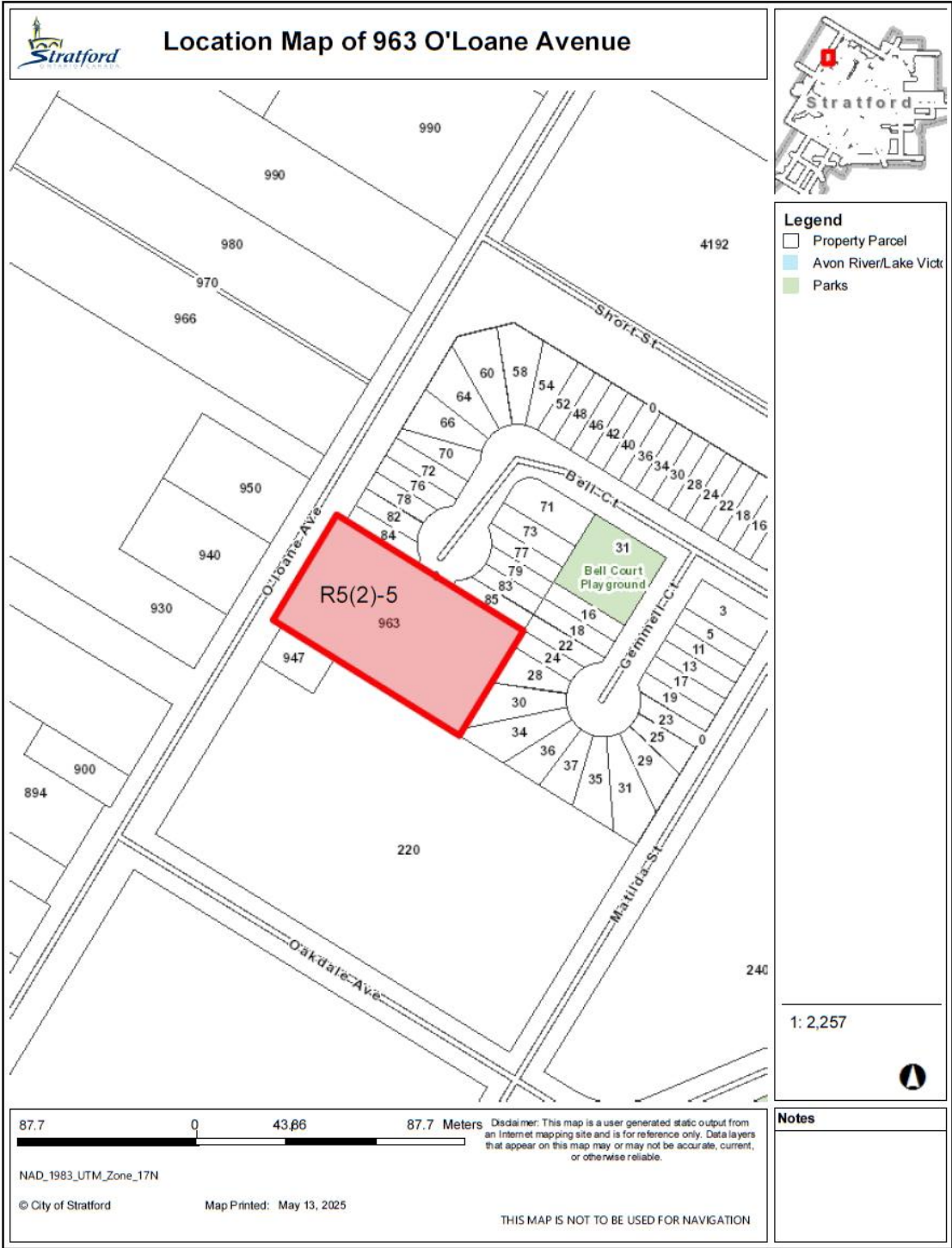
FINALLY PASSED this 27th day of May, 2025.

