



Stratford City Council
Regular Council Open Session
AGENDA

Meeting #: 4785th
Date: Monday, October 27, 2025
Time: 7:00 P.M.
Location: Council Chamber, City Hall
Council Present: Mayor Ritsma - Chair Presiding, Councillor Burbach, Councillor Henderson, Councillor Hunter, Councillor McCabe, Councillor Nijjar, Councillor Sebben, Councillor Wordofa
Staff Present: André Morin - Chief Administrative Officer, Tatiana Dafoe - City Clerk, Kim McElroy - Director of Social Services and Interim Director of Human Resources, Tim Wolfe - Director of Community Services, Taylor Crinklaw - Director of Infrastructure Services, Karmen Krueger - Director of Corporate Services, Adam Betteridge - Director of Building and Planning Services, Neil Anderson - Director of Emergency Services/Fire Chief, Audrey Pascual - Deputy Clerk

To watch the Council meeting live, please click the following link:

<https://video.isilive.ca/stratford/live.html>

A video recording of the meeting will also be available through a link on the City's website

<https://calendar.stratford.ca/meetings> following the meeting.

Pages

1. Call to Order:

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

Councillor Beatty and Councillor Biehn 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

3. Adoption of the Minutes:

11 - 31

Motion by

THAT the Minutes of the Regular Meeting of Council of The Corporation of the City of Stratford dated October 14, 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 October 27, 2025, be added to the Agenda as printed.

5. Report of the Committee of the Whole In-Camera Session:**5.1 At the October 27, 2025, Session, under the Municipal Act, 2001, as amended, matters concerning the following items were considered:**

4.1 Confidential Report of the Chief Administrative Officer with respect to an update on a litigation matter (CMI-25-21) - Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board (section 239.(2)(e); and Advice that is subject to solicitor-client privilege including communications necessary for that purpose (section 239. (2)(f)).

4.2 Confidential Report of the Chief Administrative Officer with respect to a legal update on a litigation matter (CMI-25-22) - Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board (section 239.(2)(e); Advice that is subject to solicitor-client privilege including communications necessary for that purpose (section 239. (2)(f)); and A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried

on by or on behalf of the municipality or local board (section 239. (2)(k)).

6. Hearings of Deputations and Presentations:

6.1 Adjournment to Public Meetings under the Planning Act:

32 - 276

Motion by

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

- Comprehensive Zoning By-law Housekeeping Amendment, City Wide; and
- Draft Plan of Subdivision 31T24-001 and Zone Change Application Z04-214 for a New Industrial Sub-division between Lorne Avenue West and Wright Boulevard;

and to reconvene following the public meetings.

7. Orders of the Day:

7.1 Resolution - Plan of Condominium Application and Exemption from the Draft Approval Process 31CDM25-003 - 74 Church Street (COU25-137)

277 - 287

Simon Culliton, GRIT Engineering, representing the applicant will be in attendance to answer any questions.

Motion by

Staff Recommendation: THAT the City of Stratford approve the application for exemption from the Draft Plan of Condominium approval (31CDM25-003) submitted by Western Ontario Lending and Recovery Inc., prepared by GRIT Engineering Inc., subject to the plans attached to the Planning Report recommended by the Intermediate Planner dated October 27, 2025 containing a total of 3 condominium units in the form of residential dwelling units and 3 additional condominium units in the form of parking spaces, for a property located at 74 Church Street;

AND THAT the above is recommended for the following reasons:

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

7.2 Resolution - Applications for Part Lot Control (PLC06-25), (PLC08-25),

288 - 297

(PLC15-25) for Blocks 83, 93 and 80 respectively, on Plan 44M-101 (COU25-136)

Erica Forrest, Cachet, representing the applicant will be in attendance to answer any questions.

Motion by

Staff Recommendation: THAT Council approves Part Lot Control Applications PLC06-25, PLC08-25, and PLC15-25 to exempt Blocks 80, 83, and 93 respectively, on Registered Plan 44M-101 from Part Lot Control for one year from the date of the passing of the By-law to permit the creation of separate lots for each of the street townhouse dwelling units such that each unit will be under separate ownership.

7.3	Resolution - Non-Eligible Blue Box Processing, January 1, 2026, to October 31, 2026 (COU25-134)	298 - 300

Motion by

Staff Recommendation: THAT Council approve an exemption from Section 34 of the Purchasing Policy to sole source the procurement for processing non-eligible blue box materials between January 1, 2026-October 31, 2026;

AND THAT Bluewater Recycling Association be retained for blue box processing between January 1, 2026-October 31, 2026, at an estimated cost of up to \$50,000, including HST.

7.4	Resolution - 2026 Building Condition Assessments and Accessibility Audits (COU25-133)	301 - 304

Motion by

Staff Recommendation: THAT the Request for Proposal (RFP-2025-52) for Building Condition Assessments of 171 City and Housing Facilities, be awarded to BLDG Sci Advisory Inc. in the amount of \$276,000, including HST.

7.5	Resolution - Request for Resignation from Advisory Committees to be Rescinded

Motion by

THAT the resignation of Linda Wakenhut from the Communities in Bloom Advisory Committee and the Energy and Environment Advisory Committee be rescinded.

7.6	Resolution - Resignation from Communities in Bloom Advisory Committee

Motion by

THAT the resignation of Yvonne O'Reilly from the Communities in Bloom Advisory Committee be accepted.

7.7 Resolution - Youth Homelessness Awareness Day Flag Raising

Motion by

THAT Stratford City Council authorizes the flying of the Shelterlink flag on November 17, 2025, in support of Youth Homelessness Awareness Day.

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 October 27, 2025, be adopted as printed.

9.1.1 Technical Training Group Update

305 - 329

THAT Council write letters to the Ministries of Labour Immigration, Training and Skills Development, and Rural Affairs, and Agriculture to repair the Skilled Trades Ontario registration portal;

AND THAT Council appoint Mayor Martin Ritsma as the Council Representative to the Technical Training Group Board of Directors.

9.1.2 SEEDCo./investStratford Update to June 30 2025 (FIN25-027)

330 - 357

THAT the Stratford Economic Enterprise Development Corporation (SEEDCo./investStratford) Update to June 30, 2025, (FIN25-027) be received for information.

9.1.3 Operating Budget Variance Report at June 30, 2025 (FIN25-029)

358 - 364

THAT the report titled, "Operating Budget Variance Report as at June 30, 2025" (FIN25-029), dated September 16, 2025, be received for information.

9.1.4 HST Review and Outcomes (FIN25-030) 365 - 368

THAT the report titled, "HST Review and Outcomes" (FIN25-030), dated September 16, 2025, be received for information;

AND THAT the recovered Harmonized Sales Tax (HST) funds be left in the 2024 operating revenues to flow into the Tax Stabilization Reserve Fund for general use.

9.2 Report of the Infrastructure, Transportation and Safety Committee:

Motion by

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

9.2.1 Authorization to Apply as a Fire Coordinator (ITS25-016) 369 - 370

THAT Council authorize the Director of Emergency Services/Fire Chief to apply to the Ontario Fire Marshal to be considered as a Fire Coordinator in support of the Perth County Mutual Aid Plan.

9.2.2 Active Transportation Options for Delamere Avenue and Downie Street (ITS25-017) 371 - 375

THAT the report titled "Active Transportation Options for Delamere Avenue and Downie Street" (ITS25-017), be received for information.

9.2.3 Phase 2 Huron Street Reconstruction Project, Open House Feedback and Project Initiation (ITS25-018) 376 - 378

THAT the description of the proposed design for the Huron Street Reconstruction Project be received for information;

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

AND THAT Council authorize staff to proceed with construction tendering.

9.2.4 Amendments to Traffic and Parking By-law 159-2008 - Coventry Subdivision Phase 4 (ITS25-019) 379 - 384

THAT the Traffic and Parking By-law 159-2008, Schedule 9 – Yield Signs be amended:

By adding:

Street to Yield	Traffic Direction	Through Street
Butler Cove	Southbound	Robertson Drive
Robertson Drive	Eastbound	Butler Cove

And deleting:

Street to Yield	Traffic Direction	Through Street
Robertson Drive	Eastbound	Russel Drive

AND THAT Traffic and Parking By-law 159-2008, Schedule 11 – Through Highways be amended by adding:

Street	Between
Bradshaw Drive	From the north side of McCarthy Road West to the northerly limit of Bradshaw Drive

AND THAT Traffic and Parking By-law 159-2008, Schedule 2 - No Parking be amended by adding:

Street	Side	Between	Period
Bradshaw Drive	West	From McCarthy Road West to northern terminus	Anytime
Orr Street	South	From Bradshaw Drive to 248m east of Bradshaw Drive	Anytime

9.2.5 Memorial Veterans Crosswalk (ITS25-020)

385 - 388

THAT Council approve the installation of Memorial Veterans Crosswalks at the Veterans Drive and York Street intersection.

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 11.6 be taken collectively.

Motion by

THAT By-laws 11.1 to 11.6 be read a First and Second Time.

Motion by

THAT By-laws 11.1 to 11.6 be read a Third Time and Finally Passed.

11.1	Amend the Traffic and Parking By-law - Coventry Subdivision Phase 4	389 - 390
	To amend Schedule 2, No Parking, Schedule 9, Yield Signs, and Schedule 11, Through Highways, of the Traffic and Parking By-law 159-2008, as amended to restrict the stopping of vehicles on specified streets, to complete yield signage, and to establish stop control on specified streets in the City.	
11.2	Part Lot Control Application PLC15-25 - Cachet - Block 80	391
	To exempt Block 80 on Plan 44M-101, being Parts 1 to 6 (inclusive) on Plan 44R-6411 from the provisions of part-lot control for a period of one (1) year for the purpose of conveying street townhouse dwelling units to individual owners.	
11.3	Part Lot Control Application PLC06-25 - Cachet - Block 83	392
	To exempt Block 83 on Plan 44M-101, being Parts 1 to 4 (inclusive) on Plan 44R-6399 from the provisions of part-lot control for a period of one (1) year for the purpose of conveying street townhouse dwelling units to individual owners.	
11.4	Part Lot Control Application PLC08-25 - Cachet - Block 93	393
	To exempt Block 93 on Plan 44M-101, being Parts 1 to 7 (inclusive) on Plan 44R-6398 from the provisions of part-lot control for a period of one (1) year for the purpose of conveying street townhouse dwelling units to individual owners.	
11.5	Award Proposal for Building Condition Assessments of 171 City and Housing facilities	394
	To authorize the acceptance of a proposal and execution of a contract with BLDG Sci Advisory Inc. for Building Condition Assessments of 171	

City and Housing Facilities (RFP-2025-52).

- 11.6 Amend the Appointments By-law 4-2023 to Appoint a Member of Council to the Technical Training Group** 395

- 12. Consent Agenda: CA-2025-127 to CA-2025-130** 396 - 403

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 November 10, 2025, in the Council Chamber, City Hall.

Motion by

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

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

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 October 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:** 404

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

Final Readings:

By-law 11.7 Confirmatory By-law

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

Motion by

THAT By-law 11.7 be read a First and Second Time.

Motion by

THAT By-law 11.7 be read a Third Time and Finally Passed.

15.3 Adjournment of Council Meeting

Meeting Start Time:

Meeting End Time:

Motion by

THAT the October 27, 2025, Regular Council meeting adjourn.



Stratford City Council Regular Council Open Session

MINUTES

Meeting #: 4783rd
 Date: Tuesday, October 14, 2025
 Time: 7:00 P.M.
 Location: Council Chamber, City Hall

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

Regrets: Councillor Hunter

Staff Present: André Morin - Chief Administrative Officer, Tatiana Dafoe - City Clerk, Kim McElroy - Director of Social Services and Interim Director of Human Resources, Tim Wolfe - Director of Community Services, Taylor Crinklaw - Director of Infrastructure Services, Neil Anderson - Director of Emergency Services/Fire Chief, Audrey Pascual - Deputy Clerk, Jeff Wilson - Manager of Housing, Shannon Archer - Business Integration Manager, John Ritz - Homelessness and Housing Stability Supervisor, Emily Robson - Corporate Initiatives Lead, Will Mason - Maintenance Rent Receivables Clerk, Joani Gerber - Chief Executive Officer, SEEDCo./investStratford

Also Present: Members of the Public and Media

1. Call to Order:

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

Councillor Hunter provided regrets for the 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 October 14, 2025 Regular Council meeting.

3. Adoption of the Minutes:

R2025-430

Motion by Councillor Nijjar

Seconded by Councillor Burbach

THAT the Minutes of the Regular Meeting of Council of The Corporation of the City of Stratford dated September 22, 2025 be adopted as printed.

Carried

4. Adoption of the Addenda to the Agenda:

R2025-431

Motion by Councillor Burbach

Seconded by Councillor McCabe

THAT the Addenda to the Regular Agenda of Council and Standing Committees dated October 14, 2025, be added to the Agenda as printed.

Carried

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

5.1 Committee of the Whole In-camera Session - October 14, 2025

The October 14, 2025, Committee of the Whole In-camera Session was cancelled.

5.2 From the September 8, 2025, Committee of the Whole In-camera Session, under the Municipal Act, 2001, as amended:

4.1 Confidential Report of the Director of Infrastructure Services with respect to an update on collective bargaining with the International Brotherhood of Electrical Workers (IBEW) Local 636 (CM-25-20) – Labour relations or employee negotiations (section 239.(2)(d)); and Advice that is subject to solicitor-client privilege including communications necessary for that purpose (section 239.(2)(f)); and A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board (section 239.(2)(k)).

R2025-432

Motion by Councillor Beatty

Seconded by Councillor McCabe

THAT the Memorandum of Settlement with the International Brotherhood of Electrical Workers - Local 636 effective May 1, 2025 to April 30, 2029, be ratified;

AND THAT the Mayor, Chief Administrative Officer, and Clerk, or their respective delegates, be authorized to sign the Memorandum of Settlement, the Collective Agreement, and all other documents necessary to implement the Memorandum of Settlement and Collective Agreement.

Carried

6. Hearings of Deputations and Presentations:

None scheduled.

7. Orders of the Day:

7.1 Resolution - Ad Hoc Grand Trunk Renewal Committee Findings and Recommendations (COU25-126)

R2025-433

Motion by Councillor Burbach

Seconded by Councillor Biehn

THAT Melanie Hare and Ray Harsant be heard.

Carried

Melanie Hare, member of the Ad Hoc Grand Trunk Renewal Committee and Chair of the Vision, Planning and Architecture Working Group, presented the Ad Hoc Committees findings and recommendations. Highlights of the presentation included:

- the Ad Hoc Committee being established in October 2023 to support the Grand Trunk Renewal project;
- an overview of the mandate of the Ad Hoc Committee;
- an overview of the projects completed by the Ad Hoc Committee;
- an overview of the Ad Hoc Committee's role in supporting the community engagement for the project as well as their work with other stakeholders and field experts;
- an overview of the work completed by the Ad Hoc Committee with respect to the direction provided by Council;
- an overview of the recommendations from the Ad Hoc Committee with respect to the project;
- the members of the Ad Hoc Committee being thanked for contributions; and
- the Ad Hoc Committee having a good representation of the broad range of interests in the community for the future of the project.

Ray Harsant spoke to Council regarding the report. Highlights of the presentation included:

- an overview of Mr. Harsant's proposal on how the Grand Trunk Renewal project can be supported by the Ad Hoc Committee moving forward;
- it being important to have consultation with indigenous stakeholders as part of the project;

- it being important to include considerations for open space and parkland in the project;
- a proposal to extend the term of the Ad Hoc Committee until March 2026 especially with the consulting firm bringing back more information;
- there being a need to look at how to ensure greater participation from the community as the project moves forward; and
- an overview of the results of the survey and the concerns highlighted by the survey respondents.

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

- the benefit of having the Ad Hoc Committee continue to guide Council on what can be done for the project;
- the Ad Hoc Committee members being thanked for the time they contributed to support the project;
- the Terms of Reference of the Committee being too vague and unspecific;
- it being the time to go out to the development community to get an idea on what can be done for the property;
- the Ad Hoc Committee not having the opportunity to fully forward the knowledge they have gained;
- it being suggested that the Terms of Reference be reviewed or a different format for the committee be considered;
- there being a need to have a more focused committee both in form and mandate;
- there being a need to review the Terms of Reference for the committee and the associated processes;

- the project being a Council responsibility and the Ad Hoc Committee's mandate being to provide recommendations related to the project;
- there being different aspects of the projects that are intertwined and it being important to think of the project as a whole;
- the Collingwood project being discussed as an example of a development of a brownfield site;
- a clear articulation of what Council wants being needed so that partners know that Council has a clear vision which will inspire confidence from potential partners;
- project funding being a big factor that will impact the development of the site;
- a record of site condition needing to be done to give investment partners assurance;
- there being remedial actions required for the site which will be expensive; and
- the Chief Administrative Officer noting that staff will bring a fulsome report to Council regarding next steps.

R2025-434

Motion by Councillor Burbach

Seconded by Councillor Nijjar

THAT the report titled, "Findings and Recommendations of the Ad Hoc Grand Trunk Renewal Committee" (COU25-126), including the Vision, Planning and Architecture Working Group Report (Appendix A), the End-of-Mandate Survey Feedback Summary (Appendix B), and the Timeline Reflection Activity (Appendix C) attached to the Report, be received for information and review.

Members of Council and staff held a discussion regarding the motion as follows:

- it being questioned when the appropriate time would be to provide direction regarding changes to the Terms of Reference for the committee;
- the Mayor noting that further direction can be provided when staff comes back with a report;
- the Chief Administrative Officer noting that there will be opportunities for further public engagement as well as the use of subject matter experts;
- staff to bring a report that summarizes the recommendations from the Ad Hoc Committee and working groups;
- it being preferred that a consulting group who are used to working in public and private spaces be engaged;
- there being concerns that the piece concerning public space and public land may be lost if the request for proposals is focused only to the development community;
- an overview of the next steps for the work being completed by SVEC Consulting Group; and
- it being important to get the project to a stage where organizations can start bringing proposals for the site.

The Mayor called the question on the motion.

Carried

7.2 Resolution - Affordable Homeownership Program Eligibility Criteria Update (COU25-130)

R2025-435

Motion by Councillor Biehn

Seconded by Councillor Burbach

THAT the report titled, "Affordable Home Ownership Eligibility Criteria Update" (COU25-130), be received for information.

Carried

7.3 Resolution - Recycling Depot Operations Agreement with Circular Materials (COU25-128)

R2025-436

Motion by Councillor McCabe

Seconded by Councillor Burbach

THAT Council authorize the Director of Infrastructure Services to enter into a Depot Operations Agreement with Circular Materials for a three-year term from January 1, 2026 to January 1, 2029;

AND THAT the Director of Infrastructure Services be authorized to extend the Depot Operations Agreement with Circular Materials for an additional three-one year terms after January 1, 2029, subject to the same terms and conditions and satisfactory contract performance.

Carried

7.4 Resolution - Brown Street and Thomas Street Parking By-Law Amendment (COU25-131)

R2025-437

Motion by Councillor Biehn

Seconded by Councillor Beatty

THAT Schedule 2, No Parking, of the Traffic and Parking By-law 159-2008, be amended by adding the following new provisions:

Street	Side	Between	Period
Brown Street	South	From a point 19 metres north of the Russel Drive north curb to a point 48 metres northern therefrom	Anytime
Thomas Street	South	From a point 21 metres east of the Brown Street east curb to a point 131 metres easterly therefrom	Anytime
Thomas Street	South	From a point 157.5 metres west of the O'Loane Avenue west curb to a	Anytime

Street	Side	Between	Period
		point 10 metres westerly therefrom	

Carried

7.5 Resolution - Ontario Small Urban Municipalities Conference 2027 (COU25-129)

R2025-438

Motion by Councillor McCabe

Seconded by Councillor Briscoe

THAT Council support the City's pursuit of the opportunity to host the Ontario Small Urban Municipalities (OSUM) Conference in 2027;

AND THAT staff be directed to work with OSUM to fulfill hosting requirements should Stratford be selected.

Carried

7.6 Resolution - Award of RFP-2025-25 – 398 Erie St., Stratford Affordable Housing - Architectural Services (COU25-123)

R2025-439

Motion by Councillor Biehn

Seconded by Councillor Burbach

THAT the Request for Proposal (RFP-2025-25) for 398 Erie St, Stratford Affordable Housing - Architectural Services, be awarded to AXIA at a cost of \$198,940.00, including HST.

Carried

7.7 Resolution - Award of RFP-2025-36 Provision of Supported Housing 619 Queen St East, St. Marys and 621 Queen St East, St. Marys (COU25-125)

R2025-440

Motion by Councillor Henderson

Seconded by Councillor Nijjar

THAT the proposal (RFP 2025-36) for the Provision of Supported Housing 619 Queen St East, St. Marys and 621 Queen St East, St. Marys, be awarded to Little Lake Residential;

THAT the Mayor and Clerk, or their authorized delegates, be authorized to sign the necessary agreement with Little Lake Residential for the delivery of services as defined in the agreement;

AND THAT the Director of Social Services be authorized to extend the agreement for two (2) additional, twelve (12) month periods for a maximum of thirty-six (36) months, at the same terms and conditions subject to satisfactory performance and to execute any required documentation.

Carried

7.8 Resolution - RFP-2025-60 Lorne Avenue Trunk Storm Sewer Assessment Consulting Services (COU25-127)

R2025-441

Motion by Councillor Burbach

Seconded by Councillor Beatty

THAT the request for proposal (RFP-2025-60) for Lorne Avenue Trunk Storm Sewer Condition Assessment and Rehabilitation Engineering Services, be awarded to Andrews.engineer at a total proposal price of \$154,024.65, including HST;

AND THAT the Mayor and Clerk, or their respective delegates, be authorized to sign the Contract agreement for RFP-2025-60.

Carried

7.9 Resolution - BIA Request for Funding (COU25-124)

R2025-442

Motion by Councillor Biehn

Seconded by Councillor Burbach

THAT Barb Shaughnessy on behalf of the Inn Keepers Collective be heard.

Carried

Barb Shaughnessy, on behalf of the Inn Keepers Collective, spoke to Council regarding the request. Highlights of the presentation included:

- the request being supportable as public art enhances the tourist experience;

- there being a possibility to do the mural painting in the summer;
- it being preferred that the project be funded from the tax rate stabilization reserve;
- there being concerns about the Municipal Accommodation Tax (MAT) funds being used for projects prior to the MAT policy being finalized;
- it being proposed that a process similar the Community Grants be implemented for the use of MAT funds; and
- Council being asked not to consider any further spending of MAT funds until the MAT policy is approved.

Members of Council and Ms. Shaughnessy held a discussion regarding the following:

- it being important to establish the MAT Ad Hoc Committee prior to considering requests; and
- the timeline on the establishment of the Committee.

Motion by Councillor Burbach

Seconded by Councillor Biehn

THAT Council approve the BIA's request for funding in the amount of \$20,000 for the installation of a mural at 118 Ontario to be funded from the tax rate stabilization reserve.

Members of Council and staff held a discussion regarding the motion as follows:

- there being concerns that the tax rate stabilization reserve has gotten smaller;
- the one-time request being in line with what the fund is for; and
- Council having used the tax rate stabilization reserve to fund the budget and it being important to carefully consider what the fund would be used for moving forward.

The Mayor called the question on the motion.

Defeated

R2025-443

Motion by Councillor McCabe

Seconded by Councillor Nijjar

THAT the BIA's request for funding in the amount of \$20,000 for the installation of a mural at 118 Ontario Street, be deferred until the Municipal Accommodation Tax Ad-Hoc Committee has come forward with a drafted policy.

Members of Council and staff held a discussion regarding the motion as follows:

- the City Clerk noting that the recruitment for the committee is expected to begin in the next week;
- the committee possibly being established in the new year unless the recruitment and appointment process moves quicker;
- there being concerns regarding the process; and
- and it being preferred to fund the request with the MAT funds due to the timeline of the committee's establishment.

The Mayor called the question on the motion.

Carried

7.10 Proclamation - Local Government Week

R2025-444

Motion by Councillor Burbach

Seconded by Councillor Briscoe

THAT Stratford City Council hereby proclaims October 19 to 25, 2025 as "Local Government Week" in the City of Stratford to reflect on the vital services delivered by municipal governments.

Carried

7.11 Proclamation - Child Care Worker and Early Childhood Educator Appreciation Day

R2025-445

Motion by Councillor Wordofa

Seconded by Councillor Briscoe

THAT Stratford City Council hereby proclaims October 21, 2025 as the 25th Annual "Child Care Worker and Early Childhood

Educator Appreciation Day" in the City of Stratford in recognition of the education, dedication and commitment of child care workers to children, their families and quality of life of the community.

Carried

7.12 Proclamation - Ontario Public Library Week

R2025-446

Motion by Councillor Burbach

Seconded by Councillor Wordofa

THAT Stratford City Council hereby proclaims October 19 - 25, 2025 as "Ontario Public Library Week" in the City of Stratford to encourage all residents of Stratford to show their support for our local public library by visiting all year long and utilizing the wide variety of services they have to offer.

Carried

7.13 Proclamation - National Disability Employment Awareness Month (NDEAM)

R2025-447

Motion by Councillor Beatty

Seconded by Councillor Burbach

THAT Stratford City Council hereby proclaims October 2025 as "National Disability Employment Awareness Month" to support people with disabilities in our community.

Carried

7.14 Proclamation - Pregnancy and Infant Loss Awareness Day

R2025-448

Motion by Councillor Wordofa

Seconded by Councillor Briscoe

THAT Stratford City Council hereby proclaims October 15, 2025, as "Pregnancy and Infant Loss Awareness Day" in remembrance of pregnancy loss and infant death, including, but not limited to, miscarriage, stillbirth, medical termination, SIDS and the death of a newborn;

AND THAT Stratford City Council authorizes the flying of the Pregnancy and Infant Loss Awareness Flag on October 15, 2025

in recognition of the importance of support needed when a family experiences the trauma of pregnancy and infant loss.

Carried

8. Business for Which Previous Notice Has Been Given:

8.1 Notice of Motion

At the September 22, 2025 Regular meeting, notice was provided that Councillor McCabe intended to put forward the following motion for consideration:

THAT the management report entitled "40 km/h Speed Limits in Residential Areas" (ITS23-028) be removed from the table.

R2025-449

Motion by Councillor McCabe

Seconded by Councillor Wordofa

THAT Kate Mulrooney on behalf of Climate Momentum be heard.

Carried

Kate Mulrooney on behalf of Climate Momentum, referring to a PowerPoint presentation, spoke to Council in support of lowering speed limits on local streets to 40 km/h. Highlights of the presentation included:

- an outline of concerns related to high speeds at residential areas;
- an overview of the actions outlined in the Transportation Master Plan including Action 25 which relates to the reduction of speed limits in residential areas;
- it being requested that Action 25 be prioritized during the 2026 budget;
- an overview of the four pillars that make the reduction of speed limits a sensible option;
- the reduction of speed limits resulting in a reduction in the number and severity of collisions;
- the reduction of speed limits also reducing CO2 emissions;
- the initiative helping create a safe and walkable City;

- the plan being inexpensive in comparison to other traffic calming measures;
- a plan already being available and was previously costed out by staff; and
- there being significant support for the initiative from residents and community groups across the City.

Members of the Council and Ms. Mulrooney held a discussion regarding the following:

- other traffic calming measures requiring significant investments in infrastructure while Action 25 involves lower costs;
- arterial streets being excluded from the plan; and
- with the Province's plan to eliminate speed cameras, it being especially important to consider other initiatives to slow vehicles down.

R2025-450

Motion by Councillor Burbach

Seconded by Councillor Briscoe

THAT the petition from Climate Momentum requesting the City reduce speeds on local and collector streets from 50 km/h to 40 km/h and to prioritize this project in 2026, be received.

Carried

R2025-451

Motion by Councillor McCabe

Seconded by Councillor Wordofa

THAT the management report entitled "40 km/h Speed Limits in Residential Areas" (ITS23-028) be removed from the table.

Following an enquiry from a Member, the City Clerk noted that the removal of the motion from the table will allow Council to continue their consideration of the matter.

The Mayor called the question on the motion.

Carried

R2025-452

Motion by Councillor McCabe

Seconded by Councillor Burbach

THAT the 40 km/h Speed Limits in Residential Areas initiative be referred to staff to re-cost a pilot project in the Avondale area using existing City resources.

Carried

9. Reports of the Standing Committees:

There were no reports of the Standing Committees considered.

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:

R2025-453

Motion by Councillor Beatty

Seconded by Councillor Henderson

THAT By-laws 127-2025 to 131-2025 be taken collectively.

Carried unanimously

R2025-454

Motion by Councillor Biehn

Seconded by Councillor Nijjar

THAT By-laws 127-2025 to 131-2025 be read a First and Second Time.

Carried two-thirds support

R2025-455

Motion by Councillor Beatty

Seconded by Councillor Briscoe

THAT By-laws 127-2025 to 131-2025 be read a Third Time and Finally Passed.

Carried

11.1 Award Proposal for the Lorne Avenue Trunk Storm Sewer Condition Assessment and Rehabilitation Engineering Services - By-law 127-2025

To authorize the acceptance of a proposal and execution of a contract with Andrews.engineer for Lorne Avenue Trunk Storm Sewer Condition Assessment and Rehabilitation Engineering Services (RFP-2025-60).

11.2 Collective Agreement with The International Brotherhood of Electrical Workers (IBEW) Local 636 - By-law 128-2025

To authorize the execution of a Memorandum of Settlement and the Collective Agreement with The International Brotherhood of Electrical Workers (IBEW) Local 636, effective May 1, 2025 to April 30, 2029.

11.3 Award Proposal for the Stratford Affordable Housing Architectural Services for 398 Erie Street - By-law 129-2025

To authorize the acceptance of a proposal and execution of a contract with AXIA for 398 Erie Street, Stratford Affordable Housing Architectural Services (RFP-2025-25).

11.4 Award Proposal for the Provision of Supported Housing 619 and 621 Queen Street East, St. Marys - By-law 130-2025

To authorize the acceptance of proposal and execution of an agreement with Little Lake Residential for the provision of supported housing at 619 Queen Street East, St. Marys and 621 Queen Street East, St. Marys (RFP-2025-36).

11.5 Amend the Traffic and Parking By-law - No Parking Restrictions on Brown Street and Thomas Street - By-law 131-2025

To amend Schedule 2, No Parking, of the Traffic and Parking By-law 159-2008, as amended, to restrict the parking of vehicles on Brown Street and Thomas Street.

12. Consent Agenda: CA-2025-114 to CA-2025-126

12.1 CA-2025-125

R2025-456

Motion by Councillor McCabe

Seconded by Councillor Burbach

THAT CA-2025-125, being a resolution from the Association of Municipalities of Ontario regarding Continued Automated Speed Enforcement Advocacy, be endorsed.

Members of Council held a discussion regarding the motion as follows:

- there being data to support that speed cameras are effective enforcement tools; and
- the use of speed cameras allowing police forces to focus their limited resources to other matters.

The Mayor called the question on the motion.

Carried

12.2 CA-2025-122

R2025-457

Motion by Councillor Burbach

Seconded by Councillor Sebben

THAT CA-2025-122, being a resolution from the Municipality of Brighton regarding Support for Electoral Reform, be endorsed.

Members of Council held a discussion regarding the motion as follows:

- a member noting they will not be supporting the motion as the shift in electoral reform takes away the individuality of rural areas; and
- a member noting that there are many different types of proportional representation and there is no recommended type identified.

The Mayor called the question on the motion.

Carried

12.3 CA-2025-124

R2025-458

Motion by Councillor Briscoe

Seconded by Councillor Nijjar

THAT CA-2025-124, being a resolution from The Township of Woolwich regarding Bill C-61 First Nations Clean Water Act, be endorsed.

Carried

12.4 CA-2025-126

R2025-459

Motion by Councillor Burbach

Seconded by Councillor Briscoe

THAT CA-2025-126, being a resolution from The Regional Municipality of Niagara regarding State of Emergency on Mental Health, Homelessness and Addictions, be endorsed.

Carried

13. New Business:

A member provided clarification regarding their vote on Item 8.1.

13.1 Communities in Bloom National Symposium

Councillor Beatty shared that Stratford is hosting the Communities in Bloom National Symposium being held on October 16-18. The Councillor thanked staff, volunteers, and all the citizens for their contributions in putting together the event.

13.2 Stratford Perth Museum

Councillor McCabe recognized the Stratford Perth Museum's launch event for the film Installation, Aunt Harriet, on October 11th. The film is a part of the Museum's Black History Project Series. The Councillor also recognized the Stratford Perth Museum's staff for their work.

14. Adjournment to Standing Committees:

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

R2025-460

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 October 14, 2025, with respect to the following Items and re-stated at the reconvene portion of the Council meeting:

Name, Item and General Nature of Pecuniary Interest

There were no declarations of pecuniary interest made by a Member at the October 14, 2025 Council Reconvene meeting.

15.2 Reading of the Confirmatory By-law:

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

11.6 Confirmatory By-law 132-2026

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

R2025-461

Motion by Councillor Burbach

Seconded by Councillor Nijjar

THAT By-law 132-2025 be read a First and Second Time.

Carried two-thirds support

R2025-462

Motion by Councillor Henderson

Seconded by Councillor Sebben

THAT By-law 132-2025 be read a Third Time and Finally Passed.

Carried

15.3 Adjournment of Council Meeting

R2025-463

Motion by Councillor Briscoe

Seconded by Councillor Wordofa

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

Carried

Meeting Start Time: 7:00 P.M.

Meeting End Time: 8:42 P.M.

Reconvene Meeting Start Time: 8:55 P.M.

Reconvene Meeting End Time: 8:57 P.M.

Mayor - Martin Ritsma

Clerk - Tatiana Dafoe



PLANNING REPORT

Date: October 27, 2025
To: Mayor and Council
From: Marc Bancroft, Manager of Planning
Report Number: COU25-138
Attachments: Draft housekeeping Zoning By-law Amendment; Tracked-Changes of Comprehensive Zoning By-law

Title: Statutory Public Meeting Report with respect to Application for Zoning By-law Amendment Z05-25

Objective: The purpose of this report is to describe an administrative “housekeeping” amendment to the City’s Comprehensive Zoning By-law (“CZBL”).

Zoning By-law Amendment

Several housekeeping matters have been identified in the review of the City’s CZBL with the proposed key amendments outlined below:

- revised definitions including but not limited to *berm, building, building materials yard, cannabis production facility, crematorium, average grade, group home, home occupation, industrial mall, landscaped open space, principal residence or principal residential, and warehouse*
- revised requirements for *home occupations*;
- new requirements for accessory uses in Industrial Zones;
- clarifying requirements for Additional Residential Units (ARUs) (which would replace garden suites and second suites currently found in the By-law) to ensure alignment with the Planning Act;
- new siting criteria for *adult entertainment establishments*;
- revised siting criteria for *cannabis production facilities*;
- correcting errors and omissions to ensure a more efficient interpretation and administration of the By-law ultimately to the benefit of the community.

Note: the above-noted use of *italicized words* is meant to illustrate defined terms in the CZBL.

The Notice of Application and Public Meeting indicated that the housekeeping Amendment proposes revised definitions with respect to *Bed and Breakfast*

Establishment and *Inn*. Upon further review, no amendments are proposed to these definitions at this time. In the future, City staff will consider amendments to those definitions to the City's CZBL only when conducted in tandem with the City's licensing by-law, subject to public engagement sessions ahead of any statutory public meeting of City Council.

Background: The City's Manager of Planning has initiated this administrative housekeeping amendment to the City's CZBL to address typographical and grammatical errors, to provide technical updates for areas that require clarifications, and to provide necessary alignments with changes in provincial policy and legislative changes. This amendment also affects all lands located within the corporate limits of the City of Stratford.

The proposed amendments are summarized in the table below. The first column outlines the section proposed to be modified; the second column describes the proposed change; and the third column outlines the type of modification: Typographical ("Typo"), Technical ("Tech") or directed by Provincial Policy ("PP"). A copy of the draft housekeeping amendment and tracked-changes version of the CZBL are both attached to this report.

Section	Proposed Amendment	Type
"Penalties" to be renamed "Enforcement" (Section 1.6)	Additional details with respect to offences, orders, right of entry and penalties are included to describe enforcement procedures.	Tech
"Minor Variance and Consent Applications" (Section 1.10.2) "Site Plan Applications" (Section 1.10.3)	Deletes references to "Ontario Municipal Board" and replaces them with "Ontario Land Tribunal".	Tech
"Bonus Provisions" (Section 2.5.3)	Removes this section considering "bonusing" no longer applies under the <i>Planning Act</i> , which historically allowed municipalities to permit increases in height and/or density, beyond what was permitted, in exchange for a community benefit.	PP

Section	Proposed Amendment	Type
"Bonus Provisions" (Section 2.5.3) – continued ...	Alternatively, the <i>Planning Act</i> now allows municipalities to adopt a community benefit charge (CBC) by-law and collect CBCs to fund capital costs for facilities, services and matters that are required for development and redevelopment opportunities that are at least five (5) storeys in height and add at least ten (10) residential units. Following the completion of the Official Plan review, City Planning intends to forward a report to Council on the consideration of introducing a new CBC for the City and subject to the procedures outlined in the <i>Planning Act</i>.	PP
"Definitions" (Section 3)	Revised definitions with respect to the following: • Berm • Building • Building Materials Yard • Cannabis Production Facility • Crematorium • Grade, Average • Group Home • Home Occupation • Industrial Mall • Landscaped Open Space • Officer • Principal Residence or Principal Resident • Warehouse Replacement of "Second Suite", "Garden Suite" and "Converted Dwelling" with a new definition for "Additional Residential Unit ('ARU') to ensure consistency with provincial policy.	Tech/ Typo/ PP
"Accessory Buildings, Structures and Uses" (Table 4.1.4)	Delete maximum wall height requirement, considering maximum building height requirement would continue to apply. For Industrial Zones, new standards are introduced to allow accessory buildings and structures subject to maximum lot coverage, maximum floor area, maximum height, side yard width and rear yard depth.	Tech

Section	Proposed Amendment	Type
"Adult Entertainment Establishments" (<u>New</u> Section 4.3)	Although the CZBL currently limits these uses to the General Industrial (I2) Zone, new standards are proposed to only consider them on a site-specific basis subject to an approved zoning by-law amendment on lands zoned I1 or I2 subject to siting criteria including not being permitted on City gateways (e.g. Erie Street, Ontario Street, Lorne Avenue), setback at least 400 metres from another adult entertainment establishment and setback at least 120 metres from any Residential, Institutional or Park Zone.	Tech
"Bed and Breakfast Establishments and Short Term Rental Accommodation Requirements" (Table 4.4.1)	Deletes the maximum number of days that a short term accommodation can operate being 180 days, which is not regulated as such through the City's licensing by-law.	Typo
"Cannabis Production Facility" (Section 4.5)	Rewording of existing section to eliminate ambiguity and ensure more clarify. These regulations would only apply to production facilities and not to stand-alone retailers.	Tech Typo
"Minimum Daylight Triangle Requirement" (Section 4.7.1)	Deletes this requirement with respect to land dedications. Zoning by-laws regulate the use of land and the erection of buildings and structures. This section however pertains to land dedication that would be required through either site plan or subdivision control (consent) and is better suited in the City's Official Plan. This matter should subject to further review in the Official Plan update, to which the Engineering Division supports this approach.	Tech
"Garden Suites" (Section 4.10)	Replaced by new ARU standards	PP

Section	Proposed Amendment	Type
"Home Occupations" (Section 4.13)	Revised to allow home occupation in an accessory building; regulations have been revised to eliminate ambiguity and ensure more clarity.	Tech
"Additional Residential Units" (New Section 4.24)	The regulations for second suites and garden suites are being replaced with new regulations to allow Additional Residential Units ("ARUs") consistent with provincial direction through amendments to the Planning Act through Bill 108 being the More Homes, More Choices Act, by mandating municipalities to not prohibit ARUs to a maximum of three (3) units per lot including the primary dwelling unit. These new regulations would permit the construction of an ARU accessory to a single detached dwelling, semi-detached dwelling, townhouse dwelling or street townhouse dwelling. The new regulations would include the following requirements: siting of an ARU contained in an accessory building (i.e. detached garage); parking; servicing; access; prohibiting an ARU if the lot already accommodates a boarding house, group home, bed and breakfast establishment, short term rental accommodation or home occupation; and, prohibiting ARUs within hazard lands (that are regulated by the Upper Thames River Conservation Authority).	PP
"Shipping Containers" (Section 4.27)	Allow shipping containers to be used as an accessory building or structure where permitted provided the exterior of the shipping container is clad with building material with the effect of not having the appearance of a shipping container. In this regard, this would allow a clad shipping container in any Residential Zone which is currently prohibited.	Tech
"Driveway and Parking Aisles Dimensions" (Section 5.3.1)	Reworded to ensure clarity.	Typo

Section	Proposed Amendment	Type
"Recreational Vehicles" (Section 5.3.7.2)	Deletes the requirement that no trailer or recreational vehicle shall be used for the living, sleeping or accommodation of persons for a period of more than 15 consecutive days. This requirement is problematic to enforce.	Tech
"Minimum Barrier Free Parking Spaces" (Section 5.4.1)	Upon further review, no amendments are proposed considering the current barrier free parking standards are consistent with provincial policy.	N/A
"Central Business District Exemption" (Section 5.6b)	This section allows for cash-in-lieu of parking for off-street vehicular parking and bicycle parking spaces in the Central Business District however it is limited to non-residential uses. This amendment would allow the cash-in-lieu of parking option for residential development. Cash-in-lieu of parking is a tool under the Planning Act where developers can pay a municipality a fee instead of providing the required number of parking spaces for a new development. The collected funds are then used by a municipality to improve public parking facilities. Currently, the City of Stratford does not have a cash-in-lieu of parking framework in place. Following the completion of the Official Plan review, City Planning intends to forward a report to Council to introduce a cash-in-lieu of parking framework limited to the City's Central Business District and subject to the procedures outlined in the <i>Planning Act</i>.	Tech
"Permitted Uses" for Commercial Zones (Table 7.2)	Permits an "art gallery" as an additional use in the Central Commercial (C3) Zone. Removes a "gas bar" as a permitted use for the Neighbourhood Commercial (C1) Zone.	Tech
"Special Use Regulations" for Commercial Zones (Sections 7.3)	Introduces regulations for gas bars for the Highway Commercial (C2) Zone and the Shopping Centre Commercial (C4) Zone – which should apply considering gas bars are permitted in said Zones.	Tech

Section	Proposed Amendment	Type
"Special Use Regulations" for Commercial Zones (Sections 7.3) continued ...	Permits dwelling units below the first storey for lands zoned Neighbourhood Commercial (C1), Highway Commercial (C2) Zone and Central Commercial (C3) Zone. Dwellings units are currently limited to above the first storey.	Tech
"Permitted Uses" for Industrial Zones (Table 9.2)	Removes "adult entertainment establishment" as a permitted use for the General Industrial (I2) Zone. Any new adult entertainment establishment would require a site-specific zone subject to the siting criteria as noted previously. For the use "business office or professional office of a consulting engineer or surveyor", removes the prescriptive qualifier related to a consulting engineer or surveyor. Adds an "industrial mall" as an additional permitted use for the Prime Industrial (I1), General Industrial (I2) and Factory District (I4) Zones. Adds a "contractor's yard or shop" as an additional permitted use under the Factory District (I4) Zone.	Tech
"Permitted Uses" for Industrial Zones (Table 9.2) continued ...	Adds a "self-storage establishment" as an additional permitted use to the Prime Industrial (I1) and General Industrial (I2) Zones.	Tech
"Permitted Uses" for Institutional Zones (Table 10.2)	Adds a "day care centre" as an additional permitted use to the Institutional Community (IN1) and Institutional Neighbourhood (IN2) Zones. Currently, a day care centre is only permitted accessory to a main use.	Tech
Schedule "A", Map 2	Rezones City-owned lands situated along the McNamara Drain from Parks-Flood Plain (P-FP) to Open Space (OS) to ensure consistency with the zoning of other City-owned lands along said Drain.	Tech

Section	Proposed Amendment	Type
Schedule "A", Map 4	Rezones lands known municipally as 444 Lorne Avenue West from the Residential Fifth Density (R5(1)-18)) Zone to the Residential First Density (R1(3)) Zone; these lands were inadvertently rezoned in the passing of the CZBL, consistent with the zoning of adjacent lands to the west which contain a 4 storey apartment building whereas the subject property contains a single detached dwelling.	Tech

Agency Comments

The application was circulated to various agencies on October 7, 2025, with agency comments being due October 15, 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 – Climate Action Division*
 - No comments
- *Stratford Community Services – Transit Division*
 - No concerns
- *Stratford Corporate Services – Clerk's Office*
 - This is to confirm the Clerk's Office does not have any concerns with the proposed housekeeping amendments. The Clerk's Office is supportive of the parking requirements for ARUs.
- *Enbridge Gas Inc.*
 - Enbridge Gas does not object to the proposed application(s), however, we reserve the right to amend or remove development conditions. Please always call before you dig, see web link for additional details:
<https://www.enbridgegas.com/safety/digging-safety-for-contractors>

- *Upper Thames River Conservation Authority – Source Water Protection Division*
 - The subject lands are not located within a vulnerable area and therefore the property is not designated for restricted land use under S. 59 of the Clean Water Act, 2006. For more information pertaining to drinking water source protection, please refer to the approved Source Protection Plan at:

<https://www.sourcewaterprotection.on.ca/approved-source-protection-plan/>
- *Upper Thames River Conservation Authority*
 - We appreciate the inclusion of language specific to ARU's [namely Additional Residential Units] being restricted in hazardous lands. We have just one recommendation to make, otherwise we have no additional comments or objections to the Housekeeping Amendment. The UTRCA recommends that text be added in the Restrictions row of Table 4.24: ARU Regulations to include: "An ARU shall not be permitted on lands that would be rendered inaccessible to person and vehicles during flooding and erosion hazards".
- *ShelterLink*
 - Why are shelters not included in this new Zoning Bylaw? The city is a funder for ShelterLink, and yet shelters are very obviously missing. I would include Optimism Place in that category as well.
- *Perth-Huron Builders Association*
 - Consider including a "duplex" as a form of housing to allow ARUs similar to the permissions for single detached dwellings, semi-detached dwellings and street townhouse dwellings, considering this is a missed opportunity to permit additional density.
 - Table 4.24 for ARUs proposes a maximum building height of 6 metres and required rear and side yards of 1 metre. We would request consideration for a maximum building height of 7 metres. By limiting the height to 6 metres, accessory structures will be limited to one-storey and there will be the potential for minor variance applications. We are supportive of increasing the rear and side yard setback to 2 metres to reflect the increase in building height of 7 metres.

- We would also request consideration of the gross floor area restrictions for Additional Residential Units, provided in Section 4.24.1 b). The existing provisions restrict a second suite to a gross floor area not greater than 50% of the gross floor area of the principal residential dwelling on the same lot. In our view, this provision discourages the range and potential of Additional Residential Units and appears to be an arbitrary number that does not relate to the impact of the use on the surrounding land uses, building height and massing or required off-street parking. It is suggested that the City of Stratford consider a percentage higher than 50%, as this figure does not necessarily reflect the intent of the additional unit to be “subordinate”. Consideration for a percentage of 75% is requested.

PHBA has liaised with its membership and has identified other existing zoning provisions that have resulted in complications for various development projects. We would request that City staff consider the following potential housekeeping changes to the Zoning By-law:

- Table 9.2 of the Zoning By-law permits an “Office” use within the I1, I2 and I4 zones; however, only the office of a professional engineer or surveyor is permitted. We would request consideration by the City of expanding the office permissions within these zones, provided that the use is secondary to overall employment area.
- Section 4.30.1 b) limits the width of walkway to 1.5 metres for any dwelling unit, other than an apartment building. We are aware of several planning applications where a request has been made to permit a walkway width of 2.0 metres for non-apartment residential uses (e.g. street townhouses, stacked townhouses). We would request consideration to exempt any form of multi-unit dwelling from the walkway width limit of 1.5 metres and permit a width of 2.0 metres. This supports the intent of the City of Stratford Transportation Master Plan to encourage non-automotive forms of transportation.
- Within Table 7.4, a minimum front yard setback and exterior side yard setback of 0.0 metres is required for the Central Commercial (C3) Zone. This setback is intended to reflect the downtown location and the predominant streetwall and built-form. However, Section 4.20.1 h) states that balconies shall be located no closer than 3.0 metres to any required front yard or exterior side yard. This provision inadvertently moves any new building in the downtown core to a minimum of 3.0 metres if the building is proposed to have any balconies. We believe this is a technical oversight in the Zoning By-law, as it has the net effect of discouraging balconies, where they could contribute to active and engaging front building walls within the downtown. We would suggest that the Zoning

By-law specifically permit patios and balconies to have a 0.0 metre setback to a front lot line or exterior side yard lot line.

Public Comments

Notice of the application and public meeting was published in the Beacon Herald on September 27, 2025 and posted on Engage Stratford on October 7, 2025 including the proposed Zoning By-law Amendment and a tracked-changes version of the Comprehensive Zoning By-law showing the proposed changes.

To date, no written submissions have been received from the public. Any public comments received after this report is finalized will be provided to Council for consideration. Following the public meeting, any public comments received will be considered by Council before a decision is rendered.

Analysis: To be provided in a future planning report.

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

Staff Recommendation: THAT Council hear all interested persons with respect to the Application for Zoning By-law Amendment Z05-25.

Recommended by:	Marc Bancroft, MPL, MCIP, RPP, Manager of Planning
Reviewed by:	Adam Betteridge, MPA, MCIP, RPP, Director of Building and Planning Services
Approved for Council by:	André Morin, CPA, Chief Administrative Officer

DRAFT



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

BEING a By-law to amend By-law 10-2022 as amended, with respect to a housekeeping amendment regarding updated provisions to provide necessary clarifications to ensure a more efficient administration of said By-law applying to all lands in the City of Stratford.

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 City of Stratford Zoning By-law, be further amended.

AND WHEREAS this By-law is in conformity with the City of Stratford Official Plan and consistent with the Provincial Planning Statement.

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

1. That Sections 1.10.2 and 1.10.3, to By-law 10-2022, as amended, are hereby amended by adding the words "or Ontario Land Tribunal" after the words "Local Planning Appeal Tribunal".
2. That Section 1.6, to By-law 10-2022, as amended, is hereby amended by deleting it in its entirety and replacing it with the following:

1.6 Enforcement

1.6.1 Offences

- a) Every person, corporation, every director and or officer of a corporation who uses land and or owns land which is used contrary to provisions of this By-law is guilty of an offence.
- b) Every person, corporation, every director and or officer of a corporation who interferes with an *Officer* lawfully conducting enforcement of this By-law is guilty of an offence.

1.6.2 Orders

An *Officer* may Order or direct a person and or corporation to discontinue or refrain from proceeding with any activity or doing anything that is in contravention of this By-law.

1.6.3 Right of Entry

- a) Where an Officer believes on reasonable grounds that provisions of this By-law are being or have been contravened, the Officer at a reasonable time and upon producing proper identification, may enter and inspect the property on or in respect for which they believe the contravention is occurring.
- b) Except under authority of a search warrant issued under the *Planning Act*, an Officer or any person acting under their instructions shall not enter any room or place actually used as a dwelling without requesting and obtaining the consent of the occupier, first having informed the occupier that the right of entry may be refused and entry made only under the authority of a search warrant.

1.6.4 Penalties

- a) Every person who contravenes any provision of this By-law and, if the person is a corporation, every director or officer of the corporation who knowingly concurs in the contravention, is guilty of an offence and on conviction is liable:
 - i) on first conviction to a fine of not more than \$25,000; and
 - ii) on subsequent conviction, to a fine of not more than \$10,000 for each day, or part thereof, upon which the contravention has continued after the day on which the person was first convicted.
 - b) Where a corporation contravenes any provision of this By-law, the maximum penalty that may be imposed is,
 - i) on first conviction a fine of not more than \$50,000; and
 - ii) on subsequent conviction a fine of not more than \$25,000 for each day or part thereof upon which the contravention has continued after the day on which the corporation was first convicted.
3. That Section 2.5, to By-law 10-2022, as amended, is hereby amended by deleting Section 2.5.3 Bonus Provisions in its entirety, including Sections 2.5.3.1, 2.5.3.2, 2.5.3.3, 2.5.3.4, 2.5.3.5 and Table 2.5.3 and that subsequent Sections and Tables be renumbered accordingly.

4. That Section 3.0, to By-law 10-2022, as amended, is hereby amended by deleting the definitions of "BERM", "BUILDING", "BUILDING MATERIALS YARD", "CANNABIS PRODUCTION FACILITY", "CREMATORIUM", "GRADE, AVERAGE", "GROUP HOME", "HOME OCCUPATION", "INDUSTRIAL MALL", "LANDSCAPED OPEN SPACE", "OFFICER", "PRINCIPAL RESIDENCE or PRINCIPAL RESIDENTIAL" and "WAREHOUSE" replacing them with the following new definitions:

BERM means a landscaped mound of earth, a ledge or step on a slope or an embankment constructed for stability, aesthetic or noise reduction purposes.

BUILDING means any structure, or part thereof, consisting of a wall, roof and floor or any one or more of them which is used or intended to be used for the shelter, accommodation or enclosure of persons, animals or chattels, and includes any structure defined as a building in the Building Code Act, or in the *Corporation's* Building By-law, but does not include any vehicle as defined herein other than a vehicle which has been permanently placed on land and is not intended for use as a vehicle.

BUILDING MATERIALS YARD means an establishment in which building or construction and home improvement materials are offered or kept for retail sale.

CANNABIS PRODUCTION FACILITY means a building or structure used for the production of secondary products, processing, testing, destroying, packaging, accessory sale, and/or shipping of Cannabis which is authorized by a license issued by and/or registration/registered by the Federal Minister of Health, pursuant to the Cannabis Act (Canada) and its Regulations, as amended, or any successors thereto.

CREMATORIUM means a premises used for the cremation and/or aquamation of human or animal remains.

GRADE, AVERAGE, when used in reference to a building or structure, means the average elevation of the finished grade, and determined by calculating the difference in finished grade for each elevation side of a building or structure and calculating an average of those results.

GROUP HOME, means a residential care facility licensed or funded under Federal or Provincial statute for the accommodation of 3 to 10 persons, exclusive of staff, that provides a group living arrangement for their well-being, but does not include the care of or occupation by inmates or persons placed on probation or released on parole or for any other correctional purpose.

HOME OCCUPATION, means an occupation, personal service, profession, business or craft which is carried on as an accessory use conducted entirely within a dwelling unit or an accessory building or structure provided that the dwelling unit or accessory building or structure is the principal residence of the person carrying on the occupation, personal service, profession, business or craft.

INDUSTRIAL MALL, means a building designated and constructed as a unit containing at least 3 physically separate and independent industrial uses and provided with common parking areas, driveways, and other shared accessory facilities and services which is held under single ownership, condominium ownership, co-operative or similar arrangement.

LANDSCAPED OPEN SPACE means land which is:

- a) unoccupied by any enclosed space within *building* or *structure*;
- b) situated at ground level;
- c) *used* or intended to be *used* for landscaping which includes the growth and maintenance of grass, flowers, shrubs, bushes, trees or other vegetation, and for the provision of other landscaping features including, but not necessarily restricted to, *planting strips*, decorative fencing, recreational or play areas, gardens, rooftop gardens, fountains, fish ponds, uncovered swimming pools, uncovered *decks*, *porches*, terraces and *walkways* but excluding *driveways*, *parking areas*, and areas for *bicycle parking spaces*.

OFFICER means any person or employee of the *Corporation* charged with the duties of enforcing this By-law.

PRINCIPAL RESIDENCE or PRINCIPAL RESIDENT means the primary place of residence of a person, for which the municipal address of the dwelling unit is identified by that person as his or her place of residence for financial, legal and government related purposes.

WAREHOUSE means a building or part thereof used for the storage of goods for remuneration or the storage of goods which will be sold elsewhere or, subsequently, transported to another location for sale or consumption. This does not include a *Self-storage Establishment*.

5. That Section 3.0, to By-law 10-2022, as amended, is hereby amended by adding the following new definition: "ADDITIONAL RESIDENTIAL UNIT"

ADDITIONAL RESIDENTIAL UNIT means a *dwelling unit* that is self-contained, subordinate to and located within the same building or on the same lot of a primary dwelling unit in the form of a *single detached dwelling*, *semi-detached dwelling*, *townhouse dwelling*, or *street townhouse dwelling*. An Additional Residential Unit shall also have the same meaning as a "secondary suite" under the Ontario Building Code.

6. That Section 3.0, to By-law 10-2022, as amended, is hereby amended by deleting the following definitions: "CONVERTED DWELLING", "GARDEN SUITE" and "SECOND SUITE" including any references found throughout the By-law.
7. That Section 4.1.2, to By-law 10-2022, as amended, is hereby amended by deleting "An accessory building or structure may be erected in any yard other than a required yard, except that".
8. That Section 4.1.2e), to By-law 10-2022, as amended, is hereby amended by deleting it in its entirety.