Mayor – Martin Ritsma

Clerk – Tatiana Dafoe

**This is Schedule "A" to By-law XX-2025
Adopted this 27th day of May, 2025**

Amending By-law 10-2022
Of
The Corporation of the City of Stratford





STRATFORD CITY COUNCIL

CONSENT AGENDA

May 27, 2025

REFERENCE NO.	CONSENT AGENDA ITEM
CA-2025-061	For Council awareness, the AGCO has issued a Special Occasion Permit for the 26 th Annual Brian Sippel Memorial Co-ed Tournament" to be held at the Packham Complex Stratford on August 29-31.
CA-2025-062	<p>Notification that the Infrastructure Services Department, Environmental Services Division, intends to publish a Request for Proposal in accordance with the City's Purchasing Policy for:</p> <ul style="list-style-type: none"> • Engineering and Inspection Services- Grit Removal and Bar Screen Replacement at the Stratford Water Pollution Control Plant.
CA-2025-063	<p>Noise By-law Exemption Request: Kinsmen Car Show</p> <p>I, Tim Wolfe, Director of Community Services, as authorized by By-law 135-2017, do hereby authorize that:</p> <ul style="list-style-type: none"> • An exemption be granted from Noise Control By-law 113-79 to the Stratford Kinsmen Club for the 2025 Stratford Kinsmen Car Show located on Lakeside Drive. • For the amplification of sound [Schedule 2, clause 2], for the loading and unloading provision [Schedule 2 clause 4] and from the unreasonable noise provision [Schedule 1 clause 8] on Sunday, June 8, 2025, from 6:30 a.m. to 4:00 p.m. • That the grant of this exemption is subject to change should new information become available prior to the start of the Event. • All other provisions of Noise Control By-law 113-79 that are applicable remain in force and effect.
CA-2025-064	<p>Noise By-law Exemption Request: Stratford Summer Music</p> <p>I, Tim Wolfe , Director of Community Services, as authorized by By-law 135-2017, do hereby authorize that:</p>

- An exemption be granted from Noise Control By-law 113-79 to Stratford Summer Music for the MusicBarge from 12:00 p.m. to 3:30 p.m. every Friday, Saturday and Sunday from July 17th to August 10th, 2025.
- That the grant of this exemption is subject to change should new information become available prior to the start of the event.
- All other provisions of Noise Control By-law 113-79 that are applicable remain in force and effect.

CA-2025-065

Road Closure Request – Stratford Live Music & Food Festival

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 streets for the time period noted:

- Thursday, June 19, 2025, at 6:00 a.m. to Sunday, June 22, 2025, at 8:00 p.m.
 - Veterans Drive from Waterloo Street to Cobourg Street
 - Erie Street northbound from Ontario Street to Veterans Drive
 - Cobourg Street from Waterloo Street to Veterans Drive (access remains for local residents and businesses)

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 Events 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-2025-066

Road Closure Request – Stratford Perth Pride 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, June 1, 2025, from 12:00 p.m. to 2:00 p.m. as follows:
 - Lakeside Drive from Waterloo Street to Lakeside Drive North

- Queen's Park Drive from Lakeside Drive North to Richard Monette Way
- Richard Monette Way
- Parkview Drive from Water Street to Richard Monette Way
- On Sunday, June 1, 2025, from 2:00 p.m. to 5:00 p.m. as follows:
 - Portion of Richard Monette Way - Primarily bus parking and parking spaces.

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-2025-067

Municipal Information Form for Liquor Licence Application for an indoor area at 10 George Street West (Stratford Raja Inc.)

Section 2 – To be completed by the City Clerk.

Section 3 – Asking if Council has specific concerns regarding zoning, non-compliance with by-law or general objections to this application.

The Planning Division, Public Health, Fire Prevention and Stratford Police Services have not expressed concerns with this application.

The Building Division provided the following comments:

- A separate AGCO letter will be required from the Building Department. The applicant will be required to submit the following:
 - Payment of the required fee. The current fee (2025) for applications is **\$85.00**
 - A floor plan completed by a qualified designer is required to be provided demonstrating:
 - The areas desired to be licensed
 - The occupant loads for licensed areas

- Exits/egress paths from the licensed areas
- Washrooms
- The attached AGCO template form filled out within the “Re” section and send to building@stratford.ca.

Endorsement of the following resolution has been requested:

- | | |
|-------------|--|
| CA-2025-068 | <p>Resolution from The Town of Goderich regarding Town of Goderich rejection of President Trump’s rhetoric regarding Annexation of Canada and Trade Tariffs.</p> <p>Attachment – Letter from The Town of Goderich dated May 9, 2025.</p> |
| CA-2025-069 | <p>Resolution from the Town of Shelbourne regarding Responsible Growth and Opposition to Elements of Bill 5.</p> <p>Attachment – Resolution from The Town of Shelbourn dated May 14, 2025.</p> |



Alcohol and Gaming
Commission
of Ontario

Telephone: 416 326-8700
1 800 522-2876 toll free in Ontario
Fax: 416 326-5555

Agency Letter of Approval

Note: A separate letter is required from Building, Fire and Health authority.