9. That Section 4.1.4, Table 4.1.4, to By-law 10-2022, as amended, is hereby amended by deleting the column "Maximum Wall Height" applicable to all zones.
10. That Section 4.1.4, Table 4.1.4, to By-law 10-2022, as amended, is hereby amended by including the following standards for Industrial Zones:

Zone Category	Maximum Lot Coverage ①	Maximum Floor Area ①	Maximum Height ②	Minimum Side Yard Width / Rear Yard Depth ③
INDUSTRIAL ZONES				
I1	10%	150 m ²	5.0 m	3.0 m
I2	10%	150 m ²	5.0 m	3.0 m
I3	10%	150 m ²	5.0 m	3.0 m
I4	10%	150 m ²	5.0 m	3.0 m

11. That Section 4.1.4, to By-law 10-2022, as amended, is hereby amended with respect to the "Additional Regulations for Table 4.1.4" by adding the following: "4. Accessory buildings and structures are prohibited in a front yard and/or exterior side yard."
12. That Section 4.0, to By-law 10-2022, as amended, is hereby amended by including the following new subsection and that subsequent subsections be renumbered accordingly:

4.3 Adult Entertainment Establishments

Notwithstanding any other provision of this By-law respecting permitted uses, an Adult Entertainment Establishment shall not be permitted, either as a main use or an accessory use in any of the following zones: R1, R2, R3, R4, R5, MUR, C1, C2, C3, C4, C5, AD, I3, IN1, IN2, TH, P, OS, A and UR.

Adult Entertainment Establishments shall only be considered on a site-specific basis subject to an approved zoning by-law amendment on lands zoned I1 or I2 subject to the following criteria:

- a) Any building erected or altered for use as an Adult Entertainment Establishment use shall not be located on a lot that abuts Erie Street, Lorne Avenue, Perth Line 33, Embro Road 113, Douro Street, Downie Street, Mornington Street, Ontario Street, C.H. Meier Boulevard, Packham Avenue or Dunn Road;
 - b) An Adult Entertainment Establishment shall not be permitted on any lot which has a lot line which is located within 120 metres of any Residential Zone, any Institutional Zone, or any Parks or Open Space Zone; and
 - c) An Adult Entertainment Establishment shall not be permitted on any lot which has a lot line which is located within 400 metres of any other lot occupied by an existing Adult Entertainment Establishment use.
13. That Section 4.3.14, Table 4.3.1 to By-law 10-2022, as amended, is hereby amended by deleting the last row "Maximum Numbers of Days", "short-term

rental accommodation”, “Regulated through Licensing By-law (Maximum of 180 Days)” with respect to a single detached dwelling, semi-detached dwelling, converted dwelling and street townhouse dwelling.

14. That Section 4.4.3c) to By-law 10-2022, as amended, is hereby amended by deleting the words “a second suite, or a garden suite” and replacing them with “an additional residential unit”.
15. That Section 4.4, to By-law 10-2022, as amended, is hereby amended by deleting it in its entirety and replacing it with the following:

4.4 Cannabis Production Facility

A cannabis production facility shall comply with the following provisions:

- a) A cannabis production facility shall be prohibited on a lot containing a dwelling unit.
 - b) No building or structure or portion of land thereof used for cannabis production facility purposes may be located closer to any Residential or Institutional Zone or Park Zone than 150 metres.
 - c) Where a cannabis production facility is located on a lot, no other use shall be permitted on the lot or within the building as a whole.
 - d) A building or structure used for security purposes for a cannabis production facility may be located in the front yard and does not have to comply with the required minimum front yard setback.
 - e) Loading spaces for a cannabis production facility must be in a wholly enclosed building.
 - f) All uses associated with the cannabis production facility must take place entirely within a building.
16. That Section 4.7 be amended by deleting “Daylight Triangles and Visibility Triangles” and replacing it with “Minimum Visibility Triangle Requirements”.
 17. That Section 4.7.1 Minimum Daylight Triangle Requirement be deleted in its entirety and that subsequent sections be renumbered accordingly.
 18. That Section 4.10 to By-law 10-2022, as amended, is hereby amended by deleting it in its entirety and that subsequent sections be renumbered accordingly.
 19. That Section 4.11 to By-law 10-2022, as amended, is hereby amended by deleting item d) in its entirety.
 20. That Section 4.13, to By-law 10-2022, as amended, is hereby amended with respect to item a) by adding the words “or in a building or structure, accessory thereto” following the words “townhouse dwelling”, with respect to items e) and i) by deleted in their entirety, re-alphabetizing remaining sections, and with the addition of the following:
 - h) the external character of the dwelling as a residence shall not change or create a nuisance, particularly in regards to noise, odour, dust and refuse.

- 21. That Subsection 4.20.1c)iii), to By-law 10-2022, as amended, is hereby amended by including the word “covered” before the words “porches” and “decks” and by deleting the words “, and shall not be located closer than 1.5 m to any lot line”.
- 22. That Subsection 4.20.1c), to By-law 10-2022, as amended, is hereby amended by deleting items v) and vi) and replacing them with the following:
 - v) uncovered structures including decks, patios or terraces, where such structures project not more than 2.5 m into a required rear yard, provided such structure is not closer than 1.0 m to any lot line.
- 23. That Section 4.21a), to By-law 10-2022, as amended, is hereby amended by deleting it in its entirety and replacing it with the following:
 - a) Where a lot occupied by a non-residential use other than a park abuts a lot in a residential zone, or where a lot in the Residential Fourth Density (R4) or Residential Fifth Density (R5) Zone abuts a lot in another residential zone, then that part of the said lot abutting such residential lot shall be used for no purpose other than a planting strip having a minimum width of 1.5 m, measured perpendicularly to the said lot line.
- 24. That Section 4.24, to By-law 10-2022, as amended, is hereby amended by deleting it in its entirety and replacing it with the following:

4.24 Additional Residential Units

The following requirements contained in Table 4.24 shall apply to permit the construction of an *additional residential unit* (ARU) accessory to a *single detached dwelling, semi-detached dwelling, townhouse dwelling or street townhouse dwelling* where such dwelling types are permitted by this By-law:

Table 4.24: ARU Regulations

Criteria	Requirements
Maximum number of ARUs per lot	A maximum of two (2) ARUs may be permitted per lot where the primary dwelling is legally permitted on the subject lot and within the primary dwelling provided an ARU is not provided on the same lot in a detached accessory building. A maximum of one (1) ARU may be permitted in a detached building accessory to the primary dwelling provided there is no more than one (1) ARU contained within the primary dwelling.
ARU located in a building accessory to the primary dwelling	Notwithstanding Section 4.1, an ARU located within a building accessory to the primary dwelling shall be subject to the following requirement: a) a minimum side yard width and rear yard depth of 1 m; b) not permitted in a front yard or exterior side yard; c) maximum height of 6 m.

Criteria	Requirements
Parking	In addition to the parking required for the primary dwelling, one (1) parking space shall be required for each ARU, which may be in the form of tandem parking. A minimum of 40 percent of the front yard shall be provided and maintained as landscaped open space and such open space shall not be utilized for parking space and/or driveway purposes.
Servicing	An ARU shall be serviced by a public water supply system and public sanitary sewer system where adequate capacity has been confirmed by the City.
Access	An ARU shall be independently accessible from a common hallway or stairway within the primary dwelling or from a separate doorway outside the primary dwelling. For an ARU located within a building accessory to the primary dwelling where only one doorway is provided, it shall not be provided from the inside of a garage unless the garage has a separate doorway that provides direct outdoor access. Where the only entrance to an ARU is provided from a <i>rear yard, interior yard</i> or <i>exterior side yard</i>, the entrance shall be accessible by a continuous, unobstructed <i>walkway</i> of at least 1 m in width between the main wall of the primary dwelling and the <i>side lot line</i> and a municipal number posted in accordance with City by-laws.
Restrictions	An ARU shall not be permitted on a lot which contains a <i>boarding house, group home, bed and breakfast establishment, short term rental accommodation</i> or <i>home occupation</i>. An ARU or part thereof shall not be permitted within <i>hazard lands</i>.

25. That Section 4.27, to By-law 10-2022, as amended, is hereby amended by including the following provision:
 - d) Notwithstanding item a), shipping containers may be used as an accessory building or structure where permitted provided the exterior of the shipping container is clad with building material with the effect of not having the appearance of a shipping container.
26. That Section 5.1, Table 5.1, to By-law 10-2022, as amended, is hereby amended by adding "additional residential unit" under the "dwelling" heading and "1.0 per dwelling unit" being the minimum number of parking spaces.
27. That Section 5.1, Table 5.1, to By-law 10-2022, as amended, is hereby amended by deleting "second suite" and "Refer to Section 4.24", by deleting "garden suite" and "Refer to Section 4.10", and by deleting "converted dwelling" and "1.0 per dwelling unit".

28. That Section 5.2, to By-law 10-2022, as amended, is hereby amended by deleting all references to "converted dwelling".
29. That Section 5.3.1, to By-law 10-2022, as amended, is hereby amended by deleting item b) in its entirety and replacing it with the following:
 - b) For all Residential Zones, the maximum width of a *driveway* shall be the lesser of 8.0 m or 50% of the frontage of the lot, measured along the street line. Within any required yard, no driveway providing access to a parking area shall exceed the width of the parking area.
 - c) For all Industrial Zones, the maximum width of a driveway shall be 10.0 m, measured along the street line; and
 - d) For all other Zones, the maximum width of a driveway shall be 9.0 m, measured along the street line.
30. That Section 5.3.2, Table 5.3.2, to By-law 10-2022, as amended, is hereby amended by deleting "Converted dwelling".
31. That Section 5.3.7.2, to By-law 10-2022, as amended, is hereby amended by deleting item f) in its entirety.
32. That Section 5.4.1, to By-law 10-2022, as amended, with respect to Table 5.4.1, is hereby amended by deleting "12" and replacing it with "25" and deleting "13" and replacing it with "26".
33. That Section 5.6b), to By-law 10-2022, as amended, is hereby amended by deleting the words "for non-residential uses".
34. That Section 6.2, Table 6.2, to By-law 10-2022, as amended, is hereby amended by deleting the entire row with respect to "converted dwelling".
35. That Section 6.3, to By-law 10-2022, as amended, is amended by deleting subsection 6.3.2.2 in its entirety.
36. That Section 6.4.2, Table 6.4.2, to By-law 10-2022, as amended, is hereby amended by deleting the entire rows with respect to "Converted dwelling".
37. That Section 6.4.3, Table 6.4.3, to By-law 10-2022, as amended, is hereby amended by deleting the entire rows with respect to "2 unit Converted dwelling", by deleting all references to "3 unit converted dwelling", and by deleting all references to "4 unit converted dwelling".
38. That Section 6.4.4 to By-law 10-2022, as amended, is hereby amended by adding the words ", which applies to the entire block of land" with respect to item 3) under "Additional Regulations for Table 6.4.4".
39. That Section 7.2, Table 7.2, to By-law 10-2022, as amended, is hereby amended by deleting a "gas bar" as a permitted use under the C1 Zone, adding an "art gallery" and "institutional use" as additional permitted uses under the C3 Zone and by deleting the entire row with respect to "converted dwelling".
40. That Sections 7.3.1.2 and 7.3.2.1, to By-law 10-2022, as amended, are hereby amended by including the words "and/or below" after the word "above".
41. That Section 7.3.2, to By-law 10-2022, as amended, is hereby amended with the addition of the following:

7.3.2.2 Gas Bars

A pump island, kiosk, and/or canopy *accessory* to a *gas bar* shall be permitted in any part of a required *front yard* or *side yard* provided:

- a) the minimum distance between any portion of a gasoline pump island or any kiosk and a *lot line* or *widened street* line shall be 5.0 m;
- b) the minimum distance between any column supporting a canopy and a *lot line* or *widened street* line shall be 3.0 m;
- c) in the case of a *corner lot*, no portion of any gasoline pump island or kiosk shall be located closer than 3.0 m to a *visibility triangle*; and
- d) no part of any canopy shall be located in a required *visibility triangle*.

- 42. That Section 7.3.3.1, to By-law 10-2022, as amended, is hereby amended by deleting the title "Converted Dwelling" and replacing it with "Residential Intensification".
- 43. That Section 7.3.3.2, to By-law 10-2022, as amended, is hereby amended by deleting the words "other than in a converted dwelling" and adding the words "and/or below" after the words "located above".
- 44. That Section 7.3.4, to By-law 10-2022, as amended, is hereby amended with the addition of the following:

7.3.4.1 Gas Bars

A *gas bar* shall only be permitted in the C4 *Zone* as an *accessory use* to a *shopping centre*.

A pump island, kiosk, and/or canopy *accessory* to a *gas bar* shall be permitted in any part of a required *front yard* or *side yard* provided:

- e) the minimum distance between any portion of a gasoline pump island or any kiosk and a *lot line* or *widened street* line shall be 5.0 m;
- f) the minimum distance between any column supporting a canopy and a *lot line* or *widened street* line shall be 3.0 m;
- g) in the case of a *corner lot*, no portion of any gasoline pump island or kiosk shall be located closer than 3.0 m to a *visibility triangle*; and
- h) no part of any canopy shall be located in a required *visibility triangle*.

45. That Section 7.3.5, to By-law 10-2022, as amended, is hereby amended with the addition of the following:

7.3.5.1 Gas Bars

A pump island, kiosk, and/or canopy *accessory* to a *gas bar* shall be permitted in any part of a required *front yard* or *side yard* provided:

- i) the minimum distance between any portion of a gasoline pump island or any kiosk and a *lot line* or *widened street* line shall be 5.0 m;
 - j) the minimum distance between any column supporting a canopy and a *lot line* or *widened street* line shall be 3.0 m;
 - k) in the case of a *corner lot*, no portion of any gasoline pump island or kiosk shall be located closer than 3.0 m to a *visibility triangle*; and
 - l) no part of any canopy shall be located in a required *visibility triangle*.
46. That Section 9.2, Table 9.2, to By-law 10-2022, as amended, is hereby amended by deleting "adult entertainment establishment" with the effect of not permitting this use under the I2 Zone, adding a "self-storage establishment" as an additional permitted use under the I1 and I2 Zones, by adding a "contractor's yard or shop" as an additional permitted use to the I4 Zone, by adding an "industrial mall" as an additional permitted use to the I1, I2 and I4 Zones, by deleting the words "of a consulting engineer or surveyor" with respect to a business office or professional office.
47. That Sections 9.3.1.2 and 9.3.2.2, to By-law 10-2022, as amended, are hereby amended by deleting "d) not located in an exterior side yard where it abuts an arterial road" and that subsequent sections be re-alphabetized accordingly.
48. That Sections 9.3.1.4, 9.3.2.6 and 9.3.4.2 to By-law 10-2022, as amended, are hereby amended by deleting the words "of a consulting engineer or surveyor".
49. That Section 10.2, to By-law 10-2022, as amended, is hereby amended with respect to Table 10.2 by adding a "day care centre" as an additional permitted main use under the IN1 and IN2 Zones.
50. That Section 11.3.1, to By-law 10-2022, as amended, is hereby amended by deleting the word "means".
51. That Section 13.2, Table 13.2, to By-law 10-2022, as amended, is hereby amended by deleting "non-farm residential use" and replacing it with "single detached dwelling".
52. That Section 13.3.1.3, to By-law 10-2022, as amended, is hereby amended by deleting "Agriculture-Related Uses" and "dwelling unit" and replacing them with "Single Detached Dwellings" and "single detached dwelling".
53. That Section 15.4.28c), to By-law 10-2022, as amended is hereby amended by including the words "in that the said garage shall be" before the word "measured".

54. THAT Schedule "A", Map 2, to Zoning Bylaw 10-2022 as amended, is hereby amended by changing the lands from the Parks-Flood Plain (P-FP) Zone to the Open Space (OS) Zone, those lands outlined in heavy solid lines and described as 'OS' on Schedule "A" attached hereto and forming part of this By-law, and legally described as Part of Lots 3 and 4, Concession 2 (geographic Township of Ellice), being Part of Part 2 and Part 25 on Plan 44R-5900, City of Stratford, in the County of Perth.
55. THAT Schedule "A", Map 4, to Zoning Bylaw 10-2022 as amended, is hereby amended by changing the lands from the site-specific Residential Fifth Density (R5(1)-18)) Zone to the Residential First Density (R1(3)) Zone, those lands outlined in heavy solid lines and described as 'R1(3)' on Schedule "B" attached hereto and forming part of this By-law, and legally described as Part of Lot 4, Concession 2 (geographic Township of Downie), City of Stratford, in the County of Perth and known municipally as 444 Lorne Avenue West.
56. This By-law shall come into effect upon Final Passage in accordance with the Planning Act.

READ a FIRST, SECOND and THIRD time and

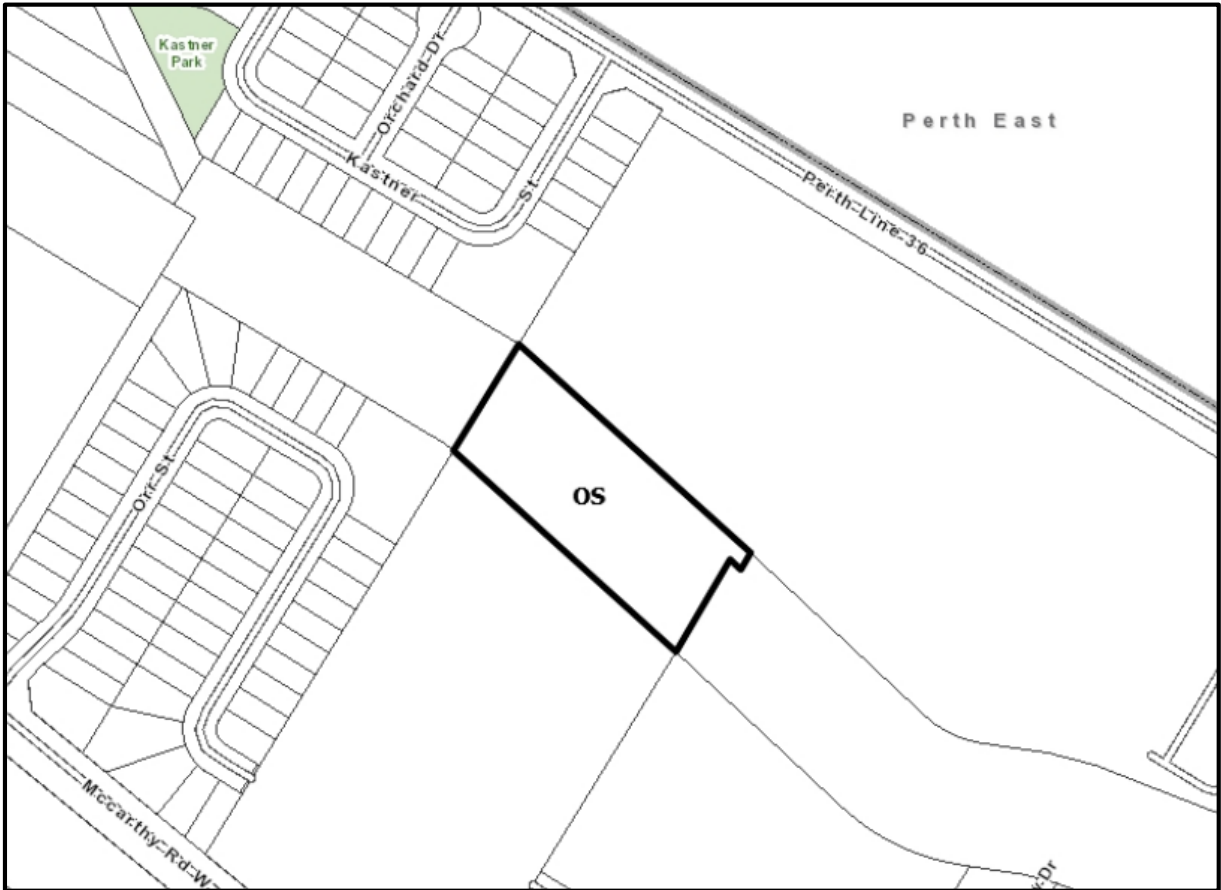
FINALLY PASSED this XX day of Month, 2025.

Mayor – Martin Ritsma

Clerk – Tatiana Dafoe

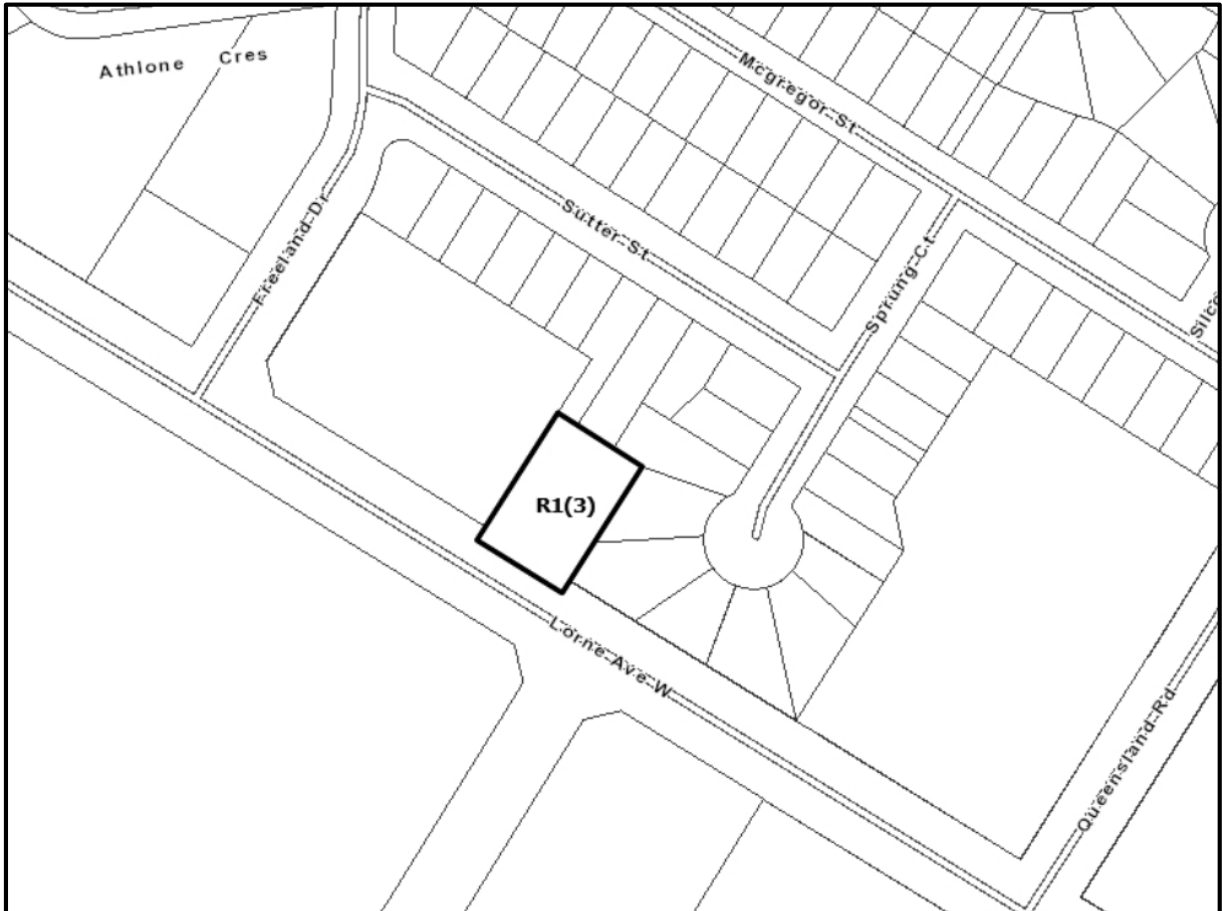
**This is Schedule "A" to By-law XX-2025
Adopted this XXday of Month, 2025**

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



**This is Schedule "B" to By-law XX-2025
Adopted this XX day of Month, 2025**

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



PREAMBLE

HOW TO READ THIS BY-LAW

PREAMBLE ~~How~~HOW TO READ THIS BY-LAW

The preamble is intended to assist the reader in understanding and interpreting the Zoning By-law for the City of Stratford. It does not form part of the Zoning By-law.

1.0 Overview of Zoning By-laws

A Zoning By-law is a detailed municipal by-law that regulates the types of land *uses* and activities that may occur on a property or within *buildings*; and the *height*, location, massing and character of *buildings* and *structures*.

Section 34 of the Ontario Planning Act, as amended, gives local municipalities the authority to pass Zoning By-laws, and identifies the specific matters that may be regulated by a Zoning By-law. Zoning By-laws are *used* by most municipalities in Ontario to manage land *use* compatibility and manage the character and appearance of neighbourhoods and communities. Zoning By-laws are also prepared to implement the policies of a municipality's Official Plan, which establishes goals and policies respecting the types of permitted land *uses* and desired built form within different geographic areas of the municipality. The Zoning By-law is *used* to translate these policies into more specific permitted land *uses*, and requirements for *lot* and *buildings* by establishing *zone* categories and regulations which apply to all lands in the municipality.

A Zoning By-law is primarily implemented through the *building permit* application process. Where a property owner or occupant wishes to construct something on their property, and applies for a *building permit*, the proposal must conform to the provisions of the Zoning By-law. If the proposal does not conform to the Zoning By-law, the applicant can:

- a) apply for a minor variance to seek relief from the provisions of the Zoning By-law;
- b) apply for a rezoning (Zoning By-law Amendment) to change their *zone* or seek major relief from the provisions of the Zoning By-law; or
- c) the applicant can rework their proposal so that it complies with the Zoning By-law.

PREAMBLE

HOW TO READ THIS BY-LAW

2.0 Authority to Prepare this By-law

The Zoning By-law is prepared in accordance with Section 34 of the Planning Act, R.S.O., 1990, c.P.13, as amended. Generally speaking, the Planning Act allows the Council of the City of Stratford to pass zoning by-laws to restrict the *use* of land, and to regulate the size, location and character of *buildings* and *structures* within the City.

3.0 Overview of the City of Stratford Zoning By-law

This Zoning By-law regulates the *use* of land and *buildings* and the massing, location, *height* and character of *buildings* and *structures* for all lands within the City of Stratford. All properties in the City of Stratford as shown on Schedule "A" are subject to the provisions of this Zoning By-law. This By-law replaces the City of Stratford Zoning By-law 201-2000, as well as the portions of the Township of Perth East By-law 30-1999 and Township of Perth South By-law 4-1999, as they relate to lands which are now within the corporate limits of the City of Stratford.

3.1 Structure of this By-law

The City of Stratford Zoning By-law consists of the following sections:

Section 1.0 - Interpretation and Administration

Section 1.0 describes how the Zoning By-law is to be interpreted, and how the By-law is to be administered by the City of Stratford. All *buildings* and *structures* and land *uses* within the City are required to conform to the provisions of this By-law. *Section 1.0* also contains important details regarding how development applications in process are to be administered.

Section 2.0 – Establishment of Zones

Section 2.0 of the Zoning By-law establishes the *zone* categories and *zone* symbols which are applied to all lands within the City of Stratford as shown on Schedule "A" to this By-law. This section also describes how *zone* boundaries are to be interpreted and identifies special *zone* regulations which may apply to certain properties.

PREAMBLE

HOW TO READ THIS BY-LAW

Certain lands may be subject to holding provisions, which are denoted by the symbols “-H1, -H2”, etc., as a suffix to the *zone*. Where a holding symbol is shown, the provisions of *Section 2.5.2* apply. Where a holding symbol is applied to lands, the lands may not be *used* or developed according to the requirements in the underlying *zone* until such time as the holding symbol is removed. Lands subject to a holding symbol are typically only permitted to be *used* for those *uses* which legally existed prior to the addition of the holding symbol. The by-law which was passed to add the holding symbol may contain special conditions for removing the holding symbol, such as the provision of municipal wastewater servicing for the land. City *Council* must pass a by-law to remove the holding symbol once they are satisfied that the conditions for removing the holding symbol have been met.

~~Certain lands may be subject to bonus provisions, which are denoted by the symbols “-B1, -B2”, etc. as a suffix to the *zone*. Where a bonus provision is shown, the provisions of *Section 2.5.3* apply. Where a bonus provision is applied to lands, increases in the *height* and/or *density* are permitted, beyond that which is typically permitted in this By-law, in exchange for the provision of certain facilities, services, or other matters which provide a community benefit. An amendment to this By-law is required to establish the development standards that would apply when bonusing is granted.~~

Certain lands may be subject to a temporary *use* permission, which are denoted by the symbols “-T1, -T2”, etc. as a suffix to the *zone*. Where a temporary *use* permission is shown, the provisions of *Section 2.5.4* apply. Where a temporary *use* permission is applied to lands, through a Temporary Use By-law, the subject lands may be *used* for such temporary *uses* as set out in the By-law for a limited period of time, notwithstanding the permitted *uses* of this By-law. An amendment to this By-law is required to establish the temporary *use* provisions related to the subject lands.

Certain lands may also be subject to compound zoning (i.e., I2/UR), in which case the provisions of this By-law with respect to each *zone* shall apply to the subject lands, and any *building, structure* or *use* shall conform to the provisions of this By-law which are applicable to such *building, structure* or *use*.

Section 3.0 – Definitions

Section 3.0 provides specific definitions for commonly *used* terms in the By-law. The permitted *uses*, and other technical terms *used* in the Zoning By-law are defined to ensure the Zoning By-law is being interpreted and applied

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consistently. For the convenience of the reader, if a term is italicized in the text of the Zoning By-law, then the term is defined in *Section 3.0*.

Section 4.0 – General Provisions

Section 4.0 of the Zoning By-law provides general provisions which may be applicable to all *zones*, one or more categories of *zones*, or to specific *uses*, depending on the proposed *use* of the *lot* or the context of the *lot*. These provisions include detailed requirements for swimming pools, *home occupations*, *accessory buildings*, *short term rental accommodations*, *bed and breakfasts* and many more subjects that will be applicable depending on the context.

Section 5.0 – Parking and Loading Requirements

Section 5.0 identifies the minimum number of *parking spaces* that a *use* must provide on-site to accommodate *vehicles*. Some *uses* are also required to have *loading spaces* to accommodate the *use*. In this By-law, some *uses* are also required to provide and maintain a certain number of *barrier free parking spaces* and *bicycle parking spaces*. This section also provides requirements for the size of *parking spaces*, drive aisles, and parking lots.

Section 6.0 -14.0 – Zone Categories (Permitted Uses, Special Use Regulations, and General Use Regulations)

Sections 6.0 through 14.0 outlines the *zone* categories which establish the permitted *uses* within each *zone*, as well as the general *use* regulations which identify the *lot* and *building* requirements, including minimum *lot area* and *lot frontage* requirements, *building setbacks* from *lot lines*, maximum *building heights*, and requirements for *accessory buildings* or *structures*. In certain instances, a *zone* category may contain multiple *zone* variations which apply different general *use* regulations. Certain *zones* may also contain special *use* regulations which apply additional requirements to a specific *use*, such as a *boarding house dwelling*, *gas bar*, and *open storage*.

The *zones* are organized into similar categories, in the following sections:

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- Section 6.0* – Residential Zones
- Section 7.0* – Commercial and Mixed Use Zones
- Section 8.0* – Grand Trunk Anchor District Zone
- Section 9.0* – Industrial Zones
- Section 10.0* – Institutional Zones
- Section 11.0* – Theatre District Zone
- Section 12.0* – Parks and Open Space Zones
- Section 13.0* – Agricultural Zone
- Section 14.0* – Urban Reserve Zone

Section 15.0 – Zone Exceptions

Most lands in the City of Stratford are zoned by a base *zone*, which are represented by symbols such as R1(1), I2, etc. However, some lands are also zoned by a site-specific *zone* exception, which is denoted as a base *zone* symbol followed by a hyphenated numeric suffix in *Section 15.0*. For example, I2-1 is *zone* exception number 1 to the General Industrial (I2) *Zone*. The *zone* exceptions provide special provisions related to that specific property or properties, and establish specific requirements related to that *zone* exception.

Section 16.0 – Enactment of By-law

Section 16.0 includes the particulars for the enactment of the Zoning By-law, including the effective date.

Schedule “A” Maps

Schedule “A” to the Zoning By-law is comprised of a series of Maps which identify the *zone* categories for all lands in the City of Stratford. In addition, the maps also identify areas which are subject to specific provisions which may include *zone* exceptions and Holding Provisions. The mapping is subject to change and may be amended from time to time to reflect amendments to the zoning by-law as well as mapping changes due to technical adjustments.

Upper Thames River Conservation Authority Regulation Area (Schedule “A” Overlay)

The *Regulated Area* of the *Upper Thames River Conservation Authority* is Illustrated as an overlay on the Schedule “A” maps. The *Regulated Area* includes lands within the jurisdiction of the *Upper Thames River Conservation Authority*, and may relate to lands associated with flooding or other *hazard lands*. Development within the *Regulated Area* may require a permit from the *Conservation Authority* before a *building permit* can be issued. This overlay is

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primarily intended for information purposes only, as the *Regulated Area* of the *Conservation Authority* may change from time to time. The reader should consult with the City of Stratford and the *Upper Thames River Conservation Authority* to confirm whether a permit will be required from the *Conservation Authority* prior to any development or site alteration. *Section 4.29* (*Upper Thames River Conservation Authority* Regulation Area) in the general provisions provides additional information about the meaning of this overlay.

Schedule "B" – Street Classification and Existing and Design Street Widths

Schedule "B" establishes the classification of streets, including Arterial, Collector and Local Streets. It also identifies the *existing street width* and the design (or planned) *street width*, which may identify where additional land may be required for a future road widening. The Zoning By-law makes reference to Schedule "B" when referring to the classification of streets and the existing and design (or planned) street widths.

Schedule "C" – Wellhead Protection Areas

Schedule "C" identifies *wellhead protection areas* which include vulnerable areas in which a significant drinking water threat could occur, in accordance with the Clean Water Act. The general provisions of *Section 4.28* (Source Protection (Wellhead Protection Areas)) identify *uses* and activities which may be prohibited within the defined *wellhead protection areas*. The intent of these provisions is to protect the quality of groundwater resources by prohibiting certain *uses* which may cause adverse impacts on groundwater, such as the storage and handling of hazardous wastes.

All provisions of the By-law are intended to be read in conjunction with one another. It is always important, when reading a Zoning By-law, to identify all provisions throughout the document which may apply to a particular property or *use*.

4.0 How to Check Zoning and Identify Applicable Regulations for a Property

Zoning By-law users are a diverse audience. Some readers will want to examine how the Zoning By-law addresses a certain issue or regulates a certain *use* (e.g., how does the Zoning By-law regulate *home occupations*? In which *zones* are *apartment buildings*, *short term rental accommodations*, or *bed and breakfasts* permitted?). Other users are responsible for administering the By-law and must understand it in great detail.

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The Zoning By-law is required to implement the City's Official Plan, and the reader should also refer to the Official Plan to determine the *existing* land *use* designation and any relevant policies which may be applicable to a specific property or development proposal. Readers are encouraged to consult with the City, to assist in confirming and interpreting the Zoning By-law.

Most readers, however, will use a Zoning By-law in order to determine what they are permitted to do on their property. Following is an outline of the steps one may typically take to determine what types of regulations apply to their property:

- 1.** Locate the property on the applicable Schedule "A" Map and identify the *zone* symbol that applies to the property (e.g., R1(1)). In addition to the applicable *zone* symbol, the following property specific regulations may also apply, as denoted by a mapping overlay or a *zone* suffix:

1.1. Regulated Area: If the property is located in the Regulated Area of the Upper Thames River Conservation Authority, as shown as an overlay on Schedule "A", the reader will need to refer to *Section 4.29* (Upper Thames River Conservation Authority Regulated Area), which identifies associated regulations and permit requirements from the *Conservation Authority* which may be required to permit development on the property.

1.2. Stratford Airport Federal Regulations: If the property is located within the Stratford Municipal Airport Zoning Area, as shown as an overlay on Schedule "A" the reader will need to refer to *Section 2.5.6* (Stratford Airport Federal Regulations). The federal zoning regulations for the Stratford Municipal Airport regulate, within the defined area, the *height* of the *buildings, structures*, objects and natural growth; and communication signals which may cause interference with an aircraft or the airport. The regulations apply to all lands within the defined area, including private property and municipal road allowances.

1.3. Zone Exception: If a *zone* exception number (i.e., "-1") follows the *zone* symbol, the *zone* symbol includes a *zone* exception (i.e., R1(1)-1), refer to the applicable *zone* exception provisions contained in *Section 15.0*. The *zone* exception will provide alternative permitted *use* or *zone* regulations than what would typically be required by the base *zone*. In most cases, the exception *zone* will only address one or more provisions, and at

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least some of the *zone* regulations in the base *zone* in Sections 6.0-12.0 and the general provisions in *Section 4.0* and the parking and loading requirements of *Section 5.0* will still apply.

1.4. Holding Symbol: If a holding symbol (i.e., “-H1”) follows the *zone* symbol (i.e., R1(1)-H1), refer to *Section 2.5.2* regarding the criteria for removal of the holding symbol, and what *uses* may be permitted prior to the removal of the holding symbol. The reader should consult with the City to confirm the permitted *uses* and the requirements for removing the holding symbol.

~~**1.5.** Bonus Provisions: If a bonus provision (i.e., “-B1”) follows the *zone* symbol (i.e., R1(1)-B1), refer to *Section 2.5.3* regarding the increases in the height and/or density that are permitted, beyond that which is typically permitted in this By-law, in exchange for the provision of certain facilities, services, or other matters which provide a community benefit.~~

1.6.1.5. Temporary Use Permission: If a temporary *use* permission (i.e., “-T1”) follows the *zone* symbol (i.e., R1(1)-T1), refer to *Section 2.5.4* regarding the *use(s)* for which the subject lands may be *used* for such temporary *use(s)* as set out in the By-law for a limited period of time, notwithstanding the permitted *uses* of this By-law.

1.7.1.6. Lots with Compound Zoning: If a property has compound *zones*, such as (i.e., I2/FR), refer to *Section 2.3.3*. In these instances, the provisions of this By-law with respect to each *zone* shall apply to the subject lands, and any *building, structure* or *use* shall conform to the provisions of this By-law which are applicable to such *building, structure* or *use*.

2. Locate the road(s) on which the property is located on Schedule “B.” Schedule “B” lists all of the Roads in the City and identifies its classification (i.e., collector, local or arterial) as well as the existing and planned width of each road. This information is referred to by certain ~~previsions~~*provisions* of the By-law (see Step 5).
3. Wellhead Protection Area: If the property is located within a *wellhead protection area* as shown on Schedule “C”, the reader will need to refer to the general provisions in *Section 4.28* (Source Protection (Wellhead Protection Areas)), which

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identifies certain *uses* and activities which may be prohibited within the *wellhead protection area* in order to protect the quality of groundwater resources.

4. Identify the permitted uses and general use regulations for the zone category: Every *zone* category includes a table of permitted *uses* and general *use* regulations in Section 6.0 through Section 14.0 of the By-law. For Residential Zones (R1, R2, R3, etc.) you will find the list of permitted *uses* in *Section 6.2* (Permitted Uses) of the By-law, and the general *use* regulations in *Section 6.4*, which are further divided into *zone* variations (i.e., R1(1), R1(2), R1(3)). The permitted *uses* for each *zone* are organized in a table. The *uses* permitted on your property are represented by the symbol "P" in the column applicable to that *zone* and corresponding with the row for a specific permitted *use*. For each *zone*, the general *use* regulations establish the *lot* and *building* requirements applicable to that *zone* or *zone* variation, including the required minimum *lot area*, minimum *lot frontage*, minimum and/or maximum yard *setbacks*, *building heights*, and other *lot* and *building* requirements, which the *use* of the *lot* must comply with.

It is important to read the definitions associated with the terminology *used* in this By-law. All of the *uses* permitted in this By-law are associated with a definition. Many technical terms are also defined, such as *lot frontage*, *lot coverage*, and *front yard setback*, for example. Where a term is defined, you will see it appear in italics in this text for convenience.

5. Identify Other Provisions that May Apply: The types of *uses* and *lot* and *building* requirements are principally regulated by the *zone* requirements. However, *Section 4.0* (General Provisions) contains provisions that apply to certain permitted *uses*. For example, there are provisions that are specifically applicable to swimming pools, *bed and breakfast establishments*, *accessory buildings*, *home occupations*, *short term rental accommodations*, and many other *uses*. Furthermore, *Section 5.0* (Parking and Loading Requirements) contains provisions that apply to *parking spaces*, loading areas, drive aisle and parking lot requirements, and *barrier free parking space* and *bicycle parking space* requirements.
6. Consider the Administrative Provisions of the Zoning By-law: *Section 1.0* (Interpretation & Administration) of the Zoning By-law contains some provisions that can help you understand how to read and *use* the By-law. A reader should be

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familiar with these provisions as they may be essential depending on your circumstance.

5.0 Confirming with the City

It is always a good idea to consult with the City about your construction project, as City staff will help you determine whether your project will comply with the applicable provisions of the Zoning By-law. For significant developments, consultation with the other applicable agencies may also be required.

Additionally, there may be approved minor variances which are applicable to the property which may provide relief from certain *zone* regulations, permitted *uses* or general provisions. The City of Stratford's Planning Staff can assist in identifying any approved minor variances.

6.0 Relationship to Other By-laws, Regulations, Legislation, etc.

The Zoning By-law does not supersede or trump any other legislation, regulations or municipal by-laws. In fact, depending on your proposal or the *use* of your property, other laws may apply. It is the property owner's responsibility to understand what laws will apply to their land *use* or their construction project.

The municipality administers other by-laws that are related to this Zoning By-law. For example the City administers a *sign* by-law to regulate *signs*. The City also administers by-laws that regulates and provides a process for licensing certain businesses, subject to conditions, such as *bed and breakfast establishments and short term rental accommodations*. These by-laws essentially 'build' on the Zoning By-law's requirements, and should be considered "in addition to" the Zoning By-law's requirements.

The laws and regulations of the Province, the Federal Government and other agencies may also apply. Some *uses* may be subject to Provincial/Federal licensing or regulation. It is not the role of the Zoning By-law to integrate with the regulations or laws of other government. The City can help you identify what other laws and regulations might apply to your project.

7.0 Subsequent Zoning By-law Amendments

The Zoning By-law may be consolidated from time to time to include subsequent amendments to the Zoning By-law. However, there may have been amendments to the Zoning By-law or removals or additions of holding symbols which are not consolidated in

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the current office consolidation of the Zoning By-law. In all cases, the reader should contact City planning staff to confirm the most current zoning of a property and applicable regulations. Additionally, the maps contained in Schedule "A" may not reflect the latest zoning, or any recent changes to the parcel fabric.

8.0 Minor Variances

The Committee of Adjustment has the authority to approve minor variances to the Zoning By-law, which may provide minor relief from specific zoning provisions or minor changes to the permitted *uses* of one or more properties. Minor variances previously granted are not reflected in the Zoning By-law and are not indicated in the *zone* exceptions. The reader should contact the City to identify whether there are any approved minor variances applicable to a property.

SECTION 1.0

INTERPRETATION & ADMINISTRATION

SECTION 1 INTERPRETATION & ADMINISTRATION

1.1 Title

This By-law shall be known as the “City of Stratford Zoning By-law”.

1.2 Lands Affected

The provisions of this By-law shall apply to all lands within the corporate limits of the City of Stratford.

1.3 Repeal of Former By-laws

The following By-laws, and all amendments thereto are hereby repealed:

- a) City of Stratford By-law 201-2000 and all amendments thereto;
- b) Township of Perth East By-law 30-1999 and all amendments thereto, as it relates to lands within the corporate limits of the City of Stratford, are hereby repealed; and
- c) The Township of Perth South By-law 4-1999 and all amendments thereto, as it relates to lands within the corporate limits of the City of Stratford, with the exception of the 2020 annexation lands, are hereby repealed.

1.4 Conformity with this By-law

No *building* or *structure* shall hereafter be erected or altered, no land shall be *used*, nor shall the *use* of any *building*, *structure* or *lot* hereafter be changed, in whole or in part, except in conformity with the provisions of this By-law.

1.5 Compliance with Other Legislation

- a) Nothing in this By-law shall serve to relieve any person from any obligation to comply with the requirements of any other By-law of the City of Stratford, Province of Ontario, or Government of Canada that may otherwise affect the *use* of land, *buildings*, and *structures*.
- b) Without limiting the generality of subsection (a) above, this includes the Building Code Act (Ontario Regulation 332-12), the Ontario Heritage Act,

SECTION 1.0

INTERPRETATION & ADMINISTRATION

and the permitting procedures of the *Upper Thames River Conservation Authority* (Ontario Regulation 157/06).

1.6 Penalties Enforcement

1.6.1 Offences

- a) Every person, corporation, every director and or officer of a corporation who uses land and or owns land which is used contrary to provisions of this By-law is guilty of an offence.
- b) Every person, corporation, every director and or officer of a corporation who interferes with an *Officer* lawfully conducting enforcement of this By-law is guilty of an offence.

1.6.2 Orders

An *Officer* may Order or direct a person and or corporation to discontinue or refrain from proceeding with any activity or doing anything that is in contravention of this By-law.

1.6.3 Right of Entry

- a) Where an *Officer* believes on reasonable grounds that provisions of this By-law are being or have been contravened, the *Officer* at a reasonable time and upon producing proper identification, may enter and inspect the property on or in respect for which they believe the contravention is occurring.
- b) Except under authority of a search warrant issued under the *Planning Act*, an *Officer* or any person acting under their instructions shall not enter any room or place actually used as a dwelling without requesting and obtaining the consent of the occupier, first having informed the occupier that the right of entry may be refused and entry made only under the authority of a search warrant.

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1.6.4 Penalties

a) Every person who contravenes any provision of this By-law and, if the person is a corporation, every director or officer of the corporation who knowingly concurs in the contravention, is guilty of an offence and on conviction is liable:

i) on first conviction to a fine of not more than \$25,000; and

ii) on subsequent conviction, to a fine of not more than \$10,000 for each day, or part thereof, upon which the contravention has continued after the day on which the person was first convicted.

b) Where a corporation contravenes any provision of this By-law, the maximum penalty that may be imposed is,

i) on first conviction a fine of not more than \$50,000; and

ii) on subsequent conviction a fine of not more than \$25,000 for each day or part thereof upon which the contravention has continued after the day on which the corporation was first convicted.

1.6

~~Every person who contravenes a provision of this By-law and, if the person is a corporation, every director or officer of the corporation who knowingly concurs in the contravention, is guilty of an offence and on conviction is liable to fines under the Planning Act.~~

1.7 Severability

A decision of a court of competent jurisdiction that one or more of the provisions of this By-law or any portion of the Zoning Schedules to this By-law are invalid in whole or in part does not affect the validity, effectiveness, or enforceability of the other provisions or parts of the provisions of this By-law.

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1.8 Clarification and Convenience

- a) Examples, side notes, and illustrations are for the purpose of explanation, clarification, and convenience, and do not form part of this By-law.
- b) Any numbers in circles following any item in any Table indicates that one or more additional regulations apply to the *use, zone*, or standard indicated. These additional regulations are listed below the applicable Table.
- c) Any geographic, biographic, referential, or identifying information and any list of amending by-laws contained in this By-law is provided for the purpose of clarification and convenience and does not form part of this By-law.
- d) The following character styles are provided for the purpose of convenience. Their usage or omission shall not be considered an interpretive statement by the City:
 - i) Terms that are defined in *Section 3.0* (Definitions) of this By-law have been italicized.
 - ii) Titles of Federal or Provincial legislation have been italicized.
- e) Any reference to Federal or Provincial Act or Regulation shall include any amendments or revisions made thereto or any subsequent Act or Regulation enacted in its place.
- f) Where a defined term listed in Section 3.0 (Definitions) of this By-law is reversed anywhere in this By-law, it is done for the ease and convenience of locating the term with other like terms (e.g., single detached dwelling, or dwelling, single detached). Such a reversal or lack thereof shall not be considered an interpretive statement by the City.
- g) Where another By-law number is cited in this By-law, that reference shall be interpreted to include reference to any and all applicable amendments to that By-law.
- h) Revisions may be made to this by-law without the need for a zoning by-law amendment in the following cases:
 - i) correction of numbering, cross-referencing, grammar, punctuation or

SECTION 1.0

INTERPRETATION & ADMINISTRATION

typographical errors or revisions to format in a manner that does not alter the meaning or intent of the provision;

- ii) adding or revising technical information on maps or schedules that does not affect the zoning of lands including, but not limited to, matters such as updating and correcting infrastructure information, keys, legends or title blocks; and
- iii) changes to appendices, footnotes, headings, indices, marginal notes, tables of contents, illustrations, historical or reference information, page numbering, footers and headers, which do not form a part of this by-law and are editorially inserted for convenience of reference only.

1.9 Measurements and Rounding Provisions

Where the rounding of a calculation is required by the provisions of this By-law, all measurements of length or area *used* in this By-law shall be subject to the normal rules of rounding numbers, within the degree of precision specified by the number of digits following the decimal point (if any), so that:

a) For a whole number:

- i) Measurements of less than 0.5 shall be rounded downward to the next whole unit (e.g., 8.49 metres is rounded downward to 8 metres); and
- ii) Measurements of 0.5 and greater shall be rounded upward to the next whole unit (e.g., 8.51 metres is rounded upward to 9 metres).

b) For a number having one decimal place:

- i) measurements of less than 0.05 shall be rounded downward to the next one-tenth unit (e.g., 8.049 metres is rounded downward to 8.0 metres); and
- ii) measurements of 0.05 and greater shall be rounded upward to the next one-tenth unit (e.g., 8.051 metres is rounded upward to 8.1 metres).

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Ratios and percentage figures shall not be subject to the above rounding provisions.

The calculation of required *parking spaces*, *barrier free parking spaces*, *loading spaces* and *bicycle parking spaces* shall be subject to the rounding provisions of *Section 5.0* (Parking and Loading Requirements).

1.10 Transition Protocol

Notwithstanding *Section 1.3* (Repeal of Former By-laws) and *1.4* (Conformity with this By-law) of this By-law, a *building permit* may be issued for the following scenarios in accordance with *Section 1.10* of the By-law.

1.10.1 Building Permit Applications

Nothing in this By-law shall prevent the erection or *use* of any *building* or *structure* that does not conform with one or more of the provisions of this By-law if a *building permit* was issued prior to the effective date of passing of this By-law provided that the erection of such *building* or *structure* is commenced not more than 6 months after the date of passing of this By-law and continues without unnecessary interruption, and prior to the expiration of any such *building permit* or termination of such site plan agreement.

1.10.2 Minor Variance and Consent Applications

- a) Where the Committee of Adjustment of the City, the Townships of Perth East or Perth South, the Ontario Municipal Board or Local Planning Appeal Tribunal or Ontario Land Tribunal has authorized a minor variance from the provisions of By-law 201-2000, By-law 30-1999 and By-law 4-1999 in accordance with Section 45(1) of the Planning Act, in respect of any land, *building* or *structure* and the decision has come into effect on or prior to the effective date of passing of this By-law, the provisions of this By-law, as they apply to such land, *building* or *structure*, shall be deemed to be modified to the extent necessary to give effect to such minor variance. This provision shall apply only to minor variances that have been granted since November 9, 2000.
- b) The requirements of this By-law do not apply to a *lot* where a provisional consent has been given by the Committee of Adjustment of the City or the Ontario Municipal Board or Local Planning Appeal Tribunal or Ontario Land Tribunal or the applicable authority that grants consents on or before the

SECTION 1.0

INTERPRETATION & ADMINISTRATION

effective date of this By-law and a *building permit* for the applicable project has not yet been issued, the *lot* has not yet been *registered* at the Land Registry Office, or the applicable easement or agreement has not yet been *registered* on title.

1.10.3 Site Plan Applications

The requirements of this By-law do not apply to a *lot* where Site Plan Approval has been granted by the City or the Ontario Municipal Board or Local Planning Appeal Tribunal or Ontario Land Tribunal on or before the effective date of this By-law and a *building permit* for the applicable project has not yet been issued.

1.10.4 Previous Zoning to Apply

- a) For the purposes of determining zoning compliance for matters subject to *Section 1.10* of this By-law, the applicable provisions of the City of Stratford Zoning By-law 201-2000, Township of Perth East Zoning By-law 30-1999, and Township of Perth South Zoning By-law 4-1999, as amended, as it read on the effective date of this By-law shall apply.

1.10.5 Cessation of Section 1.10 Relief

- a) The relief provided by *Section 1.10* of this By-law shall not continue beyond the issuance of the permit, approval, or agreement upon which the exemption is founded, unless otherwise provided for in this By-law. Once the permit, agreement, or approval has been granted, the provisions of the former applicable Zoning By-law shall cease to be in effect.

SECTION 2.0

ESTABLISHMENT OF ZONES

SECTION 2 ESTABLISHMENT OF ZONES

2.1 Establishment of Zones

For the purpose of this By-law, the following *zones* are established in *Table 2.1* and all lands subject to this By-law are placed into one or more of the following *zones*:

Table 2.1: Establishment of Zones

Zone Category	Zone Symbols
RESIDENTIAL ZONES	
Residential First Density	R1
Residential Second Density	R2
Residential Third Density	R3
Residential Fourth Density	R4
Residential Fifth Density	R5
Mixed Use Residential	MUR
COMMERCIAL ZONES	
Neighbourhood Commercial	C1
Highway Commercial	C2
Central Commercial	C3
Shopping Centre Commercial	C4
Corridor Commercial	C5
GRAND TRUNK ANCHOR DISTRICT ZONE	
Grand Trunk Anchor District	AD
INDUSTRIAL ZONES	
Prime Industrial	I1
General Industrial	I2
Secondary Industrial	I3
Factory District	I4
INSTITUTIONAL ZONES	
Institutional Community	IN1
Institutional Neighbourhood	IN2
THEATRE DISTRICT ZONE	

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ESTABLISHMENT OF ZONES

Zone Category	Zone Symbols
Theatre District	TH
PARKS AND OPEN SPACE ZONES	
Parks	P
Open Space	OS
AGRICULTURAL ZONE	
Agricultural	A
URBAN RESERVE ZONE	
Urban Reserve	UR

2.2 Zone Symbols

Zones and *zone* boundaries are shown on Schedule “A” of this By-law. The lands identified on the schedules as being within a *zone* are subject to the provisions of this By-law applicable to that *zone* or *zones*.

2.3 Interpretation of Zone Boundaries

2.3.1 Determination of Boundary

Where the boundary of any *zone* is shown on the Schedules:

- a) As following the centre-line or limit of a *street*, *lane*, railway, right-of-way, transmission line, unopened road allowance, or watercourse, the boundary shall be the centre-line of the applicable feature;
- b) As following the *front lot line* on a future *lot* in a draft approved Plan of Subdivision or Condominium, the boundary shall be the centre-line of the future *street* being constructed;
- c) As following any other *lot line* on an *existing lot* or on a future *lot* in a draft approved Plan of Subdivision or Condominium, the boundary shall be the *existing* or future *lot line*;
- d) As running substantially parallel to a *lot line abutting* any *street* and the distance from that *street* is not indicated, the boundary shall be parallel to the applicable *lot line* and the distance shall be determined according to

SECTION 2.0

ESTABLISHMENT OF ZONES

the scale shown on the Schedules;

- e) As following the limits of the City, the boundary shall be the corporate limits of the City; and,
- f) Where none of the above provisions apply, the *zone* boundary shall be scaled from the Schedules.

2.3.2 Lots with More Than One Zone

- a) Where a *lot* is divided into two or more *zones*, each such portion of the said *lot* shall be considered a separate *lot* as defined herein and shall be *used* in accordance with the provisions of this By-law which are applicable to the *zone* wherein such portion of the said *lot* is located.
- b) Notwithstanding anything in paragraph a) to the contrary, where the *use* or *uses* of a *lot* divided into two or more *zones* are permitted in all such *zones*, the said *lot* shall be considered to be a single *lot* as defined herein and the highest or most restrictive *zone* requirements pertaining to such *use* or *uses* applicable to the *zones* shall apply throughout the said *lot*.

2.3.3 Lots with Compound Zoning

Where a *lot* has a compound *zone*, it is indicated by a *zone* symbol followed by a forward slash ("/"), and a second *zone* symbol, such as I2/UR (General Industrial / Urban Reserve), then the provisions of this By-law with respect to each such *zone* shall apply to the said *lot*, and any *building*, *structure* or *use* shall conform to the provisions of this By-law which are applicable to such *building*, *structure* or *use*. The Mixed Use Residential (MUR) Zone shall be compounded with an R2 or R3 *zone*.

2.4 Interpretation of Use

Where a *use* is defined or permitted in a *zone*, the interpretation of that *use* shall not include any other *use* specifically referred to or otherwise defined in this By-law.

2.5 Special Zone Regulations

Where the *zone* symbol zoning certain lands on the Schedules is preceded or followed by any combination of parentheses, a hyphen, number, or letter, provisions relating to one or more of the following special *zone* regulations apply to the lands so designated on the

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Zoning Maps. Lands so identified shall be subject to all of the provisions and restrictions of the applicable parent *zone*, except as otherwise provided by the special *zone*.

2.5.1 Zone Exceptions (Defined Areas)

Where a *zone* symbol is followed by a hyphen and number, the symbol refers to a *zone* exception that applies to the identified lands, which is included in *Section 15.0* (Zone Exceptions).

2.5.2 Holding Provisions

Where a *zone* symbol applying to any *lot* or area on Schedule "A" is followed by the holding symbol "-H" and a number, such as R1(1)-H1, no *building*, *structure* or *use* shall be erected or altered, save and except for *existing buildings* or *structures* permitted in the applicable *zone*, until such time as the (H) symbol has been removed in accordance with the provisions of the Planning Act.

Application of the holding symbol (H) indicates that development of the lands is premature at the present time, and indicates the *use* to which lands, *buildings* or *structures* may be *used* at such time in the future as the holding symbol is removed by amendment to this By-law. Section 9.2.4 of the Official Plan outlines the criteria to be satisfied in order to remove the holding symbol (H); however, more specific criteria or holding provisions may be included in the Zoning By-law, provided that such criteria is in conformity with the City of Stratford Official Plan.

Table 2.5.2 establishes the holding provisions, including the extent of permitted *uses* while the holding symbol (H) is in place, and the conditions that must be satisfied for the removal of the holding symbol (H). Additional holding symbol criteria may be established through site specific *zone* exceptions as outlined in the applicable *zone* exceptions to this By-law.