THIS FORM IS NOT REQUIRED FOR CHANGES IN OWNERSHIP ONLY.

Attention: Approving Agency

This form is supplied for the convenience of approving authorities.
Any individual agency may choose to utilise their own specific correspondence.

Name of approving agency				
City of Stratford				
Address				
Street Number	Street Name	Street Type	Direction	Suite/Floor/Apt.
82	Erie St			
Lot/Concession/Rural Route		City/Town/Municipality	Postal Code	
		Stratford ON	N 5 A 2 M 4	
Re:				
Name of Establishment			Municipality	
Street Number	Street Name	Street Type	Direction	Suite/Floor/Apt.
Lot/Concession/Rural Route		City/Town	Postal Code	
Please indicate: <input type="checkbox"/> New Building OR <input type="checkbox"/> Alterations <input type="checkbox"/> Indoor Areas <input type="checkbox"/> Outdoor Areas				
<input type="checkbox"/> Agency has no objections to the use of this facility as a licensed premises under the <i>Liquor Licence Act</i> . No determination or assessment has, or will be made, at this time with respect to the occupant load.				
<input type="checkbox"/> Agency has no objections to the use of this facility as a licensed premises under the <i>Liquor Licence Act</i> . A total occupant load has been established at Indoor _____ Outdoor _____ <i>Note: If the total occupant load should be segmented into specific areas, please define below or provide appropriate attachment.</i>				
<input type="checkbox"/> Agency has no objections to the use of this facility as a licensed premises under the <i>Liquor Licence Act</i> following compliance with the identified requirements. <i>Note conditions below or provide appropriate attachment.</i>				
<div style="text-align: right;"><input type="checkbox"/> See attachment</div>				
Name of approving official (please print)		Title of approving official		Date
Signature of approving official		Telephone number	Fax number	
		() —	() —	

Friday, May 9, 2025

RE: Notice of Motion – Town of Goderich Rejection of President Trump’s Rhetoric Regarding the Annexation of Canada and Trade Tariffs

To Whom It May Concern;

Please be advised of the following motion passed at the Monday, March 17, 2025, Goderich Town Council Meeting:

Moved By: Councillor Petrie

Seconded By: Councillor Kelly

WHEREAS President Trump's rhetoric about the annexation of Canada is both offensive and unacceptable, undermining Canada's sovereignty and the respectful relationship between our two nations;

WHEREAS the Government of the United States, under President Trump, intends to impose unjustified trade tariffs on Canada that will cause harm to both nations' economies, local businesses, and workers;

WHEREAS the above noted actions contradict the principles of diplomatic dialogue and fair trade that Canada has long championed in our international relations;

AND WHEREAS the Town of Goderich has a responsibility to defend the values of peace, cooperation, and mutual respect, and safeguard the interests of our community;

NOW THEREFORE BE IT RESOLVED that the Town of Goderich condemns divisive and harmful rhetoric regarding the potential annexation of Canada, and categorically rejects trade tariffs imposed by President Trump;

BE IT FURTHER RESOLVED that the Town of Goderich send the attached letter to American municipal and business leaders that the town has had longstanding friendly relationships with expressing our concerns and

advocating for the return of a constructive and positive relationship between our countries:

AND BE IT FURTHER RESOLVED that the Town of Goderich encourages other Ontario municipalities to adopt similar resolutions, advocate to their municipal and business partners in the United States and join us in a collective voice to preserve the dignity and sovereignty of our nation.

CARRIED

If you have any questions, please do not hesitate to contact me at 519-524-8344 ext. 210 or afisher@goderich.ca.

Yours truly,



Andrea Fisher
Director of Legislative Services/Clerk
/mp

Friday, May 9, 2025

We are writing today to advise of the Town of Goderich's deep concern regarding recent rhetoric from the American federal government including threats to annex Canada, and American tariffs on Canadian goods. As a community that values the long-standing cooperation between our nations, we appeal to you as leaders in your community to advocate for the end of such damaging rhetoric and policies.

Canada is a proud nation with our own democratic system, values, and identity. As Canadians, we hold a deep commitment to our sovereignty and independence, and we are overwhelmingly opposed to President Trump's annexation rhetoric. American threats to annex Canada disregard the liberty, democracy, and self-determination that both of our nations hold in high esteem. They undermine the peace and respect that have long defined the relationship between our two countries, they are an affront to Canadian values and destabilize our cooperative future.