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Table 2.5.2: Holding Provisions

Holding Symbol	Permitted Uses Until the Holding Symbol is Removed	Conditions for Removal of the Holding Symbol
H1	<i>Existing</i> , legally established <i>uses</i> in existence on the date of passing of this By-law.	That the City of Stratford has confirmed that sufficient water, sanitary sewer and storm sewer facilities are available, to the satisfaction of the City.
H2	<i>Existing</i> , legally established <i>uses</i> in existence on the date of passing of this By-law.	That site plan approval has been granted by the City of Stratford and a site plan agreement has been entered into, pursuant to the provisions of the <i>Planning Act</i> .
H3	<i>Existing</i> , legally established <i>uses</i> in existence on the date of passing of this By-law.	That draft plan of subdivision approval has been granted by the City and a subdivision agreement has been entered into, pursuant to the provisions of the <i>Planning Act</i> .
H4	<i>Existing</i> , legally established <i>uses</i> in existence on the date of passing of this By-law.	That the City of Stratford is satisfied in consultation with the <i>Upper Thames River Conservation Authority</i> that an appropriate analysis of the environmental feature(s) has been completed and the area of development has been approved.
H5	<i>hotel apartment building</i> (maximum of 240 <i>hotel</i> rooms/<i>apartment building</i>) <i>auditorium</i> <i>eat-in restaurant</i> <i>professional office</i> <i>clinic</i> <i>apartment building</i> <i>hotel</i> (maximum of 120 rooms) - theatre <i>business office</i> - private club <i>retail store</i> (maximum <i>gross floor area</i>)	That the City of Stratford has confirmed that sufficient water, sanitary sewer and storm sewer facilities are available, to the satisfaction of the City.

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Holding Symbol	Permitted Uses Until the Holding Symbol is Removed	Conditions for Removal of the Holding Symbol
	all <i>retail stores</i> combined 1,000m²) in accordance with subsection (d) of <i>zone</i> exception C2-7 • <i>tavern</i> • spa in accordance with subsection (d) of <i>zone</i> exception C2-7 • <i>fitness club</i> in accordance with subsection (d) of <i>zone</i> exception C2-7 • <i>personal care establishment</i> in accordance with subsection (d) of <i>zone</i> exception C2-7 • <i>personal service establishment</i> in accordance with subsection (d) of <i>zone</i> exception C2-7 • <i>clinic</i> in accordance with subsection (d) of <i>zone</i> exception C2-7.	
H6	• Until such a time as the Holding provision is removed only <i>existing uses</i> and a maximum of 9,718 m² of new commercial <i>uses</i> shall be permitted on the lands to which the Highway Commercial-Special Holding (C4-2) <i>zone</i> applies. The new commercial <i>uses</i> that are permitted in this <i>zone</i> include a maximum of 7,581 m² <i>gross floor area</i> of <i>supermarket</i> and non-supermarket retail <i>uses</i>, with the <i>supermarket</i> to occupy a maximum <i>gross floor area</i> of 4,630 m² and the remainder to consist of other permitted commercial <i>uses</i> including non-supermarket retail <i>uses</i>, personal service, <i>office</i> and <i>restaurant uses</i>. Upon application to <i>Council</i>, the (H) provision may be removed to permit additional non-supermarket retail <i>uses</i> and other permitted commercial <i>uses</i>, to the maximum permitted by c)(i) of <i>zone</i> exception	Until such time as a market study is submitted to the satisfaction of the City that such additional <i>uses</i> and <i>gross floor area</i> can be accommodated without impacts on the role, planned function and economic viability of <i>existing</i> and planned commercial areas in the City.

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Holding Symbol	Permitted Uses Until the Holding Symbol is Removed	Conditions for Removal of the Holding Symbol
	(C4-2).	
H7	<i>Existing</i> , legally established <i>uses</i> in existence on the date of passing of this By-law.	Until such time as a Traffic Impact Study has been approved to the satisfaction of the City.
H8	<i>Existing</i> , legally established <i>uses</i> in existence on the date of passing of this By-law.	Until such time as an Urban and Sustainable Design Study, or Urban
H9	<i>Existing</i> , legally established <i>uses</i> in existence on the date of passing of this By-law.	Until such time as a Heritage Impact Assessment has been approved to the satisfaction of the City.
H10	<i>Existing</i> , legally established <i>uses</i> in existence on the date of passing of this By-law.	Until such time as an Archaeological Assessment has been approved to the satisfaction of the City.
H11	<i>Existing</i> , legally established <i>uses</i> in existence on the date of passing of this By-law.	Until such time as a Tree Analysis or Tree Preservation Plan has been approved to the satisfaction of the City.
H12	<i>Existing</i> , legally established <i>uses</i> in existence on the date of passing of this By-law.	Until such time as a Noise and/or Light Impact Study has been approved to the satisfaction of the City.
H13	<i>Existing</i> , legally established <i>uses</i> in existence on the date of passing of this By-law.	Until such time as a Market Impact Study, Financial Impact Study, or Capital Impact Assessment has been approved to the satisfaction of the City
H14	Until such time as the (H14) is removed, a <i>brewery</i> on the lands <i>zoned</i> C4-3 is permitted to have a maximum floor area of 465 m ² .	The (H14) shall not be removed until a noise and odour study has been submitted and approved for a <i>brewery</i> with a floor area of over 465 m ² to the satisfaction of the City.
H15	Until such time as the (H15) is removed, the separation distance between a <i>brewery</i>	The (H15) shall not be removed until a noise and odour study is submitted

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Holding Symbol	Permitted Uses Until the Holding Symbol is Removed	Conditions for Removal of the Holding Symbol
	(with a maximum <i>floor area</i> of 465 m ²), <i>self-storage establishment</i> , <i>scientific or medical laboratory</i> and <i>warehouse</i> is to have a minimum separation distance of 70m between a <i>dwelling unit</i> , <i>retirement home</i> , <i>place of worship</i> , <i>day care centre</i> or <i>private school</i> (measured in a straight line from the nearest part of the <i>building</i> or <i>structure</i> containing the <i>uses</i>) on any lands <i>zoned</i> C4-3 or C4-4.	and approved for a <i>brewery</i> with a floor area of less than 465 m ² or a noise study is submitted and approved for a <i>scientific or medical laboratory</i> , <i>self-storage establishment</i> , or <i>warehouse</i> to the satisfaction of the City.
H16	Until such time as the (H16) is removed, a maximum of 707 dwelling units are permitted on the lands zoned R4(2)-16 and R4(2)-17.	The (H16) shall not be removed until servicing has been addressed to the satisfaction of the City of Stratford Engineering Division.
H17	~~Until such time as the (H17) is removed, no buildings or structures are permitted on lands zoned R4(2)-16.~~ Removed as per By-law 126-2022	~~The (H17) shall not be removed until the works have been completed and accepted to the floodplain to the satisfaction of the City of Stratford Engineering Division.~~
H18	Until such time as the (H18) is removed in accordance with the provisions of the Planning Act a restaurant drive through shall not be permitted on the property	The (H18) shall not be removed until a Traffic Impact Study has been completed to the satisfaction of the City.
H19	Until such time as the (H19) is removed, no building structure or <i>use</i> shall be erected or altered save and except for <i>existing</i> buildings or structures permitted in the applicable zone, until such time as the (H) symbol has been removed in accordance with the provisions of the Planning Act.	The (H19) shall not be removed until the remediation works have been completed for the McNamara Drain to the satisfaction of the Upper Thames River Conservation Authority and the City.
H20	Until such time as the (H20) is removed, only the following <i>uses</i> are permitted:	The (H20) shall not be removed for the subject lands until consent application B06-17 is in full effect and that the heritage designation process as set out under Part IV of the Ontario Heritage

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Holding Symbol	Permitted Uses Until the Holding Symbol is Removed	Conditions for Removal of the Holding Symbol
	legally established uses in existence on the July 27, 2020.	Act be completed, with no further appeals.
H21	~~Until such time as the (H21) is removed, permitted uses shall be limited to <i>existing</i>, legally established <i>uses</i> in existence on the date of passing of this By-law~~ Removed as per By-law 39-2022	~~The (H21) shall not be removed for the subject lands until all work under building permit 2017-104771 has been completed and inspected to the satisfaction of the Chief Building Official and the building permit file is closed~~
H22	~~Until such time as the (H22) is removed, permitted <i>uses</i> shall be limited to <i>existing</i>, legally established <i>uses</i> in existence on the date of passing of this By-law.~~ Holding provision removed by By-law 134-2023	~~The Holding Provision (H22) shall not be removed from the subject lands until the remediation works have been completed for the McNamara Drain to the satisfaction of the Upper Thames River Conservation Authority and the City.~~
H23	Until such time as the (H23) is removed, a maximum of 392 dwelling units are permitted on the lands zoned R4(2)-28.	The (H23) shall not be removed until servicing has been addressed to the satisfaction of the City of Stratford Engineering Division.
H24	Until such time as the (H-24) is removed, permitted uses shall be limited to existing, and legally established uses in existence on the date of passing of this By-law.	The (H-24) shall not be removed from the Subject Lands until a site plan agreement is entered into with the City and a noise and vibration impact study is completed to the satisfaction of the City relating to the noise and vibration impacts of the proposed industrial development on the existing and planned residential properties surrounding the lands and setting out the mitigation measures, if any, required for the industrial development in accordance with the MECP D-6 Guideline document as amended.

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Holding Symbol	Permitted Uses Until the Holding Symbol is Removed	Conditions for Removal of the Holding Symbol
H25	Draft number assigned but not used	
H26	Until such time as the (H26) is removed, permitted uses for the lot municipally addressed 172 Frederick Street shall be limited to existing and legally established uses in existence on the date of passing of this By-law. Permitted uses for the lots municipally addressed 473 Douro Street and 160 Frederick Street shall be limited to all permitted uses of the General Industrial (I2) zone. (By-law 119-2023)	The Holding Provision (H26) shall not be removed from the Subject Lands until such time as a noise impact study has been submitted to the City and approved to the satisfaction of the City, relating to the noise impacts, if any, of the permitted light industrial uses, as per I2-39, on the residential properties surrounding the lands, and setting out mitigation measures.”

2.5.3 Bonus Provisions

~~The following sections outline the general provisions that provide direction for the determination of the permitted increases in *height* and/or *density*, beyond that permitted in this By-law, in exchange for certain facilities, services, or other matters which provide a community benefit. The City may consider bonus provisions for other matters not expressly defined in this By-law, and in accordance with the Official Plan. An amendment to this By-law shall be required to establish the development standards that would apply when bonusing is granted in exchange for the provision of certain facilities, services, or other matters which provide a community benefit. Notwithstanding the provisions of this section, the bonus provisions applicable to a *lot* may be revised through the site-specific zoning by-law amendment in view of the proposed application and development circumstances.~~

2.5.3.1 — Heritage Building Designation

~~For *buildings* and/or *structures* designated as historically significant by the City of Stratford, under Part IV or V of the Ontario Heritage Act, in consideration for their heritage designation, the following regulations shall apply:~~

~~a) Where Non-Residential Uses are Proposed:~~

- ~~i) a 30% increase in the *gross floor area* of the *existing building* and/or a 30% decrease in the required minimum parking for a permitted *use* on the *lot*. Where a maximum *gross floor area* is not specified in this~~

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~~By law it shall be calculated based on the maximum permitted *building envelope*; or;~~

~~b) Where Residential Uses are Proposed:~~

~~i) for every 15 m² of *existing gross building floor area* of a designated heritage building, 1 additional *dwelling unit* shall be permitted for a permitted *use* on the *lot* to a maximum increase of 30% of the permitted maximum *density* (upnh) or *dwelling units* permitted in the *zone*. Where a maximum *density* (upnh) or number of *dwelling units* is not specified in this By-law it shall be calculated based on the maximum permitted *building envelope*.~~

~~Where an increase in the *gross floor area* and/or *dwelling units* is permitted, the development shall be in accordance with all other regulations of the applicable *zone*. Where the proposed *building* is a combination of residential and non-residential permitted *uses*, the additional *height* and/or *density* permitted shall not exceed a combined total percentage of a 30% increase in the maximum number of *dwelling units* and non-residential *gross floor area* for the *lot*, and a maximum increase of one additional storey may be permitted.~~

2.5.3.2—Public Open Space

~~For every 100.0 m² of *public open space* which is dedicated to the City (in excess of the required parkland dedication), the maximum permitted *density* (upnh) or total number of units of the residential development may be increased by one unit per each 100.0 m² of *public open space*, up to 30% of the maximum permitted *density* (upnh) or total number of units that would otherwise be permitted by this By-law.~~

2.5.3.3—Day Care Facilities

~~Where day care facilities are provided within commercial or mixed *use buildings* of larger than 1,800.0 m², the *floor area* devoted to the day care facilities shall not be included in the maximum gross or gross leasable *floor area* permitted.~~

2.5.3.4—Underground or In-Building Structured Parking

~~Where underground or in *building* structured parking is provided to accommodate all the required parking on a *lot*, with the exception of visitor parking, within a residential, commercial or mixed *use building*, and complies with the requirements of *Section 5.3.9* (Structured and Underground Parking) of this By-law, notwithstanding any *density* or~~

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~~height provisions of this By-law to the contrary, the permitted building height may be increased by 1 storey.~~

2.5.3.5—Affordable Housing

~~Where affordable housing in the form of ownership housing or rental housing is provided in a residential or mixed-use building, for every 2 affordable dwelling units, 1 additional dwelling unit may be permitted on the lot to a maximum increase of 20% of the permitted maximum density (upnh) or maximum dwelling units permitted in the zone. Where a maximum density (upnh) or number of dwelling units is not specified it shall be calculated based on the permitted building envelope. The affordable housing shall be maintained on the lot for a period of no less than 15 years through an agreement with the City.~~

~~Where a zone symbol applying to any lot or area on Schedule "A" is followed by the bonus provision symbol "B" and a number, such as R1(1)-B1, an increase in the height and/or density, beyond that permitted in this By-law, is permitted in exchange for certain facilities, services, or other matters which provide a community benefit, in accordance with Table 2.5.3.~~

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Table 2.5.3: Bonus Provisions

Bonus Provision Symbol	Property Description and Base Zone	Bonus Provision Regulations
B1	<i>Lands bounded by St. Patrick Street, Downie Street, the railway right-of-way and Cooper Street—Grand Trunk Anchor District Zone</i>	Despite the maximum <i>height</i> specified in <i>Section 8.4</i>, a height limit of 45m is permitted if a combination of the following community benefits are provided to the satisfaction of the City: • Child care centre • Bicycle sharing infrastructure/program • Significant public realm improvements • Public art contributions • Heritage conservation • Pedestrian improvements • Public art contributions • Heritage restoration • Zero carbon <i>buildings</i> (as built) • Reduced carbon emissions • <i>Affordable</i> housing • Accessibility design beyond minimum legislative standards • Smart technology implementation The owner/applicant of the lot upon which facilities, services, or matters are to be provided or contributed in return for a bonus provision shall enter into an agreement with the City pursuant to Section 37 of the <i>Planning Act</i>, to be registered on title.

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2.5.42.5.3 Temporary Use Permission

Where a *zone* symbol applying to any *lot* or area on Schedule "A" is followed by the temporary *use* permission symbol "-T" and a number, such as R1(1)-T1, the symbol refers to a temporary *use* permission that applies to the lands so *zoned*. The provisions of this By-law are modified for the lands to which the temporary *use* permission applies as set out in this Section of this By-law and ~~Table 2.5.4~~ *Table 2.5.3*, until the permission granted by the applicable Temporary Use By-law expires, in accordance with Section 39 of the Planning Act.

Table 2.5-1.3: Temporary Use Permissions

Temporary Use Symbol	Property Description and Base Zone	Temporary Use Zone Provisions and Expiry Date
None		

2.5.52.5.4 Upper Thames River Conservation Authority Regulated Area

Where lands are located within the *Upper Thames River Conservation Authority Regulated Area* as illustrated as an overlay on Schedule "A" they are susceptible to flooding or erosion hazards, as mapped by the *Conservation Authority*, and are subject to the general provisions of *Section 4.29* (Upper Thames River Conservation Authority Regulated Area) of this By-law and the requirements of the *Conservation Authority* with respect to the erection of *buildings* and *structures* and/or the placement or removal of fill.

2.5.62.5.5 Stratford Municipal Airport and Adjacent Area

Within the area identified in Schedule "A" as being subject to Federal Zoning Regulations for Stratford Municipal Airport, all developments and land *uses* shall comply with Stratford Municipal Airport Zoning Regulations as amended, pursuant to the Canada Aeronautics Act and shall comply with all provisions of the underlying *zone* and shall comply with all other applicable provisions of this By-law.

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ABUT or ABUTTING, when *used* in reference to a *lot*, means a *lot* which shares a boundary with another *lot*, a *street allowance* or a *lane* and when *used* in reference to a *zone* means a *zone* which shares a boundary with a *lot line*.

ACCESSORY, when *used* in reference to a *use*, *building* or *structure*, means a *use*, *building* or *structure* that is clearly incidental, secondary or subordinate to, and exclusively devoted to, a *main use*, *building* or *structure*, and located on the same *lot* therewith.

ACCESSORY GUEST ROOM means a *habitable room* intended for sleeping accommodation, with or without meals, that is clearly incidental, secondary and subordinate to the *dwelling unit* within which it is situated.

ADDITIONAL RESIDENTIAL UNIT means a *dwelling unit* that is self-contained, subordinate to and located within the same building or on the same lot of a primary dwelling unit in the form of a *single detached dwelling*, a *semi-detached dwelling*, *townhouse dwelling* or *street townhouse dwelling*. An Additional Residential Unit shall also have the same meaning as a “secondary suite” under the Ontario Building Code.

ADULT ENTERTAINMENT ESTABLISHMENT means any premises or part thereof in which, in pursuance of a business, a live performance or act appealing, or designed to appeal, to erotic or sexual appetites or inclinations is provided.

AFFORDABLE means:

a) Where Non-Residential Uses are Proposed:

- i) housing for which the purchase price results in annual accommodation costs which do not exceed 30 per cent of gross annual household income for low and moderate-income households; or
- ii) housing for which the purchase price is at least 10 per cent below the average purchase price of a resale unit in the regional market area;

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- b) In the case of rental housing, the least expensive of:
- i) A unit for which the rent does not exceed 30 per cent of gross annual household income for low and moderate-income households; or
 - ii) unit for which the rent is at or below the average rent of a unit in the regional market area.

AGRICULTURAL EQUIPMENT SALES OR RENTAL ESTABLISHMENT means an establishment having as its *main use* the sale, rental or leasing of farm equipment, including tractors.

AGRICULTURE USE means the growing of crops such as *nursery* and horticultural crops; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm *buildings* and *structures* and may include a farm dwelling.

AGRICULTURE-RELATED USE means those farm-related commercial and farm-related *industrial uses* that are directly related to farm operations in the area, support *agriculture*, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

ALTER, when *used* in reference to:

- a) a *building* or *structure*, means:
 - i) to change any one or more of the external dimensions of such *building* or *structure*, or,
 - ii) to make any change in the supporting members or to the type of construction of the exterior walls or roof thereof;
- b) a *lot*, means
 - i) To change the *lot area*, *lot frontage* or *lot depth* thereof,
 - ii) to change the width, depth or area of any *required yard*, *landscaped open space* or *parking area*, or

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- iii) to change the location of any boundary of such *lot* with respect to a *street* or *lane*, whether such alteration is made by conveyance or other means of any portion of such *lot* or otherwise; or
- c) a *use*, means;
 - i) discontinue and replace with a *use* defined herein as being distinct from the discontinued *use*.

AMUSEMENT ARCADE means a *building* where any number of coin-operated amusement devices (meaning a machine or device operated by means of the insertion of a coin, token or similar object for the purpose of amusement or skill but does not include vending machines, musical devices, billiard tables or pool tables) are available for *use* by the public, whether or not the *use* of any such coin-operated amusement device is temporarily prohibited or made unavailable for a limited period of time, but does not include any establishment, or place where the primary activity or form of amusement is not the operation of coin-operated amusement devices such as *hotels*, roller rinks, *auditoriums* or bowling lanes.

ANIMAL SHELTER means premises, including outdoor areas, *used* for the care of lost, abandoned, rescued or neglected animals, but does not include any establishment engaged primarily in the retail sale of animals or in breeding animals, or a *veterinary clinic*.

ART GALLERY means premises used for the exhibition, collection or preservation of works of art for public viewing.

ATTIC means the area of a *building* between the roof and the ceiling of any *storey* or between a dwarf wall and a sloping roof.

AUCTION SALES ESTABLISHMENT means an establishment where articles are collected, stored and sold by public auction.

AUDITORIUM means a *building* or *structure* where facilities are provided for athletic, civic, educational, recreational, religious or social events including, without limiting the generality thereof, an arena, a community centre, a recreation centre, an assembly hall, a gymnasium or a stadium.

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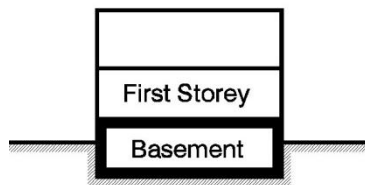
BALCONY means a platform other than a *porch* or *deck* projecting from and supported by the wall of a *building* above ground level, and accessible from inside such *building* by means of a door.

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BARRIER FREE PARKING SPACE means a parking space designated and signed for the exclusive *use* of *motor vehicles* on which the applicable *motor vehicle* permit is properly displayed.

BASEMENT means any portion of a *building* situated below the *first storey*.



BED AND BREAKFAST ESTABLISHMENT means a *dwelling unit* that includes the living accommodations of the principal resident of the establishment, and containing at least 1 bedroom for their exclusive use and containing at least one (1) *accessory guest room* for the purposes of supplying temporary overnight living accommodation for the traveling or vacationing public throughout any part of a calendar year. Bed and breakfast establishments shall not include a *restaurant, hotel, inn, short term rental accommodation, boarding house dwelling, nursing home*, or any home licensed, approved or supervised under any general or special Act. The principal *use* of the *dwelling* shall be for residential purposes and the bed and breakfast establishment shall be an ancillary *use* to the *main* residential *use*. *Guest rooms* shall not be suites, and shall not include separate dining areas or facilities for the preparation of food.

~~BERM means a mound of earth.~~ Means a landscaped mound of earth, a ledge or step on a slope or an embankment constructed for stability, aesthetic or noise reduction purposes.

BICYCLE PARKING SPACE means a designated area for the exclusive parking of bicycles equipped with a rack/stand designed to lock the wheel and/or frame of a bicycle.

BREW-PUB means a small-scale *brewery* producing beer for sale on the premises or for distribution beyond the premises, with the *floor area* devoted to the production of beer not to exceed 35% of the total *floor area* of the brew-pub, and includes an *accessory* drinking establishment or *restaurant and accessory retail sales*.

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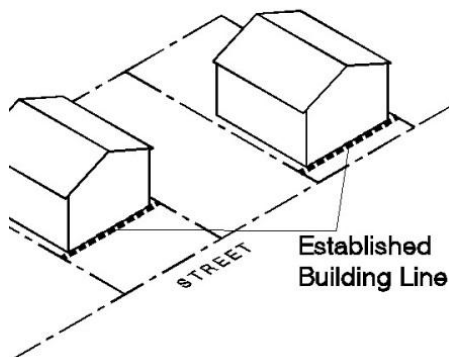
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BREW YOUR OWN ESTABLISHMENT means a service *use* where members of the public can make their own beer, wine or other beverages, for consumption off the premises, and where the owner or operator may retail related equipment or ingredients.

BREWERY means a *building used* for the production of alcoholic beverages including beer, wine, and cider but does not include a *distillery* as defined herein.

~~BUILDING means any structure, or part thereof, consisting of walls and a roof which is used or intended to be used for the shelter, accommodation or enclosure of persons, animals or chattels, and includes any structure defined as a building in the Building Code Act, or in the Corporation's Building By-law, but does not include any vehicle as defined herein other than a vehicle which has been permanently placed on land and is not intended for use as a vehicle.~~
means any structure, or part thereof, consisting of a wall, roof and floor or any one or more of them which is used or intended to be used for the shelter, accommodation or enclosure of persons, animals or chattels, and includes any structure defined as a building in the Building Code Act, or in the Corporation's Building By-law, but does not include any vehicle as defined herein other than a vehicle which has been permanently placed on land and is not intended for use as a vehicle.

BUILDING LINE, ESTABLISHED means the setback of an *existing main building* on a *lot*, measured between the *street line* of the said *lot* and the nearest part of such *building*, excluding any *decks, porches, verandahs*, sun rooms, *balconies*, exterior steps or architectural adornments.



BUILDING PERMIT means a permit required under the *Corporation's* Building By-law.

SECTION 3.0

DEFINITIONS

BUILDING MATERIALS YARD means an establishment, ~~the primary use of which is the wholesaling of lumber and other building construction materials and supplies, but does not a large format retail store in which building or construction and home improvement materials are offered or kept for retail sale.~~

SECTION 3.0

DEFINITIONS

BUS TRANSPORTATION TERMINAL means a premises or area of land *used* for storing, parking or dispatching of buses, including servicing or repair within an enclosed *building*.

BUSINESS OFFICE means a *building* in which persons are engaged in the management, direction or conduct of the affairs of a *public* or private agency, business, or labour or fraternal organization, but does not include a *professional office* or a *clinic*.

CANNABIS has the same meaning as in subsection 2(1) of the Cannabis Act (Canada), as may be amended and/or replaced from time to time.

~~CANNABIS PRODUCTION FACILITY means any building or structure licensed and/or authorized to possess, sell, provide, ship, deliver, transport, destroy, produce, export and/or import cannabis, including related research under, the Cannabis Act (S.C. 2018, c. 16) and Cannabis Control Act, 2017 (S.O. 2017, c.26, Sched. 1).~~ means a building or structure used for the production of secondary products, processing, testing, destroying, packaging, accessory sale, and/or shipping of Cannabis which is authorized by a license issued by and/or registration/registered by the Federal Minister of Health, pursuant to the Cannabis Act (Canada) and its Regulations, as amended, or any successors thereto.

CARPORT means a *building* or *structure* that is open at each end and at least on one side, having a roof supported by columns or piers, intended to shelter a *motor vehicle*.

CAR WASH means a *building* or *structure* containing facilities *used* or intended to be *used* primarily for washing, cleaning or drying of *motor vehicles*, which includes a self-service, automatic or coin-operated car wash.

CEMETERY means land that is *used* or intended to be *used* as a place for the interment of the dead or deceased or in which human bodies have been buried, and includes an animal or pet cemetery.

CENTRAL BUSINESS DISTRICT or CBD means the area designated Central Business District on Schedule "A".

CLINIC means a *building* designed and *used* for the diagnosis, examination, and treatment of human patients by a Provincially-recognized medical professional, including pharmacies and dispensaries, waiting rooms, treatment rooms, blood testing clinics, but shall not include overnight accommodation for in-patient care.

SECTION 3.0

DEFINITIONS

CLINIC, METHADONE means a *clinic used* for the dispensing of methadone and associated treatment of addiction patients and is licensed in accordance with Provincial legislation.

CLUSTER means a grouping of *buildings* on a *lot* in close proximity to each other.

COMMERCIAL GREENHOUSE means a *building* for the growing of flowers, plants, shrubs, trees and similar vegetation which are not necessarily transplanted outdoors on the same *lot* containing such greenhouse, but are sold directly from such lot at wholesale or retail.

CONDOMINIUM means a *building* or grouping of *buildings* in which units are held in private ownership and floor space, facilities and outdoor areas *used* in common are owned, administered and maintained by a corporation created pursuant to the provisions of the appropriate statute.

CONDOMINIUM, COMMON ELEMENT means spaces and features owned in common by all shareholders in a *condominium* and may include *common element roadways, walkways*, sidewalks, parking and amenity areas.

CONDOMINIUM, COMMON ELEMENT ROADWAY means a right-of-way for vehicular and pedestrian access that is privately maintained by a corporation created pursuant to the provisions of the appropriate statute.

CONSERVATION USE means a *use* dedicated towards the preservation, protection and/or improvement of components of the natural environment through management and maintenance.

CONSERVATION AUTHORITY or UPPER THAMES RIVER CONSERVATION AUTHORITY (UTRCA) means a conservation authority established under the Conservation Authorities Act having jurisdiction in the City of Stratford.

CONTRACTOR'S YARD OR SHOP means the *use* of land, *buildings* or *structures* for the purpose of storing equipment, *vehicles*, or material, or for performing shop works or assembly work by any building trade or other construction contractor.

CONVENIENCE STORE means a *retail store* wherein a variety of items of a convenience or day-to-day nature including, but without limiting the generality of the foregoing, food, beverages, tobacco products, drugs or periodicals are kept for sale, and may include the incidental rental of videos or other similar items up to a maximum size of 300m².

SECTION 3.0

DEFINITIONS

CORPORATION means The Corporation of the City of Stratford.

COUNCIL means the Council of The Corporation of the City of Stratford.

COUNTY means The Corporation of the County of Perth.

CREMATORIUM ~~means a premises used for the cremation of human or animal remains.~~ means a premises used for the cremation and/or aquamation of human or animal remains.

CULTURAL INSTITUTION means the *use* of a premises for the promotion and enjoyment of music, art, theatre and literature.

DATA CENTRE means a *building* in which persons are engaged in the management or record keeping of the affairs of a corporation such as a data processing or computer centre or a records management centre, and where no services for business transactions are provided to the general public.

DAY CARE CENTRE means a *building used* for the day-time care of children licensed by the Province under the Child Care and Early Years Act, and includes a licensed child care or licensed day care centre.

DECK means a *structure* other than a *porch* or *balcony accessory* to a *building*, consisting of a platform raised above and supported from ground level.

DENSITY means the number of *dwelling units* on a *lot* expressed as units per net hectare.

DISTILLERY means a *building used* for the distilling of alcoholic beverages or beverage products with high alcoholic content, where the *use* may involve the milling of grain, rice or malt but does not include a *brewery*.

DRIVE THROUGH means the *use* of *buildings* and *structures* for the provision of prepared food and beverages where the food or drink is served to customers who are inside their *vehicles*, or the provision of self-serve facilities which are accessed by customers who are inside their *vehicles*, such as an Automated Teller Machine as part of a *financial institution*, a drive-through pharmacy, automatic *car wash*, or similar *use*.

SECTION 3.0

DEFINITIONS

DRIVEWAY means a *vehicle* access provided between a street or *lane* and a *parking area* or a loading or unloading space or between two *parking areas* but does not include a *parking aisle*.

DRY CLEANING DROP OFF ESTABLISHMENT means a *building* or part of a *building used* for the purpose of receiving articles of clothing, goods or fabric to be dry cleaned, dyed or laundered elsewhere and for the pressing and distribution of any such articles of clothing, goods or fabric.

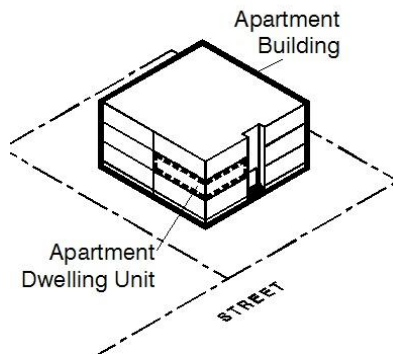
DRY CLEANING ESTABLISHMENT means a *building* where dry cleaning, laundering, cleaning or pressing of articles or goods of fabric is undertaken.

DWELLING UNIT means a room or rooms which function as a housekeeping unit used or intended to be used by one or more persons, in which a kitchen, living quarters and sanitary facilities are provided for the exclusive use of the residents and with a private entrance from outside the building or from a common hallway or stairway.

APARTMENT BUILDING means a *building* containing 5 or more *dwelling units*, owned or rented as a *principal residence*, each unit of which is independently accessible from a corridor system connecting with a common entrance from outside the *building* or from an independent entrance from outside the *building*, and where the occupants of such units have the common right to *use* halls, stairs, elevators and yards.

SECTION 3.0

DEFINITIONS



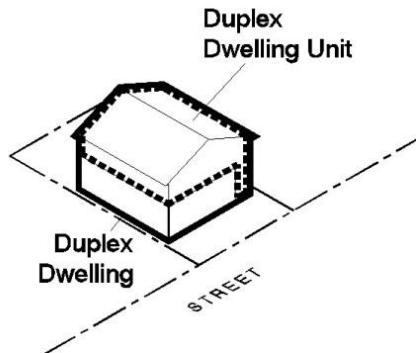
BOARDING HOUSE DWELLING means a *single detached dwelling* occupied by the owner or principal tenant thereof as their *principal residence* and contains two or more *guest rooms* rented or intended to be rented for a weekly or longer period, and includes a rooming house.

~~CONVERTED DWELLING means a purpose-built *single detached dwelling* that has been altered or otherwise converted to contain more than 1 *dwelling unit*, which may be divided horizontally or vertically.~~

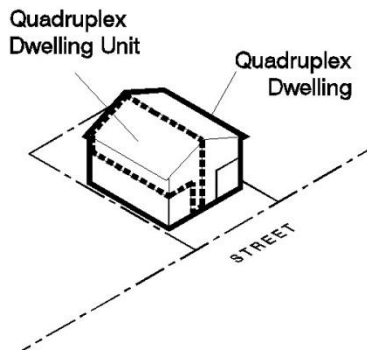
DUPLEX DWELLING means a *building* other than a ~~*converted dwelling or semi-detached dwelling*~~ which is divided horizontally into 2 *dwelling units*, each of which has an independent entrance either directly from a *yard* or from a common vestibule.

SECTION 3.0

DEFINITIONS



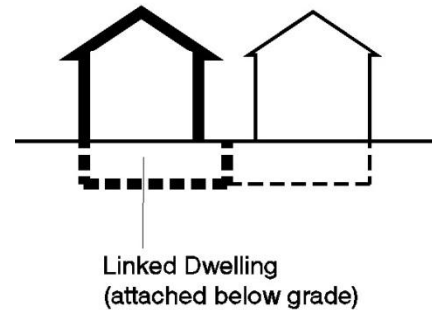
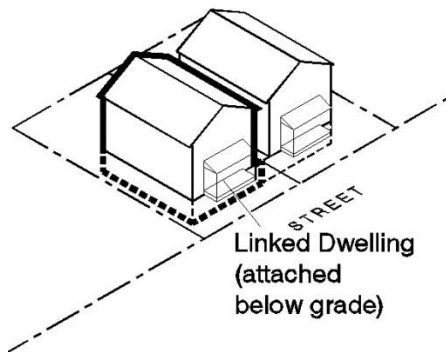
QUADRUPLEX DWELLING means a *building* other than ~~a converted dwelling or a townhouse dwelling~~ containing 4 *dwelling units*, each of which has an independent entrance either directly from a *yard* or from a common vestibule.



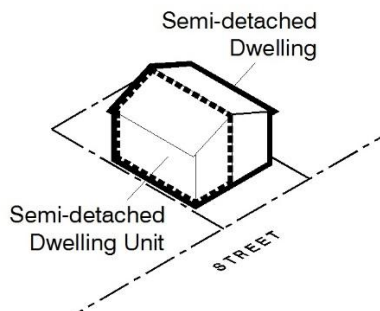
LINKED DWELLING means a *building* containing 2 *dwelling units* which are attached together in whole or in part solely below *finished grade*, each of which has a private independent entrance directly from a *yard*, the said pair of *dwelling units* being freestanding, separate and detached from other *main buildings* or *main structures*.

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DEFINITIONS



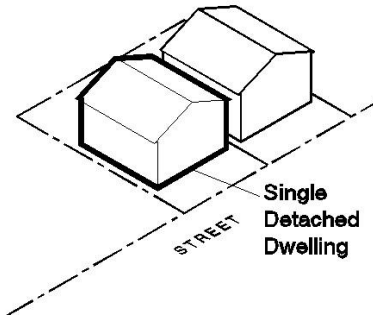
SEMI-DETACHED DWELLING means a *building* containing 2 *dwelling units* which are attached together in whole or in part above *finished grade* and divided vertically from each other by a common wall, each of which has a private independent entrance directly from a *yard*, the said pair of *dwelling units* being freestanding, separate and detached from other *main buildings* or *main structures*.



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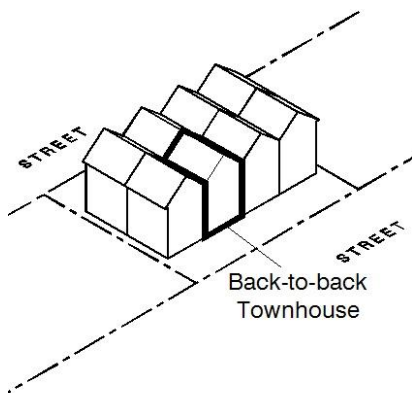
DEFINITIONS

SINGLE DETACHED DWELLING means a *dwelling* containing not more than 1 *dwelling unit*.



TOWNHOUSE DWELLING means a building divided vertically into three or more dwelling units, each of which has an independent entrance either directly or through a common vestibule.

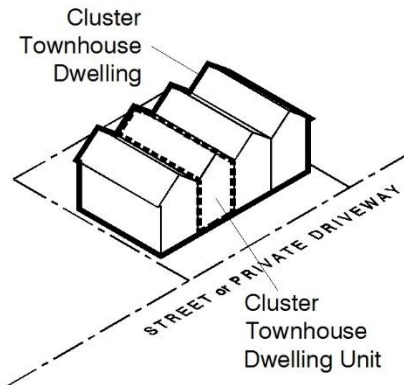
BACK-TO-BACK TOWNHOUSE DWELLING means a *building* containing four or more *dwelling units* divided by vertical common walls above grade, including a common rear wall, with each *dwelling unit* having a private independent entrance from a *yard*.



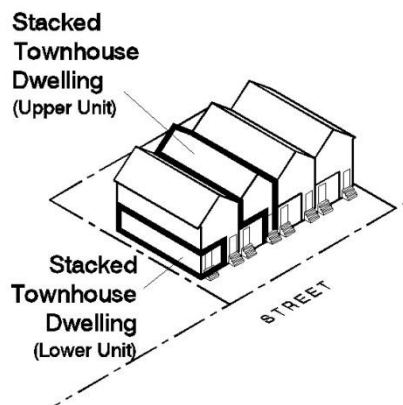
SECTION 3.0

DEFINITIONS

CLUSTER TOWNHOUSE DWELLING means a *building* containing a row of 3 or more *dwelling units* which are aligned horizontally and divided vertically and/or horizontally from each other by a common wall, with each *dwelling unit* having a private independent entrance. A cluster townhouse dwelling includes a *stacked townhouse dwelling* and a *back-to-back townhouse dwelling*.



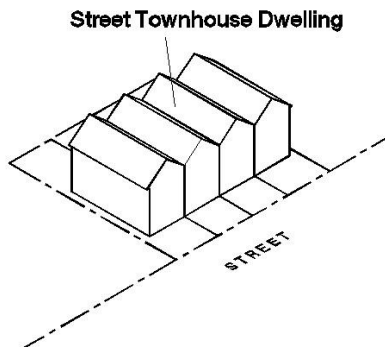
STACKED TOWNHOUSE DWELLING means a *building* containing 3 or more *dwelling units*, with each *dwelling unit* separated from the other both horizontally and vertically that may have a private independent entrance from a *yard* or a shared entrance from a common corridor, vestibule, or landing.



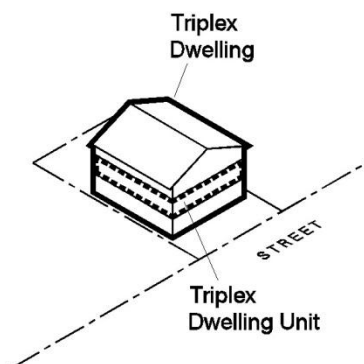
SECTION 3.0

DEFINITIONS

STREET TOWNHOUSE DWELLING means a *building* containing a row of 3 or more *dwelling units* which are attached vertically, in whole or in part, above grade and divided vertically from each other by a common wall, with each *dwelling unit* situated on a *lot* with each said *lot* containing thereon a *parking area*, said *parking area* having direct access from a *street* over the said *lot*, and having a private independent entrance from a *yard*.



TRIPLEX DWELLING means a *building*, other than a *converted dwelling* or a *townhouse dwelling*, which is divided into 3 *dwelling units*, each with independent entrances directly from a *yard* or from a common vestibule.



DWELLING UNIT AREA means the aggregate of the *floor areas* of all *habitable rooms*, bathrooms, kitchen areas, lobbies and hallways within a *dwelling unit*, and the thickness of any exterior walls.

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DEFINITIONS

EQUIPMENT RENTAL ESTABLISHMENT means an establishment for the rental of equipment *used* or intended for *use* for purposes other than general household maintenance and repairs, and where outdoor storage may be required, and includes, without limiting the generality of the foregoing, farm equipment, construction equipment, but excludes a *merchandise rental shop*.

EQUIPMENT SERVICE ESTABLISHMENT means an establishment wherein equipment and machinery are repaired or serviced and includes, without limiting the generality thereof, appliances, industrial toolage, or commercial, farm, industrial or construction machinery and equipment, but excludes, a *merchandise service shop*.

ELEVATION or BUILDING ELEVATION means the height of a *building* or *structure*, above the *finished grade*.

ERECT means to build, place, construct, reconstruct, locate, relocate or alter by means of an addition, enlargement, extension, or placement of a *structure*, including any preliminary physical operation preparatory to such *building*, construction, reconstruction, relocation, or placement of a *structure*, including, but not so as to limit the generality of the foregoing, excavating, filling or draining, and erected or erection have corresponding meanings.

EXISTING, when used in reference to a *lot*, *building* or *structure*, means a *lot*, *building* or *structure* lawfully in existence on the date of the passing of this By-law and continually used since its lawful establishment. Existing, when used in reference to a *use*, means a *use* lawfully in existence on the date of the passing of this By-law and continually used since its lawful establishment.

FACTORY STORE means a *building* or *structure*, wherein products which are manufactured, produced, or processed therein are kept or displayed for wholesale or retail sale, or wherein orders are taken for the delivery of such products.

FINANCIAL INSTITUTION means a *building* where money is deposited, withdrawn, kept, loaned, invested, and/or exchanged and, without limiting the generality of the foregoing, includes a bank, trust company, credit union or an investment or brokerage firm.

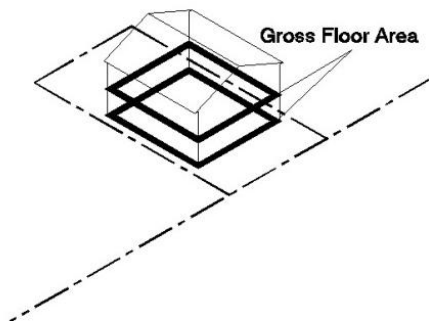
FITNESS CLUB means a *building* where facilities, machines and equipment are provided for *use* by the public or to members, for the purposes of physical training and improving physical health and fitness.

SECTION 3.0

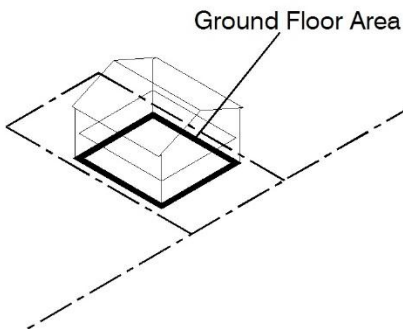
DEFINITIONS

FLOOR AREA:

GROSS FLOOR AREA means the aggregate of the floor areas of all *storeys* of a *building* or *structure*, excluding an *attic*, and excluding the *floor area* of any attached *private garage*.



GROUND FLOOR AREA means the *floor area* of the ground or *first storey* of a *building*, excluding the *floor area* of any attached *private garage*.



NET FLOOR AREA means that portion of the *gross floor area* of a *building* which is *used* exclusively for a non-residential *use* defined herein, but excluding:

- a) any part of such *building used* for any other non-residential *use* defined herein;
- b) any part of such *building used* as a *dwelling unit*, a public concourse, or a common hallway or stairway not *used* exclusively by the said non-residential *use*;

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- c) any part of such *building used* solely for the storage of electrical equipment or of equipment to heat, cool, or otherwise control the environment of, such *building* or a portion thereof; and
- d) the thickness of any exterior walls of such *building*.

FOOD PROCESSING ESTABLISHMENT means a *building* in which agricultural products intended for human consumption are prepared, processed, preserved or stored, and includes, without limiting the generality of the foregoing, a butchering establishment, a dairy, a hatchery, a soft drink manufacturing establishment, or a *brewery* or *distillery*, but excludes a *restaurant* or other establishment where foods are prepared for immediate consumption or retail sale.

FUEL STORAGE DEPOT means a *lot*, with or without *buildings* or *structures*, whereon fuel tanks are kept or stored on a permanent or temporary basis for the purpose of storing fuels to be *used* for wholesale or retail distribution, but excludes a *gas bar* or *motor vehicle service station* or other distributor of *motor vehicle* fuels.

FUEL STORAGE TANK means a tank *used* or intended to be *used* for the bulk storage of combustible, corrosive or inflammable liquids, gases or other material, including, but not so as to limit the generality of the foregoing, petroleum or petroleum products, fuels, or chemicals.

FUNERAL HOME means a *building* wherein the deceased are preserved or otherwise prepared for bereavement display or interment by an undertaker, and may include deceased animals, or a chapel for funeral services, but does not include a *crematorium*.

GARAGE means an attached or detached *building* or *structure* which is *used* or intended to be *used* for the sheltering of *vehicles*, and which there are no facilities for repairing or servicing such *vehicles*, and includes a *carport*.

MUTUAL GARAGE means a *private garage* which:

- a) contains sufficient space for the parking of not less than two permitted *vehicles* for common *use* by occupants of two adjoining *lots*;
- b) contains sufficient space for the parking of not less than two permitted *vehicles* for common *use* by occupants of two adjoining *lots*;

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- c) is situated astride the common *side lot line* between two adjacent *lots*; and
- d) is *accessory* to a *main use* on each of such *lots*.

PRIVATE GARAGE means a *garage* that is not intended for *use* by the general public.

GARDEN CENTRE means an establishment wherein plants, shrubs, trees, lawn and garden equipment, furnishings and related supplies are offered for retail sale.

~~GARDEN SUITE means a small independent *building*, physically separate from the principal *dwelling unit* with which it is associated, which may be *used* as a *dwelling unit*, or for activities *accessory* to those permitted in the principal *dwelling unit*, and which may have a primary access from a rear *lane abutting* the *lot* upon which both the garden suite and its associated principal *dwelling unit* are located.~~

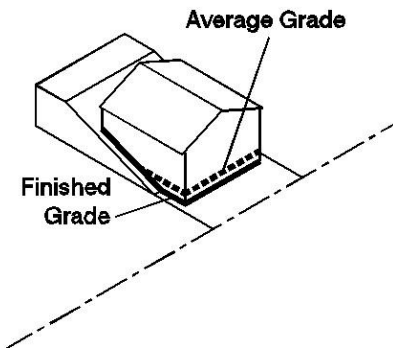
GAS BAR means an establishment wherein *motor vehicle* fuels and lubricants are offered for retail sale including, without limiting the generality thereof, gasoline, diesel, propane and other such fuels, any may include a *convenience store* for the retail sale of convenience items as an *accessory use*, but excludes a *motor vehicle service station*.

GOLF COURSE means the *use* of land for the purposes of playing golf and without limiting the generality of the foregoing may include a par three *golf course*, a driving range as an *accessory use*, a miniature *golf course*, club house or combination thereof, and *structures* devoted to the maintenance and operation of the *golf course*.

GRADE, FINISHED, when *used* in reference to a *building* or *structure*, means the *elevation* of the finished surface of the ground adjoining the base of all exterior walls of a *building* or the *elevation* of the finished surface of the ground at the base of a *structure*, exclusive of any artificial embankment at the base of such *building* or *structure*.

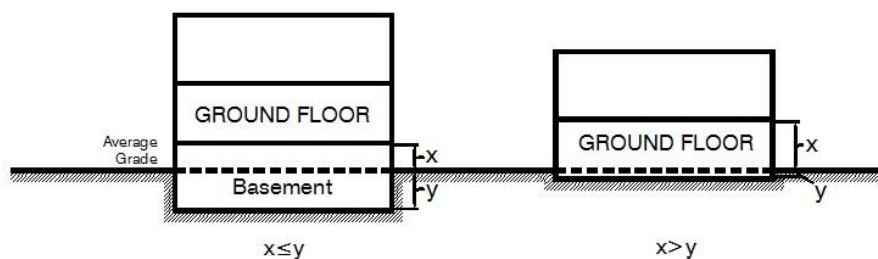
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DEFINITIONS



GRADE, AVERAGE, ~~when used in reference to a building or structure, means the average elevation of the finished grade.~~ when used in reference to a building or structure, means the average elevation of the finished grade, and determined by calculating the difference in finished grade for each elevation side of a building or structure and calculating an average of those results.

GROUND FLOOR means the *first storey* above *average grade* level and includes a level situated partially below grade where the *height* of such *storey* is more than fifty (50) per cent above *average grade* level, such *height* being measured from top of the floor to the bottom of the ceiling joists of that *storey*.



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GROUP HOME ~~means a *building* that is licensed or funded under an Act of the Parliament of Canada or the Province of Ontario for the accommodation of persons exclusive of staff, living under supervision and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well-being, but does not include a place maintained and operated primarily for the care of or occupation by inmates or persons placed on probation or released on parole or for any other correctional purpose.~~ means a residential care facility licensed or funded under Federal or Provincial statute for the accommodation of 3 to 10 persons, exclusive of staff, that provides a group living arrangement for their well-being, but does not include the care of or occupation by inmates or persons placed on probation or released on parole or for any other correctional purpose.

HABITABLE ROOM means a room which can be *used* at all times throughout the year and is designed for living, sleeping or dining, and, when *used* in reference to a *dwelling*, includes any other room not defined herein as a *non-habitable room*.

NON-HABITABLE ROOM when *used* in reference to a *dwelling*, means any room or other area in a *dwelling*, other than a *habitable room*, and includes, without limiting the generality of the foregoing, a laundry room, a pantry, a kitchen, kitchen space or alcove, a bathroom, a lobby or vestibule, a communicating corridor, a stairway, a closet, a *basement* recreation room, an unfinished *attic* or *basement*, a *sunroom*, *verandah*, *porch* or *balcony*, a *garage*, or any space *used* for the service and maintenance of such *dwelling* or for vertical travel between *storeys*.

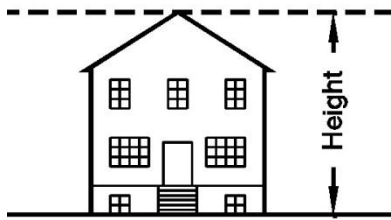
HAZARD LANDS means lands which exhibit a hazardous condition as a result of their instability; susceptibility to flooding, erosion, subsidence; or the presence of organic soils; or instability associated with ravine, river valley or stream processes and includes lands lying below the *regulatory flood* line and below the fill line as established from time to time by the *Conservation Authority* and shall include lands lying within the one to two hundred and fifty (1:250) year erosion limit as established by the *Conservation Authority*.

HAZARDOUS SUBSTANCES means substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.

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DEFINITIONS

HEIGHT when *used* in reference to a *building* or *structure* or any part thereof specifically referred to herein, means the vertical dimension between the *average grade* at the base of such *building* or *structure* and the highest point of such *building* or *structure* or part thereof, exclusive of any permitted height exceptions.



HOBBYIST means a person who makes goods, wares or merchandise such as toys, crafts, sewn items or similar products, or who repairs or refinishes antiques or other items, or who collects and/or restores goods, wares or merchandise, but excludes an *motor vehicle* mechanic, baking, or the retail display and/or selling of such products to the public from the *dwelling* of such hobbyist, or any *open storage*.

~~HOME OCCUPATION means an occupation conducted as an accessory use, entirely within a dwelling or accessory building or structure providing the proprietor carrying on the activity resides within the dwelling unit containing the home occupation, and includes, without limiting the generality thereof:~~

- ~~a) the workplace of a hobbyist;~~
- ~~b) a teacher, or a person engaged in consultation, treatment or instruction;~~
- ~~c) the provision of a personal care service;~~
- ~~d) the workplace of a person engaged in a profession, but excludes a business or professional office, or a studio;~~
- ~~e) private home day care; and~~
- ~~f) the workplace of an author or an artist.~~

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~~means an occupation or business, conducted for profit or gain within a dwelling unit or building accessory thereto by the principal resident of the said unit, but does not permit the following: clinic, retail store, service shop, restaurant, bed and breakfast establishment, short term rental accommodation, a funeral home, storage yard, parking area or site for any building or construction trades~~
~~construction trades.~~

HOME OCCUPATION, means an occupation, personal service, profession, business or craft which is carried on as an accessory use conducted entirely within a dwelling unit or an accessory building or structure provided that the dwelling unit or accessory building or structure is the principal residence of the person carrying on the occupation, personal service, profession, business or craft.

HOSPICE means a premises providing palliative care or respite to resident patients.

HOSPITAL means any *public* or private institution under Provincial legislation established for the treatment of convalescent or chronically ill persons afflicted with sickness, disease or injury, that is approved under the applicable statute, and may include research and educational facilities.

HOSTEL means a *building* accredited or recognized by a hostelling association or operated by a non-profit organization in which rooms intended for sleeping accommodation only are offered, and which contains common washrooms and which may contain *accessory* rooms for dining, recreational, educational or other similar purposes and may include 1 *accessory dwelling unit* for the owner or operator thereof.

HOTEL means a *building* containing *guest rooms* for the temporary lodging of the travelling public and may include meeting facilities, recreation facilities, a *restaurant*, *public* hall, and *retail stores*, which are incidental and subordinate to the primary hotel function and located in the same *building*.

SECTION 3.0

DEFINITIONS

~~INDUSTRIAL MALL means a building designed and constructed as a unit containing at least 3 physically separate and independent establishments and provided with common parking areas, driveways, and other shared accessory facilities and services and which is held under single ownership, condominium ownership, co-operative or similar arrangement.~~
INDUSTRIAL MALL means a building designated and constructed as a unit containing at least 3 physically separate and independent industrial uses and provided with common parking areas, driveways, and other shared accessory facilities and services which is held under single ownership, condominium ownership, co-operative or similar arrangement.

INDUSTRIAL USE means the *use* of land, *buildings* or *structures* for manufacturing, assembling, preparing, processing, inspecting, finishing, treating, altering, ornamenting, repairing, refinishing, restoring, producing, or adapting for sale of any goods, substances or articles, and includes the warehousing or storing of such products.

INFRASTRUCTURE means physical *structures* (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, septage treatment systems, waste management systems, electric power generation and transmission, communications/ telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

INN means a *building used* for the purposes of supplying temporary living accommodation to the public, and containing a maximum of 10 *guest rooms, dwelling units* or combination thereof wherein such *dwelling units* are not restricted to occupancy by a person as their *principal residence* and may include 1 *accessory dwelling unit* for the owner or operator thereof.

INNOVATION INCUBATOR means the use of a premises for an organization related to providing a hub for health, technology, arts, culture, environmental, social, or other like *uses*.

INSTITUTIONAL USE means the *use* of land, *buildings* or *structures* for non-commercial, non-industrial and non-residential purposes, and shall include a *public* or *private school, place of worship, day care centre, nursing home*, fire station, police station, ambulance dispatch office, ambulance terminal, administrative office of a municipal, provincial or federal government agency, *auditorium, hospice, hospital, library*, museum, *park*, and *recreational park*, or other similar type *uses*.

SECTION 3.0

DEFINITIONS

KENNEL means an establishment for the breeding or boarding of Pure-bred Dogs. PURE-BRED DOGS means a breed of Dog registered or eligible for registration in the Register of the Canadian Kennel Club Incorporated.

LANDSCAPED OPEN SPACE means land which is:

- a) unoccupied by any enclosed space within *building* or *structure*;
- b) situated at ground level;
- c) *used* or intended to be *used* for landscaping which includes the growth and maintenance of grass, flowers, shrubs, bushes, trees or other vegetation, and for the provision of other landscaping features including, but not necessarily restricted to, *planting strips*, decorative fencing, recreational or play areas, gardens, rooftop gardens, fountains, fish ponds, uncovered swimming pools, uncovered *decks*, *porches*, terraces and *walkways* but excluding *driveways* ~~and~~ *parking areas, and areas for bicycle parking spaces*.

LANE means a right-of-way not intended for general traffic circulation that provides *motor vehicle* access to an *abutting lot* and does not include a private road or a *public* road.

LARGE MERCHANDISE OUTLET means a *building* in which large items including, without limiting the generality thereof, furniture, appliances, machinery, floor coverings, or other items not appropriate for carrying out of such outlet by customers, are offered or kept for retail sale or rent to the public, but excludes food items and building materials.

LAUNDROMAT means a *building* containing machines for washing and drying clothes by the general public, but excludes a laundry room intended for *use* only by specified persons.

LIBRARY means a library branch or distributing station as defined in the Public Libraries Act.

LICENSED GAMING ESTABLISHMENT means a *building used* exclusively as a gambling or gaming hall established by, and under the control of, the Province.

SECTION 3.0

DEFINITIONS

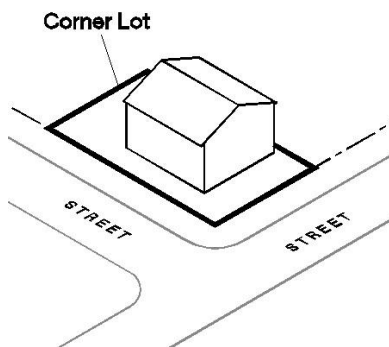
LIVESTOCK FACILITY means one or more barns or permanent *structures* with livestock occupied portions, intended for keeping or housing of livestock. A livestock facility also includes all manure or material storages and anaerobic digesters.