American tariffs on Canadian goods present significant economic problems for both our countries. Canada is the United States' largest trading partner with over \$700 billion in goods and services exchanged annually (*Government of Canada*, 2024). American and Canadian businesses rely on our integrated supply chains to thrive. Tariffs will disrupt this flow of goods, raise prices for consumers, and hurt local businesses on both sides of the border. In fact, the U.S. Chamber of Commerce has estimated that American tariffs on Canadian goods could result in up to \$40 billion in losses for American businesses and consumers (*U.S. Chamber of Commerce*, 2023).

Like many other municipalities in Canada, the Town of Goderich shares strong ties with the United States through trade, tourism, and business. These connections have fostered economic development, supported jobs, and created a robust relationship that benefits communities on both sides of the border. We ask that you, as local leaders, urge your federal government to end the rhetoric of annexation and any other threats or economic actions that disrupt our strong, peaceful, and mutually beneficial relationship. The economic and social consequences of continued tensions are felt in all communities that depend on cross-border trade, tourism, and cooperation.

We urge you to advocate for policies that foster collaboration and mutual respect. As community leaders, we have a unique role to play in building bridges between our nations. We are at our best when we work together, and it is crucial that we continue to nurture the strong, cooperative relationship we have built to foster peace and prosperity between our countries.

The Town of Goderich
57 West Street
Goderich, Ontario
N7A 2K5
519-524-8344
townhall@goderich.ca
www.goderich.ca



Yours truly,

A handwritten signature in black ink, appearing to read "T. Bazinet", is placed above the printed name.

Trevor Bazinet, Mayor
Town of Goderich
tbazinet@goderich.ca
/mp

From: Jennifer E. Willoughby <jwilloughby@shelburne.ca>

Sent: May 14, 2025 9:50 AM

To: rob.flack@pc.ola.org; sylvia.jones@pc.ola.org; premier@ontario.ca;
todd.mccarthy@pc.ola.org

Cc: policy@amo.on.ca; Minister (MMAH) <minister.mah@ontario.ca>;
romachair@roma.on.ca; Alice Byl <abyl@shelburne.ca>

Subject: Town of Shelburne - Responsible Growth and Opposition to Elements of Bill 5

Good Morning,

At the May 12, 2025, meeting of Shelburne Town Council, the following resolution was passed unanimously

Moved By: Councillor Len Guchardi

Seconded By: Councillor Lindsay Wegener

Whereas the Government of Ontario has introduced Bill 5: Protecting Ontario by Unleashing Our Economy Act, 2025, which proposes substantial changes to environmental planning legislation, including the repeal of the Endangered Species Act and the creation of "Special Economic Zones" that may override local planning authority;

And Whereas the Town of Shelburne supports increasing housing supply and economic growth, but believes this must be achieved without undermining environmental protections or compromising the integrity of municipal planning processes;

And Whereas Bill 5, as proposed, risks weakening safeguards for Ontario's natural heritage and reducing the role of municipalities in managing growth in a responsible and locally informed manner;

Now Therefore Be It Resolved That Council for the Town of Shelburne:

- Opposes the provisions in Bill 5 that would reduce environmental protections or override municipal planning authority;
- Urges the Province of Ontario to advance housing and infrastructure growth through policies that respect sound environmental planning principles and uphold the planning tools available to local governments;
- Urges the Province to support municipalities through ensuring responsible growth through infrastructure projects designed to ensure protection of sensitive wildlife and natural resources;

And Directs that this resolution be forwarded to:

- The Honourable Doug Ford, Premier of Ontario,
- The Honourable Rob Flack, Minister of Municipal Affairs and Housing,
- The Honourable Todd McCarthy, Minister of the Environment, Conservation and Parks,
- Sylvia Jones, MPP for Dufferin–Caledon,
- The Association of Municipalities of Ontario (AMO),
- All Ontario municipalities for their awareness and consideration,
- All Conservation Authorities in Ontario,
- Conservation Ontario

CARRIED; Mayor Wade Mills

Thank You

Jennifer Willoughby, Director of Legislative Services/Clerk

Phone: 519-925-2600 ext 223 I Fax: 519-925-6134 I jwilloughby@shelburne.ca

Town of Shelburne I 203 Main Street East, Shelburne ON L9V 3K7

www.shelburne.ca



**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 May 27, 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 May 27, 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 27th day of May, 2025.

Mayor – Martin Ritsma

Clerk – Tatiana Dafoe