LOADING DOCK means that area of a platform or other *structure* adjacent to or within a *building* or *structure* that is *used* or intended to be *used* for unloading from, or loading onto, a truck, railway car or other *vehicle*, goods, articles, things or substances.

LOADING SPACE means that area located on the same *lot* as the *use* it serves or is intended to serve, and *used* for the parking of a *vehicle* for the loading or unloading of goods, articles, things or substances pertinent to such *use*.

LOT means a parcel of land, described in a *registered* deed or other document legally capable of being conveyed.

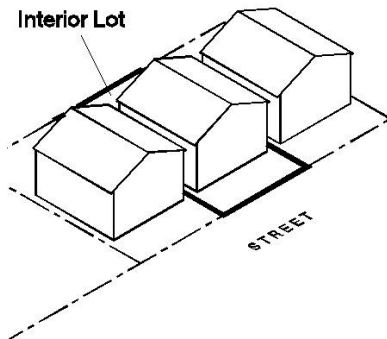
CORNER LOT means a *lot* situated at the intersection of two or more *streets* or upon two parts of the same *street* having an angle of intersection not exceeding 135 degrees. In the case of a curved corner, the corner of the *lot* shall be that point on the flankage *lot line* and *front lot line* nearest to the point of intersection of the continued projections of the flankage *lot line* and the *front lot line*.



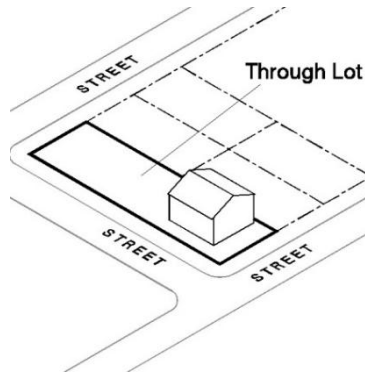
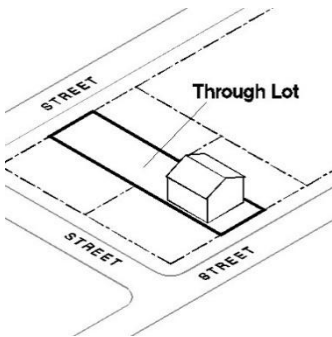
SECTION 3.0

DEFINITIONS

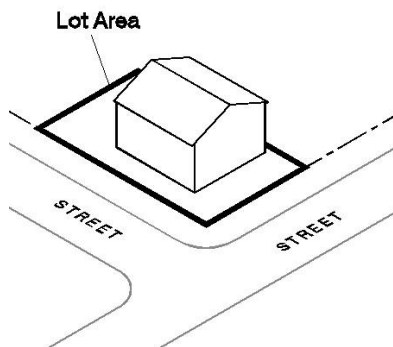
INTERIOR LOT means any *lot*, other than a *corner lot* or *through lot*.



THROUGH LOT means any *lot*, other than a *corner lot*, having separate *lot lines abutting* at least 2 separate *streets*.



LOT AREA means the total surface area within the *lot*.



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DEFINITIONS

LOT COVERAGE means that portion of the area of a *lot* covered by the perpendicular projections of all *buildings*, including *accessory buildings* and *structures*, unless otherwise specified, on that *lot* onto a horizontal plane, excluding *balconies*, uncovered *decks*, *porches*, terraces, and canopies and overhanging eaves which are 2.0 m or more in *height* above *finished grade*, and uncovered swimming pools and hot tubs.

LOT DEPTH means:

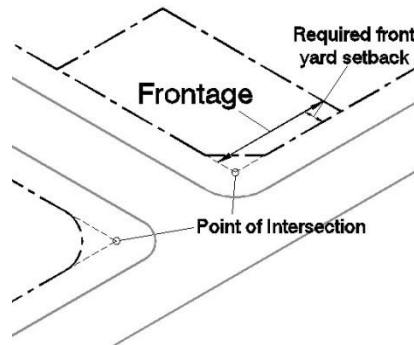
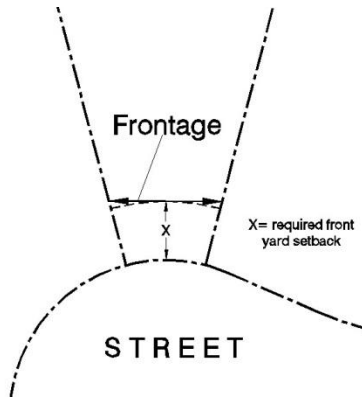
- a) the shortest distance between the *rear lot line* and the *front lot line* of a *lot*, where such front and *rear lot lines* are parallel;
- b) the average distance between the *rear lot line* and the mid-point of the *front lot line* of a *lot*, where such front and *rear lot lines* are not parallel;
- c) the distance between the mid-point of the *front lot line* and the point of intersection of the *side lot lines* of a *lot*, where there is no *rear lot line*.

LOT FRONTAGE means the horizontal distance between the *side lot lines* of a *lot*, such distance being measured along a line which is parallel to the *front lot line* and measured at the required setback.

- a) In cases where the *front lot line* is narrower than the line at the required setback, the *lot* frontage shall be the shortest distance between the *side lot lines* measured at the *front yard* setback.
- b) In the case of a *corner lot* where the *front lot line* and the flankage *lot line* do not intersect because of a curved corner or *daylight triangle*, the *front lot line* and flankage *lot line* shall be deemed to extend to their hypothetical point of intersection where the horizontal distance between the *interior side lot line* and hypothetical flankage *lot line* is measured parallel to and measured at the *front yard* setback.

SECTION 3.0

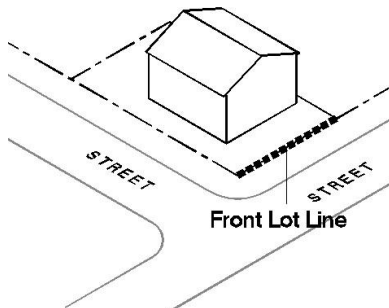
DEFINITIONS



LOT LINE means any boundary of a *lot*, and includes the vertical projection therefrom.

FRONT LOT LINE means:

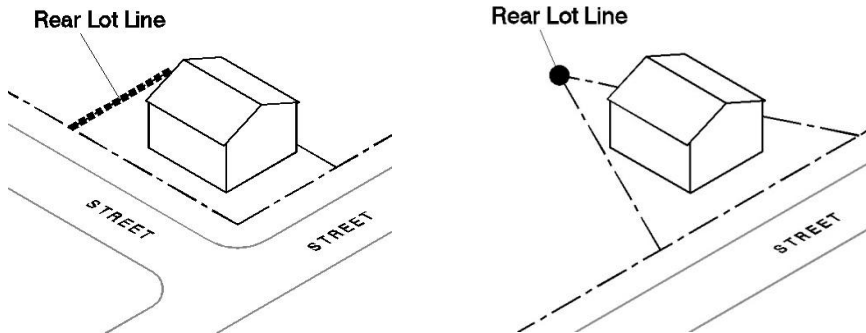
- a) in the case of an *interior lot*, the *lot line* that *abuts* a street or a *reserve* owned by the *Corporation* on the opposite side of which is a *street*;
- b) in the case of a *corner lot*, the shorter *lot line* that *abuts* a *street* or a *reserve* owned by the *Corporation* on the opposite side of which is a *street*, whereas the other *lot line* shall be deemed an *exterior side lot line*; or
- c) in the case of a *through lot*, the *lot line* that *abuts* the wider *street allowance*, as identified as the design width on Schedule "B" shall be deemed to be the front lot line, but where the *streets* are of equal width, the lot line which *abuts* the higher street classification as identified on Schedule "B", shall be deemed to be the front lot line, and in the case of both *streets* being under the same jurisdiction, *street width*, or road classification, the City may designate which *street line* shall be the front lot line.



SECTION 3.0

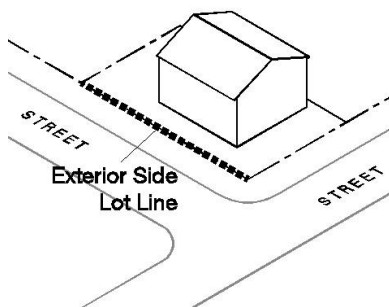
DEFINITIONS

REAR LOT LINE means the *lot line* opposite to, and most distant from, the *front lot line*, but where the *side lot lines* intersect, as in the case of a triangular *lot*, the rear lot line shall be represented by the apex of the triangle formed by the intersection of the *side lot lines*.



SIDE LOT LINE means a *lot line* other than a front or *rear lot line*.

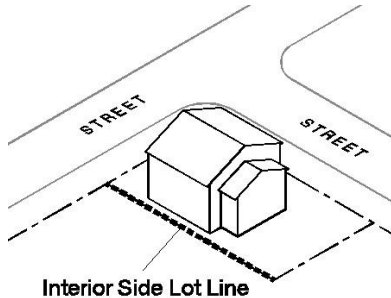
EXTERIOR SIDE LOT LINE means a *side lot line* that *abuts* a *street line* or *reserve* owned by the *Corporation* that *abuts* a *street*.



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DEFINITIONS

INTERIOR SIDE LOT LINE means a *side lot line* other than an *exterior side lot line*.



MAIN, when *used* to describe a *use, building* or *structure*, means a *use* which constitutes, or a *building* or structure in which is conducted, the primary *use* of the *lot* on which such *use, building* or *structure* is located.

MECHANICAL ROOF TOP PENTHOUSE means a room or enclosure on the roof of a *building* exclusively *used* for mechanical equipment, a stair tower, elevator equipment, or any combination thereof.

MERCHANDISE RENTAL SHOP means a *building* wherein the *main use* is the rental of goods, wares or merchandise and includes, without limiting the generality of the foregoing, videos, clothing, costumes, party supplies or equipment intended for personal *use* or household maintenance, but excludes any *open storage*, or an *equipment rental establishment* or a *vehicle rental establishment*.

MERCHANDISE SERVICE SHOP means a *building* wherein articles, small appliances or goods, or equipment or machinery *used* for construction or industrial purposes, are repaired or serviced, or where replacement parts for such articles or goods are offered for sale.

MICROBREWERY means a *building* or part thereof *used* for the small-scale production of beverages including beer, wine and cider.

MINIMUM DISTANCE SEPARATION (MDS) FORMULAE means formulae and guidelines developed by the province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

For reference:

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DEFINITIONS

MDS I – provides the minimum distance separation between proposed new development and any existing livestock barns, manure storages and/or anaerobic digesters; and

MDS II – provides the minimum distance separation between proposed new, expanding or re-modelled livestock barns, manure storages and/or anaerobic digesters and existing or approved development.

MODEL HOME means a *building* which is *used* on a temporary basis as a sales office or as an example of the type of *dwelling* that is for sale in a related development and which is not occupied or *used* as a residential *dwelling*.

MOTOR VEHICLE BODY SHOP means a building where motor *vehicles* are kept, stored, or repaired, including the complete repair to motor *vehicle* bodies, frames and motors, and the painting, upholstering, washing and cleaning of such *vehicles*.

MOTOR VEHICLE REPAIR SHOP means a *building* which contains facilities for the repair and maintenance of *vehicles* on the premises and in which *vehicle* accessories are sold and *vehicle* maintenance and repair operations are performed and may include minor repairing or minor painting of *vehicle* bodies.

MOTOR VEHICLE SALES OR RENTAL ESTABLISHMENT means an establishment for the sale, rental or leasing of *motor vehicles*, *commercial vehicles* and motor *vehicles*.

MOTOR VEHICLE SERVICE STATION means a *building* where motor *vehicle* fuels, lubricants and related accessories are offered for sale to the general public and which contains facilities for the minor incidental repair and maintenance of motor *vehicles* and does not include a *gas bar*.

NURSERY means a place where plants, trees or shrubs are grown or stored for the purpose of transplanting, for use as stocks for building or grating or for the purpose of retail or wholesale together with the sale of soil, planting materials, fertilizers or similar materials and includes a *commercial greenhouse*.

NURSING HOME means a *building* wherein lodging, meals, personal care, nursing services, and medical care and treatment are provided and may include a *hospice*, but excludes a *hospital* or *retirement home*.

OFFICES means a *business office*, a *professional office*, a *clinic*, or a *veterinarian clinic*, as defined in this By-law.

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DEFINITIONS

OFFICES, FEDERAL, PROVINCIAL OR MUNICIPAL means a *building* in which persons are engaged in the management, direction or conduct of the affairs of a federal, provincial or municipal agency.

OFFICER means any person or employee of the Corporation charged with the duties of enforcing this By-law.

ON-FARM DIVERSIFIED USE means *uses* that are secondary to the principal agricultural use of the property and are limited in area. On-farm diversified *uses* include: but are not limited to, *home occupations*, home industries, agri-tourism *uses*, and *uses* the produce value-added agricultural products.

OUTDOOR AMENITY SPACE means an area of land, *balcony, deck*, terrace, the roof of a *private garage* or the roof of a parking *structure*, which includes *landscaped open space* and may include areas of decorative paving or other similar surface, provided such surface is not used for vehicular *use*.

PARK means an area of land consisting primarily of natural or *landscaped open space* which may be *publicly* or privately owned, and may include, without limiting the generality of the foregoing, a *conservation* or natural area, a playground, or a picnic area, a *nursery* or a *commercial greenhouse*.

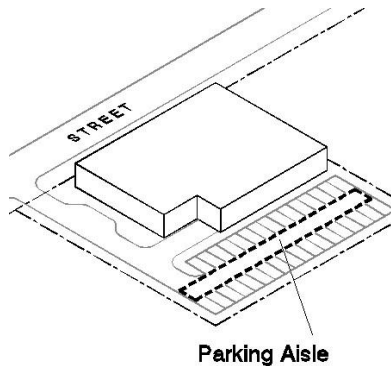
AMUSEMENT PARK means an area of land, with or without *accessory buildings* or *structures*, wherein the primary *use* is the provision of rides, slides, play equipment, games of chance or skill, or a water park, including the sale of food, beverages, toys and souvenirs *accessory* thereto, and may include a *recreational entertainment establishment* or an *amusement arcade*.

RECREATIONAL PARK means a park which, without limiting the generality thereof, also contains facilities for cultural, leisure, sports or recreational activities.

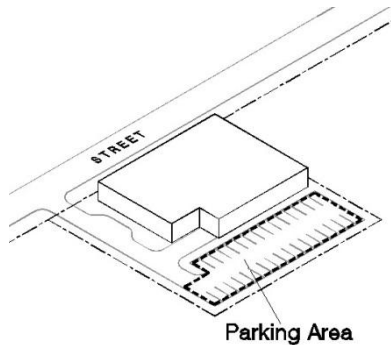
SECTION 3.0

DEFINITIONS

PARKING AISLE means a portion of a *parking area* which *abuts*, on one or more sides, *parking spaces* to which it provides direct access, and which is not *used* for the parking of *motor vehicles*.



PARKING AREA means an area provided for the parking of motor *vehicles*, and includes any related *parking aisles* and *parking spaces*, including a *private garage* or a *parking area* located within a *building* or *structure*, but does not include any part of a *street* or *lane* or *driveway*.



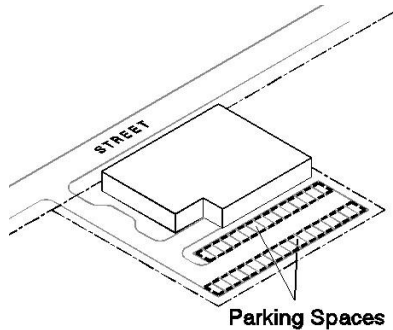
PARKING LOT, COMMERCIAL means a *parking area* or *structure*, other than a *street* or *driveway*, that is available for public *use* on a *lot* for the parking of *motor vehicles* and either:

- a) is the principal *use* of the *lot*; or,
- b) where a charge is levied to occupy any *parking space*.

SECTION 3.0

DEFINITIONS

PARKING SPACE means a portion of a *parking area*, exclusive of any *parking aisles*, to be *used* for the temporary parking of a motor *vehicle*.



PATIO means an open area of land covered by a slab or other material on grade, but does not include a *deck*.

PERFORMING ARTS STUDIO means premises used for the rehearsal of performing arts, such as music, dance or theatre.

PERSONAL CARE ESTABLISHMENT means a *building* wherein a service is performed directly to an individual, and includes, without limiting the generality of the foregoing, a barber shop, a beauty salon, a tanning salon, a tattoo parlour, a manicurist or a beautician's establishment, but does not include a massage or body-rub parlour or any *adult entertainment establishment* as defined in the Municipal Act.

PERSONAL SERVICE ESTABLISHMENT means a *building* wherein a service is provided for the alteration, care, making of, and repair of wearing apparel, and includes, without limiting the generality of the foregoing, a shoe repair shop, a tailor or dressmaking shop, a furrier, but does not include a massage or body-rub parlour or any *adult entertainment parlour* as defined in the Municipal Act.

PET GROOMING ESTABLISHMENT means a *building* wherein pets are washed and groomed for a fee, but does not include an establishment where animals are housed, bred, boarded, trained or sold and does not include an, *animal shelter* or *veterinarian clinic* as defined in this by-law.

PLACE OF WORSHIP means a *building* or *structure used* by a congregation or organization dedicated to worship and related religious, social and charitable activities, with or without an *auditorium*, convent or monastery, or clergy residence as *uses accessory* thereto.

SECTION 3.0

DEFINITIONS

PLANTING STRIP means *landscaped open space* which is located adjacent to a *lot line* or portion thereof and which comprises a continuous hedgerow or row of shrubs, a *berm*, a wall, an opaque fence, or combination thereof.

PORCH means a *structure*, with or without steps, consisting of a platform with a roof and enclosed walls or partially enclosed walls that are 1.2 m in *height* or greater from the top of the platform, and connected to an entrance to a *building*.

PRINCIPAL RESIDENCE or PRINCIPAL RESIDENT ~~means the customary or usual place of residence of a person, for which the municipal address of the dwelling unit is most likely to be identified by that person as his or her place of residence for financial, legal and government related purposes.~~ means the primary place of residence of a person, for which the municipal address of the dwelling unit is identified by that person as his or her place of residence for financial, legal and government related purposes.

PRIVATE CLUB means an association or group of people who pay membership dues or fees, and own, lease or rent a premises, the *use* of which is restricted to members and their guests for social, recreational or athletic purposes, but does not include a *fitness club*.

PRIVATE HOME DAY CARE means the temporary care and custody for reward or compensation of not more than six persons in a provincially licensed home day care, or not more than five persons in an unlicensed home day care in a private residence other than the home of a parent or guardian of any such person for a continuous period not exceeding 24 hours. Care may be provided for children, seniors and/or persons with disabilities.

PROFESSIONAL OFFICE means a *building* in which a legal, or other professional service is performed or consultation given, including, without limiting the generality of the foregoing, the *office* of a lawyer, an architect, a surveyor, an engineer, a chartered accountant, or a consultant, but does not include a *business office*, a *studio*, a pet or veterinarian's clinic, a *clinic*, an *animal shelter*, a massage or body-rub parlour or any *adult entertainment establishment*.

PUBLIC, when *used* in reference to a *building*, *structure*, *use* or *lot*, means a *building*, *structure*, *use* or *lot used* by a *public agency* to provide a service to the public.

PUBLIC AGENCY means

SECTION 3.0

DEFINITIONS

- a) the *Corporation*;
- b) any department, commission, corporation, authority, board or other agency other than a *hospital* board established from time to time by the *Corporation*;
- c) any *public utility*;
- d) *railroad* company;
- e) the Government of Canada, Province of Ontario, County of Perth, *Upper Thames River Conservation Authority*, and School Boards.

PUBLIC UTILITY means

- a) any agency, corporation, board or commission providing electricity, gas, oil, steam, water, communications/telecommunications, transportation, stormwater drainage or sewage or waste collection and disposal services to the public; or
- b) a *use* pertaining to any such agency, corporation, board or commission.

OPEN PORCH means a *porch* without walls or partial walls.

RAILWAY LINE means the permanently placed railway lines of a railway company *used* for traveling over, or temporary storage on, by railway company cars or engines, but does not include rail lines located on land not owned or leased by the railway company.

RECREATIONAL ENTERTAINMENT ESTABLISHMENT means an establishment wherein games of skill or chance are offered to the public as the *main use* therein, and includes, without limiting the generality of the foregoing, a billiard or pool hall and a bowling alley, but excludes an *amusement arcade* establishment or an *amusement park*, or a massage or body-rub parlour or any *adult entertainment establishment* as defined in the Municipal Act.

RECREATIONAL VEHICLE SALES OR RENTAL ESTABLISHMENT means an establishment having as its *main use* the sale, rental or leasing of *recreational vehicles*.

REDEVELOPMENT means the removal of *buildings* or *structures* from land and the construction or erection of other *buildings* or *structures* thereon.

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DEFINITIONS

REGISTERED means registered in the Registry Office of the County.

REGULATED AREA shall mean the area in which the *Upper Thames River Conservation Authority* has jurisdiction for hazard issues covered in Section 28 of the Conservation Authorities Act, R.S.O 1990, C.C.27, as amended.

RESERVE means land set apart from other lands and *registered* as a reserve.

RESTAURANT means a *building* where food is prepared and offered for sale to the public for immediate consumption either on or off the premises, but does not include a *tavern* or any *building* where prepackaged foods or beverages requiring no further preparation before consumption are offered for retail sale.

DRIVE-IN RESTAURANT means a restaurant where the public consumes such food or beverages within *vehicles* parked on the same *lot* therewith.

EAT-IN RESTAURANT means a restaurant which contains seating for the public to consume the food or beverages of the restaurant therein, and may contain take-out or *drive through* take-out services *accessory* thereto.

TAKE-OUT RESTAURANT means a restaurant, other than a *drive-in restaurant*, which does not contain seating or any other facilities for the consumption of food or beverages therein.

RETAIL STORE means a *building* in which goods, wares, merchandise, substances, articles or things in limited quantities are stored, offered or kept for retail sale to the public, and *uses accessory* thereto.

RETIREMENT HOME means a *building* containing *dwelling units* or other rooms *used* for the accommodation of primarily elderly persons as their residence, and which contains a common dining area for the residents thereof, and may contain a common lounge, recreation room and medical care facilities.

SALVAGE YARD means a *lot* which may contain *buildings* or *structures*, *used* for wrecking, dismantling, storing or selling used goods, wares or materials including, but not so as to limit the generality of the foregoing, glass, bottles, metals, clothing, plastics, furniture, paper, machinery, building or other materials, *vehicles* and parts thereof.

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DEFINITIONS

SCHOOL:

COMMERCIAL SCHOOL means a school operated for a fee for the purposes of, without limiting the generality of the foregoing, instruction in the performing arts, martial arts, sports or technical, vocational or academic subjects.

ELEMENTARY SCHOOL means an establishment, including outdoor areas, where academic instruction in a full range of the subjects of the elementary school courses of study is provided under the jurisdiction of a school board established by the Province of Ontario for students up to, and including grade 8.

PRIVATE SCHOOL means an establishment accredited by the Province, including outdoor areas, where academic instruction in a full range of the subjects of the *elementary* or *secondary school* courses of study is provided.

SECONDARY SCHOOL means an establishment, including outdoor areas, where academic instruction in a full range of the subjects of the secondary school courses of study is provided under the jurisdiction of a school board established by the Province of Ontario.

POST-SECONDARY SCHOOL means a public school primarily for the instruction of students or adults receiving a post-secondary education and, without limiting the generality of the foregoing, includes an adult retraining school, a community college and a university.

SCIENTIFIC OR MEDICAL LABORATORY means a *building* wherein scientific or medical experiments, tests or investigations are conducted, and where drugs, chemicals, glassware or other substances or articles pertinent to such experiments, tests or investigations are manufactured or otherwise prepared for *use* on the premises.

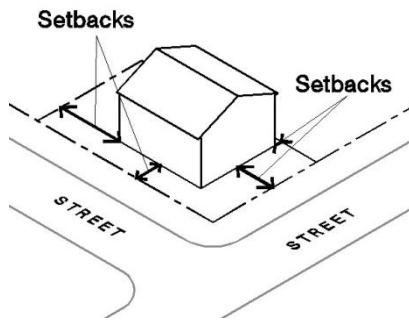
~~SECOND SUITE means a self-contained living accommodation for an additional person or persons living together as a separate single housekeeping unit, in which both food preparation and sanitary facilities are provided for the exclusive use of the occupants of the suite, located within the principal dwelling on the lot.~~

SELF-STORAGE ESTABLISHMENT means a *building* containing individual storage units accessible by the user, used for the storage of goods, wares, merchandise, food-stuff, substances, articles or other things, but does not include a fuel storage tank.

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DEFINITIONS

SETBACK means the horizontal distance between the *lot line* and the nearest part of any *building* or *structure* on such *lot*, and includes the *front yard depth*, *rear yard depth*, *interior side yard* and the *exterior side yard width* of a *lot*.



SERVICE TRADE means an establishment, other than an automotive *use*, that provides a non-personal service or craft to the public, including, but not necessarily restricted to, the shop of a printer, a plumber, a painter, a carpenter, an electrician, a welder, a furrier, an upholsterer, a custom engraver, a monument engraver, a *merchandise service shop*, a battery storage and recharging shop, a small engine repair shop, a workshop for the physically challenged, a catering establishment, a tool or small *equipment rental establishment*.

SEWAGE TREATMENT PLANT means the *use* of land, *buildings* and *structures* by a *public agency*, where domestic or industrial waste is collected and treated, and includes a sewage pumping station.

SHIPPING CONTAINER means an article of transportation equipment, including one that is carried on a chassis, that is strong enough to be suitable for repeated *use* and is designed to facilitate the transportation of goods by one or more means of transportation and includes intermodal containers, bodies of transport trucks, or straight truck boxes.

SHOPPING CENTRE means a *lot* or *building* designed, constructed, operated or maintained as a unit containing at least 4 physically separate and independent commercial and/or business *uses* which may be connected by a common corridor or wall and which is provided with common *parking areas*, *driveways*, *landscaped open space* and other shared *accessory* facilities and services and which is held under single ownership, *condominium* ownership, co-operative or similar arrangement.

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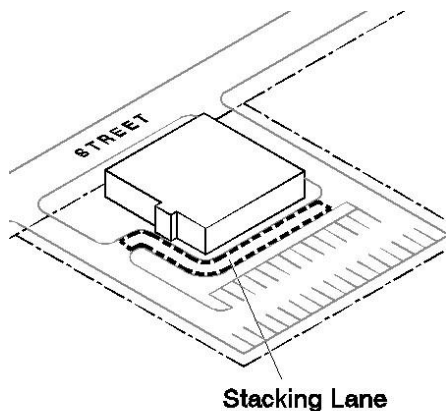
DEFINITIONS

SHORT TERM RENTAL ACCOMMODATION means an entire *dwelling unit* that is *used* to provide sleeping accommodations for any period of less than 28 consecutive days and is operated by the principal resident. Short term rental accommodation shall not include a *inn, hotel, bed and breakfast establishment, boarding house dwelling* or similar commercial or *institutional use*. The principal *use* of the *dwelling* shall be for residential purposes and the short term rental accommodation shall be an ancillary *use* to the *main use*.

SIGN means a name, identification, description, device, display or illustration which is affixed to or represented directly or indirectly upon a *building, structure* or *lot* and which directs attention to, without limiting the generality of the foregoing, an object, product, place, activity, person, institution, organization or business.

SPECIAL EVENT SPACE means a portion of the *building* used for event programming for community, cultural and social purposes, including but not limited to, receptions, conferences, meetings, weddings, festivals, and informational and/or instructional programs (or similar functions for which food and/or beverages may or may not be prepared and served).

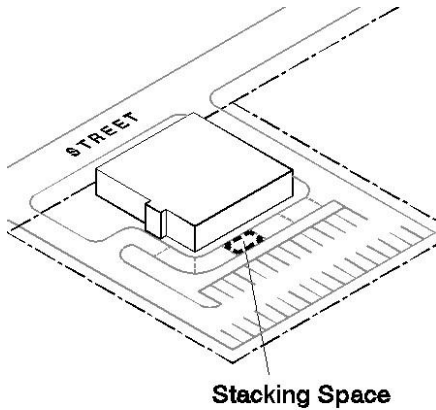
STACKING LANE means a continuous on-site queuing lane that includes *tandem parking spaces* for motorized *vehicles* which is separated from other vehicular traffic and pedestrian circulation, by barriers, markings or *signs*.



SECTION 3.0

DEFINITIONS

STACKING SPACE means a *motor vehicle* space which provides standing room for *vehicles* in a queue in a *stacking lane*.



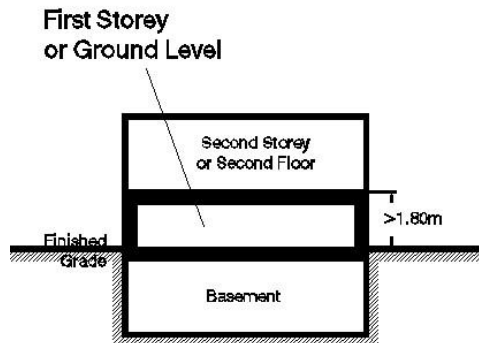
STORAGE, OPEN means storage of goods or materials outside a *building* or *structure*.

STOREY means a horizontal division of a *building* from a floor to the ceiling directly above such floor, and includes an *attic* wherein at least fifty (50) percent of the space above the floor is more than 2.1 m in *height* and meets the minimum *floor area* requirements of the Ontario Building Code but does not include a mezzanine, gallery, *balcony* or other overhang, the *floor area* of which does not exceed forty (40) percent of the *floor area* of the storey directly below such overhang, provided that the space beneath such overhang is not enclosed and the extent of such overhang does not exceed forty (40) percent of the least dimension of the room in which the said overhang is located.

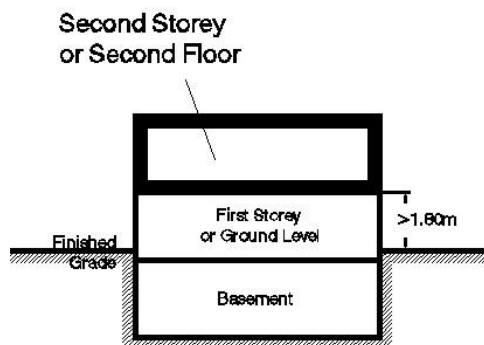
SECTION 3.0

DEFINITIONS

FIRST STOREY or GROUND LEVEL means the *storey* having its floor level closest to *finished grade* and having its ceiling more than 1.8 m above average *finished grade*.



SECOND STOREY or SECOND FLOOR means the *storey* directly above the *first storey*.



STREET means a *public* highway or *public* road as defined in the Municipal Act, under the jurisdiction of either the *Corporation*, the *County* or the Province but does not include a *lane* or right-of-way.

STREET ALLOWANCE means land held by the *Corporation*, the *County* or the Province for the purpose of providing a *street*, and includes a *street* and an *improved street*.

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STREET LINE means the limit of the *street allowance* and is the dividing line between a *lot* or *reserve* and a *street*.

STREET WIDTH means the horizontal distance between the *street lines* of a *street allowance*, measured along a line perpendicular to the said *street lines*.

ARTERIAL STREET means a *street* designated as such on Schedule "B" of this By-law.

COLLECTOR STREET, TWO LANE AND FOUR LANE means a *street* designated as such on Schedule "B" of this By-law.

IMPROVED STREET means a *street* that is improved for the passage of *motor vehicles* and is owned and maintained by the *Corporation*, the *County* or the Province.

LOCAL STREET means a *street* designated as such on Schedule "B" of this By-law.

PRIVATE STREET means a *street* which affords the principal means of vehicular access to a *lot* and which is not assumed, for the purposes of providing maintenance, or in title, by the *Corporation*, the *County* or the Province.

WIDENED STREET means a *street* widened to its design width in accordance with Schedule "B" of this By-law.

STRUCTURE means anything constructed or erected, in whole or in part, which is located on, or in, the ground, or attached to something located on, or in, the ground, and includes anything pre-made or prefabricated, but does not include a fence, *sign*, air conditioning unit, retaining walls, pergolas, temporary tents or similar *uses*, *railway line*, or any hard surface located directly on the ground.

STUDIO means a *building used* as the work place of a photographer, musician, artist or craftsman, without limiting the generality thereof, photographs are taken, music or film is recorded, or instruction is given in art, music, dance, craft making or similar disciplines.

SUNROOM means a *porch* or part thereof which is fully enclosed by walls containing windows, the glazed area of each exterior wall being not less than one-third of the area of such wall between the floor and the roof.

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DEFINITIONS

SUPERMARKET means a *building* in which a balanced line of prepared food, bakery and dairy products; candy and confectionery; soft drinks and other food products are sold to the public and, in addition, where pharmaceuticals, health and beauty aids, housewares, newspapers, paper products, tobacco products, flowers and plants and other non-food items may be sold or services rendered to the public provided such items or services are incidental and subordinate to the sale of food items described herein.

TANDEM PARKING means the parking of a *vehicle* directly behind another *vehicle* in a *driveway*.

TAVERN means a building in which the primary *use* is the serving of alcoholic beverages.

TAXI DISPATCH ESTABLISHMENT means a premises where taxis or limousine taxis are dispatched from and where such *vehicles* may be parked or stored for short periods of time when not engaged in transporting persons or goods.

THEATRE means a *building* or *structure used* for the production and viewing of the performing arts or for the screening and viewing of motion pictures by the public.

THEATRE CLASSROOM means a room or series of rooms in the *theatre* where groups of students are taught and/or educational sessions are held including but not limited to the business operations of the *theatre*, acting, and administration.

THEATRE RESTAURANT means a *restaurant* that operates exclusively during such periods as the *theatre* and/or its ancillary uses are in operation.

THEATRE RETAIL STORE means a *building* in which *theatre* products or products associated with the *theatre* including goods, wares, merchandise, substances, articles or things are stored, offered or kept for retail sale to the public.

TRAILER means any *vehicle* designed to be towed by another *vehicle*.

TRANSIT CENTRE means a *lot*, with or without *buildings* or *structures*, where buses are *used* to pick-up or drop-off of persons but excludes a bus stop.

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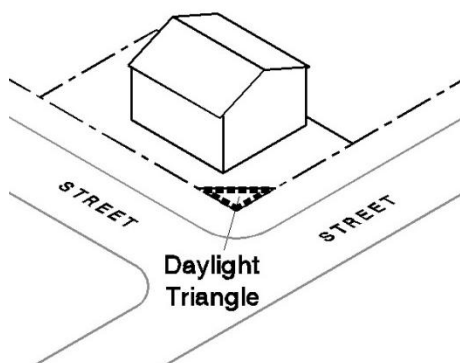
DEFINITIONS

TRAVEL TRAILER means a trailer capable of being *used* for the temporary or permanent living, sleeping or eating accommodation of one or more persons, including a travel trailer that has been temporarily or permanently fixed or attached to the ground on a foundation or other base or has become in any other manner so adapted and affixed to the land upon which it is situated that it is, or has become, an immobile *structure*, and includes, without limiting the generality thereof, *recreational vehicles*, mobile homes, park models or campers.

TRAILER CAMP means a *lot used* for the temporary or short term parking of *travel trailers* and other apparatus capable of being *used* for the temporary or permanent living, sleeping or eating, including tents, but excludes a *recreational vehicle sales or rental establishment*.

TRAILER PARK means a *lot used* or intended for *use* for the permanent placement of *travel trailers*.

TRIANGLE, DAYLIGHT means the triangular space formed by the *street lines* of a *corner lot*, where such *lot* is located at the intersection of 2 or more *streets*, and a line drawn from a point in one *street line* to a point in the other *street line*, each such point being a specified distance from the point of intersection of the *street lines* measured along the said *street lines*, and where the two *street lines* do not intersect at a point, the point of intersection of the *street lines* shall be deemed to be the intersection of the projected tangents of the *street lines*. Where required by this By-law, a *daylight triangle* shall be dedicated as part of the *abutting street allowance* to the appropriate agency having jurisdiction of the *abutting* street.



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DEFINITIONS

TRIANGLE, DRIVEWAY VISIBILITY shall be measured from the point of intersection of a *street line* and the edge of a *driveway* a distance from the *street line* and a distance from the edge of the *driveway*.

TRIANGLE, VISIBILITY means the triangular space formed by the *street lines* of a *corner lot*, where such *lot* is located at the intersection of 2 or more *streets*, and a line drawn from a point in one *street line* to a point in the other *street line*, each such point being a specified distance from the point of intersection of the *street lines* measured along the said *street lines*, and where the two *street lines* do not intersect at a point, the point of intersection of the *street lines* shall be deemed to be the intersection of the projected tangents of the *street lines*. Where required by this By-law, a *visibility triangle* shall be free of obstructions in accordance with the provisions of this By-law.

TRUCK TERMINAL means an establishment where trucks and/or transports are stored, rented, leased, kept for hire, or parked or from which trucks and/or transports are dispatched as common carriers, or where goods are stored temporarily for further shipment.

USE means, when used as a noun, the purpose for which a *lot*, *building* or *structure*, or any combination or part thereof, is designed, arranged, occupied or maintained and, when used as a verb, means to put to such purpose.

VEHICLE means anything driven or capable of being driven or drawn on wheels by any kind of power other than solely by muscular power and includes, without limiting the generality of the foregoing, an automobile, motorcycle, moped, motor-bike, truck, farm tractor, tractor trailer, bus, boat, jet-ski, motor home, *recreational vehicle*, snowmobile, but excludes a street car or other *vehicle* running only upon rails.

AUTOMOBILE VEHICLE means a *vehicle* designed or intended for *use* for personal transportation on highways and includes, without limiting the generality thereof, a car, pick-up truck, jeep, van, motorcycle, or motor assisted bicycle, but excludes a recreational *vehicle*.

COMMERCIAL VEHICLE means a *vehicle* licensed by the Province as a public *vehicle* pursuant to the Public Vehicles Act, or as a commercial *motor vehicle* pursuant to the Highway Traffic Act.

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MOTOR VEHICLE means an *automobile vehicle* and any other *vehicle* propelled or driven otherwise than by muscular power, but does not include a *vehicle* running only upon rails, or a motorized snow *vehicle*, traction engine, farm tractor, self-propelled farm implement, or road-building machine.

RECREATIONAL VEHICLE means a *vehicle* designed and intended to be *used* for recreational purposes and includes, without limiting the generality of the foregoing, motor homes, *recreational vehicles*, *trailers*, campers, all-terrain *vehicles* or motorized snow *vehicles*, but excludes bicycles, motorcycles, and motor assisted bicycles.

VERANDAH means a *porch* or part thereof, with or without walls or railings, such walls or railings not exceeding a *height* of 1.2 m.

VETERINARIAN CLINIC means a *building* wherein animals are treated or kept for treatment by a veterinarian, but excludes an *animal shelter*, a pet shop or an establishment engaged primarily in the retail sale of animals or in breeding animals.

VIDEO RENTAL ESTABLISHMENT means a *building* where videos, cassettes, tapes or similar items intended for home entertainment are rented to the general public.

WALKWAY means a surface treated area that is designed and intended to be used principally for pedestrian or bicycle access.

WAREHOUSE means a *building used* for housing, storing, packaging wholesaling or distributing goods, wares, merchandise, food-stuff, substances, articles or things, and may include the residence of a caretaker or watchman.

WATER TREATMENT FACILITY means a *building* or *structure*, approved by a *public agency*, where water is purified or treated for human consumption, and includes a water pumping station.

WAYSIDE PERMIT AGGREGATE OPERATION (WAYSIDE PIT) means a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

WELLHEAD PROTECTION AREA means shall mean the geographic area designated on Schedule "C" of this By-law. Three *wellhead protection areas* are described as follows:

- a) Wellhead Protection Area A (WHPA-A): The geographic location of the 100m

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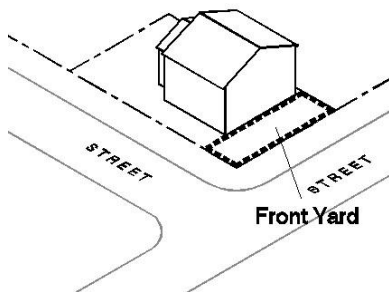
DEFINITIONS

fixed radius around a wellhead with a vulnerability score of 10, as described in the Thames-Sydenham and Region Source Protection Plan for the purposes of describing a vulnerable area.

- b) Wellhead Protection Area B (WHPA-B): The geographic location of the area around a wellhead with a 2-year time of travel to the wellhead, excluding the area of WHPA-A, as described in the Thames-Sydenham and Region Source Protection Plan for the purposes of describing a vulnerable area.
- c) Wellhead Protection Area C (WHPA-C): The geographic location of the area around a wellhead with a 2 to 5 year time of travel to the wellhead, as described in the Thames-Sydenham and Region Source Protection Plan for the purposes of describing a vulnerable area.

YARD means an area of land which is appurtenant to and located on the same *lot* as a *building* or *structure*, and which is open, uncovered and unoccupied from the ground up, except for such *accessory buildings, structures* or other *uses* as are specifically permitted thereon elsewhere by this By-law.

FRONT YARD means a *yard* extending across the full width of a *lot* between the *front lot line* of such *lot* and the nearest part of any wall of any *building* or *structure* on such *lot*.

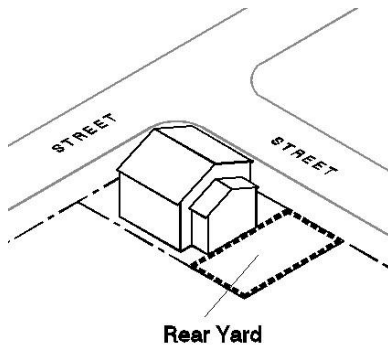


FRONT YARD DEPTH means the shortest horizontal dimension of a *front yard* between the *front lot line* of a *lot* and the nearest part of any *building* or *structure* on such *lot*.

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REAR YARD means a *yard* extending across the full width of a *lot* between the *rear lot line* of such *lot* or, where there is no *rear lot line*, the junction point of the *side lot lines*, and the nearest part of any *building* or *structure* on such *lot*.



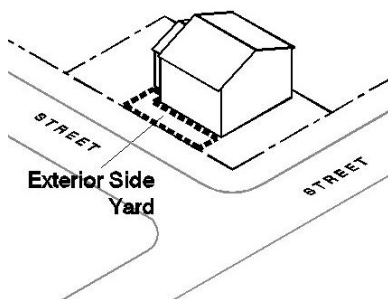
REAR YARD DEPTH means the shortest horizontal dimension of a *rear yard* between the *rear lot line* of a *lot* or, where there is no *rear lot line*, the junction point of the *side lot lines*, and the nearest part of any *building* or *structure* on such *lot*.

SIDE YARD means a *yard* extending from the *front yard* to the *rear yard* of a *lot* and from the *side lot line* of such *lot* to the nearest part of any *building* or *structure* on such *lot*.

SIDE YARD WIDTH means the shortest horizontal dimension of a *side yard* between the *side lot line* of a *lot* and the nearest part of any *building* or *structure* on such *lot*.

AGGREGATE SIDE YARD WIDTH means the sum of the *side yard* widths of the *side yards* of a *lot*.

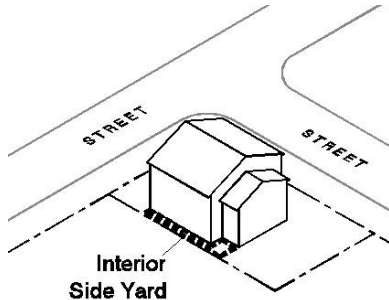
EXTERIOR SIDE YARD means a *side yard* immediately adjoining a *street allowance* or *abutting* a *reserve* on the opposite side of which is located a *street allowance*.



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INTERIOR SIDE YARD means a *side yard* other than an *exterior side yard*.



REQUIRED YARD means that part of a *yard* which contains the *rear yard depth* or *side yard width* or *setback* from the *lot lines* of a *lot* as required herein by this By-law.

ZONE means an area delineated on a Zoning Map and established and designated by this By-law for a specific *use*.

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SECTION 4 GENERAL PROVISIONS

4.1 Accessory Buildings, Structures and Uses

4.1.1 Uses Permitted

An *accessory building* or *structure* may be erected or *used* in accordance with the following:

- Where this By-law permits a *lot* to be *used* or a *building* or *structure* to be erected or *used* for a purpose, that purpose shall include any *building*, *structure* or *use accessory* thereto, other than an *accessory guest room* or an *accessory dwelling unit* unless otherwise specified by this By-law.
- An *accessory building* or *structure* shall not be *used* for human habitation or an occupation for gain or profit, unless otherwise permitted by this By-law.

4.1.2 Location

~~An accessory building or structure may be erected in any yard other than a required yard, except that nothing~~ Nothing in this By-law shall apply to prevent the erection of:

- an *accessory building* or *structure* in accordance with Table 4.1.2.

Table 4.1: Accessory Building or Structure Locations

	Interior Lot Zoned C1 or Residential R	Corner lot Zoned C1 or Residential R	Interior Lot not zoned C1 or Residential R	Corner Lot not zoned C1 or Residential R
Distance from a <i>front lot line</i>	6.0 m or existing <i>building</i> setback, whichever is the greater	6.0 m or existing <i>building</i> setback, whichever is the greater	Setback as set out in the <i>zone</i> or Table 4.1.4	Setback as set out in the <i>zone</i> or Table 4.1.4
Distance from an <i>exterior side lot line</i>	N/A	6 m or existing <i>building</i> setback whichever is the greater	Setback as set out in the <i>zone</i> or Table 4.1.4	Setback as set out in the <i>zone</i> or Table 4.1.4

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	Interior Lot Zoned C1 or Residential R	Corner lot Zoned C1 or Residential R	Interior Lot not zoned C1 or Residential R	Corner Lot not zoned C1 or Residential R
Distance from an <i>interior side lot line</i>	1.0 m	1.0 m where a 1.5 m continuous unobstructed path is provided, otherwise 1.5 m	Setback as set out in the <i>zone</i> or Table 4.1.4	Setback as set out in the <i>zone</i> or Table 4.1.4
Distance from a <i>rear lot line</i>	1.0 m	1.0 m where a 1.5 m continuous unobstructed path is provided, otherwise 1.5 m	Setback as set out in the <i>zone</i> or Table 4.1.4	Setback as set out in the <i>zone</i> or Table 4.1.4

- b) a car port attached to a single detached dwelling or a semi-detached dwelling in an interior side yard, not closer than 1.0 m to the interior side lot line;
- c) a swimming pool in accordance with the provisions of *Section 4.18* (Outdoor Swimming Pools and Hot Tubs);
- d) an *accessory building* or *structure* in a *rear yard* setback of a *through lot* in a residential *zone*, where such *lots* are subject to a *reserve* across the *rear lot line* prohibiting access to the *street*, provided that such *accessory building* or *structure* is not located closer to any *lot line* than 1.0 m, or, in the case of a *corner lot*, not in the required *exterior side yard setback*, nor in a required *visibility triangle*.

~~—an accessory building or structure within 1.0 m of a lot line in a residential zone, provided that in no case shall an accessory building or structure be erected within a front yard, an exterior side yard or within the minimum setback.~~

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4.1.3 Lot Coverage

The *lot coverage* for *accessory buildings* or *structures* shall be calculated to be included in the maximum *lot coverage* requirements for the *lot*, unless otherwise specified.

4.1.4 Regulations

No person shall *use* or permit the *use* of any *lot* or *erect*, alter or *use* any *accessory building* or *structure* except in accordance with the accessory use regulations in *Table 4.1.4*. Any numbers in parentheses following the particular regulation, *zone* heading, or applicable standard indicates that one or more additional regulations apply to *accessory buildings* and *structures* in the applicable *zone*.

Table 4.1.4: Accessory Use Regulations

Zone Category	Maximum Lot Coverage [1]	Maximum Floor Area [1]	Maximum Height [2]	Maximum Wall Height	Minimum Side Yard Width / Rear Yard Depth [3]
RESIDENTIAL ZONES					
R1(1)	10%	100 m ²	5.0 m	~~3.0 m~~	1.0 m
R1(2)	10%	100 m ²	5.0 m	~~3.0 m~~	1.0 m
R1(3)	10%	100 m ²	5.0 m	~~3.0 m~~	1.0 m
R1(4)	10%	100 m ²	5.0 m	~~3.0 m~~	1.0 m
R1(5)	10%	100 m ²	5.0 m	~~3.0 m~~	1.0 m
R2(1)	10%	75 m ²	5.0 m	~~3.0 m~~	1.0 m
R2(2)	10%	75 m ²	5.0 m	~~3.0 m~~	1.0 m
R3	10%	75 m ²	5.0 m	~~3.0 m~~	1.0 m
R4	10%	75 m ²	5.0 m	~~3.0 m~~	1.0 m
R5(1)	10%	100 m ²	5.0 m	~~3.0 m~~	1.0 m
R5(2)	10%	100 m ²	5.0 m	~~3.0 m~~	1.0 m
R5(3)	10%	100 m ²	5.0 m	~~3.0 m~~	1.0 m
COMMERCIAL ZONES					
C1	10%	100 m ²	4.0 m	~~3.0 m~~	1.0 m
C2	10%	100 m ²	4.0 m	~~3.0 m~~	1.0 m
C3	10%	100 m ²	4.0 m	~~3.0 m~~	1.0 m
C4	10%	100 m ²	4.0 m	~~3.0 m~~	1.0 m
C5	10%	100 m ²	4.0 m	~~3.0 m~~	1.0 m
GRAND TRUNK					

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Zone Category	Maximum Lot Coverage [1]	Maximum Floor Area [1]	Maximum Height [2]	Maximum Wall Height	Minimum Side Yard Width / Rear Yard Depth [3]
ANCHOR DISTRICT ZONE					
AD	10%	100 m ²	4.0 m	~~3.0 m~~	1.0 m
INSTITUTIONAL ZONES					
IN1	10%	-	5.0 m	-	1.0 m
IN2	10%	-	5.0 m	-	1.0 m
THEATRE DISTRICT ZONE					
TH	10%	100 m ²	4.0 m	~~3.0 m~~	1.0 m
PARKS AND OPEN SPACE ZONES					
P	10%	-	5.0 m	-	1.0 m
OS	10%	-	5.0 m	-	1.0 m
AGRICULTURAL ZONE					
A	10%	100 m ²	5.0 m	~~3.0 m~~	1.0 m
<u>INDUSTRIAL ZONES</u>					
<u>I1</u>	<u>10%</u>	~~10~~ 50 m ²	<u>5.0 m</u>		~~1~~ 3.0 m
<u>I2</u>	<u>10%</u>	~~10~~ 50 m ²	<u>5.0 m</u>		~~1~~ 3.0 m
<u>I3</u>	<u>10%</u>	~~10~~ 50 m ²	<u>5.0 m</u>		~~1~~ 3.0 m
<u>I4</u>	<u>10%</u>	<u>150 m²</u>	<u>5.0 m</u>		<u>3.0 m</u>

Additional Regulations for Table 4.1.4

1. The maximum lot coverage or maximum floor area applies, whichever is the lesser.
2. Maximum height or one (1) storey, whichever is the lesser.
3. Subject to the regulations of Section 4.1.2, whichever is the greater.
- 3.4. Accessory buildings and structures are prohibited in a front yard and/or exterior side yard.

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4.2 Access Required to a Street

4.2.1 Lot Frontage Requirements

No person shall *erect* any *building* or *structure* or *use* any *lot* in any *zone* unless such *lot* meets one of the following requirements:

- a) The *lot* has frontage on a *public street* which is assumed by By-law by a *public agency*;
- b) The *lot* will have frontage on a future *public street* that is currently being constructed pursuant to a Subdivision Agreement or other Development Agreement with a *public agency*;
- c) The *lot* is legally tied to a *condominium* having frontage on a *condominium common element roadway* that provides direct access to a *public street* or which connects with another *condominium common element roadway* having access to a *public street*; and
- d) The *lot* is legally tied to a *condominium* having frontage on a future *condominium common element roadway* that is currently being constructed pursuant to a Condominium Agreement or other Development agreement with a *public agency* that provides direct access to a *public* road or which connects with another *condominium common element roadway* having access to a *public street*.

For greater clarity, no person shall *erect* any *building* or *structure* or *use* any *lot* in any *zone* on a *private street* unless otherwise specified in this By-law.

4.3 Adult Entertainment Establishments

Notwithstanding any other provision of this By-law respecting permitted uses, an Adult Entertainment Establishment shall not be permitted, either as a main use or an accessory use in any of the following zones: R1, R2, R3, R4, R5, MUR, C1, C2, C3, C4, C5, AD, I3, IN1, IN2, TH, P, OS, A and UR.

Adult Entertainment Establishments shall only be considered on a site-specific basis subject to an approved zoning by-law amendment on lands zoned I1 or I2 subject to the following criteria:

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(1) Any building erected or altered for use as an Adult Entertainment Establishment use shall not be located on a lot that abuts Erie Street, Lorne Avenue, Perth Line 33, Embro Road 113, Douro Street, Downie Street, Mornington Street, Ontario Street, Packham Avenue, Dunn Road or C.H. Meier Boulevard;

(2) An Adult Entertainment Establishment shall not be located on any lot within 120 metres of any Residential Zone, any Institutional Zone, any Parks or Open Space Zone; and

(3) An Adult Entertainment Establishment shall not be located on any lot which has a lot line which is located within 400 metres of any other lot occupied by an existing Adult Entertainment Establishment use.

4.34.4 Bed and Breakfast Establishments and Short Term Rental Accommodation

No person shall use a building or operate a *bed and breakfast establishment or short term rental accommodation* unless they hold a valid license issued by The Corporation of the City of Stratford in accordance with all of the applicable provisions of this by-law and the provisions set out in this section 4.3. Where there is a conflict between the general provisions and this section 4.3, the specific provisions relating to *bed and breakfast establishment and short term rental accommodation* shall apply.

4.3.14.4.1 Bed and Breakfast Establishment

The regulations below applicable to *bed and breakfast establishments* apply within the Residential R1, R2, R3, R4, and R5 Zones, the Mixed Use Residential MUR Zone, the Commercial C1, C2, and C3 Zones, the Urban Reserve UR Zone and the Agricultural A Zone.

Permitted Dwelling Types, Permitted Zones and Maximum Number of Bedrooms

Bed and breakfast establishments and *short term rental accommodation* shall be in accordance with the requirements of Table 4.3.1:

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Table 4.4.1: Bed and Breakfast Establishments and Short Term Rental Accommodation Requirements

		Type of Dwelling - <i>Single Detached Dwelling</i>	Type of Dwelling - <i>Semi-Detached Dwelling</i> (each unit)	Type of Dwelling - <i>Converted Dwelling</i>	Type of Dwelling - <i>Street Townhouse Dwelling</i> (each unit)
Permitted Dwelling Type	<i>bed and breakfast establishment</i>	Permitted	Permitted	Permitted	Permitted
Permitted Dwelling Type	<i>short term rental accommodation</i>	Permitted	Permitted	Permitted	Permitted
Operated by	<i>bed and breakfast establishment</i>	Principal Resident	Principal Resident	Principal Resident	Principal Resident
Operated by	<i>short term rental accommodation</i>	Principal Resident	Principal Resident	Principal Resident	Principal Resident
Permitted Zones	<i>bed and breakfast establishment</i>	R1, R2, R3, R4, R5, MUR, C1, C2, C3, UR, and A Zones	R1, R2, R3, R4, R5, MUR, C1, C2, C3, UR, and A Zones	R1, R2, R3, R4, R5, MUR, C1, C2, C3, UR, and A Zones	R1, R2, R3, R4, R5, MUR, C1, C2, C3, UR, and A Zones
Permitted Zones	<i>short term rental accommodation</i>	R1, R2, R3, R4, R5, MUR, C1, C2, C3, UR and A Zones	R1, R2, R3, R4, R5, MUR, C1, C2, C3, UR and A Zones	R1, R2, R3, R4, R5, MUR, C1, C2, C3, UR and A Zones	R1, R2, R3, R4, R5, MUR, C1, C2, C3, UR and A Zones
Maximum Number by Type of Dwelling	<i>bed and breakfast establishment</i>	1	1	1	1

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		Type of Dwelling - <i>Single Detached Dwelling</i>	Type of Dwelling - <i>Semi-Detached Dwelling</i> (each unit)	Type of Dwelling - <i>Converted Dwelling</i>	Type of Dwelling - <i>Street Townhouse Dwelling</i> (each unit)
Maximum Number by Type of Dwelling	<i>short term rental accommodation</i>	1	1	1	1
Maximum Number of Bedrooms	<i>bed and breakfast establishment</i>	R1 Zone (Local Street): 2 bedrooms	R1 Zone (Local Street): 2 bedrooms	R1 Zone (Local Street): 2 bedrooms	R1 Zone (Local Street): 2 bedrooms
Maximum Number of Bedrooms	<i>bed and breakfast establishment</i>	R1 Zone (Collector or Arterial Street): 4 bedrooms	R1 Zone (Collector or Arterial Street): 4 bedrooms	R1 Zone (Collector or Arterial Street): 4 bedrooms	R1 Zone (Collector or Arterial Street): 4 bedrooms
Maximum Number of Bedrooms	<i>bed and breakfast establishment</i>	R1 Zone (Erie Street, Huron Street or Ontario Street): no maximum	R1 Zone (Erie Street, Huron Street or Ontario Street): no maximum	R1 Zone (Erie Street, Huron Street or Ontario Street): no maximum	R1 Zone (Erie Street, Huron Street or Ontario Street): no maximum
Maximum Number of Bedrooms	<i>bed and breakfast establishment</i>	R2 and R3 Zones (Local, Collector or Arterial Street): 4 bedrooms	R2 and R3 Zones (Local, Collector or Arterial Street): 4 bedrooms	R2 and R3 Zones (Local, Collector or Arterial Street): 4 bedrooms	R2 and R3 Zones (Local, Collector or Arterial Street): 4 bedrooms

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		Type of Dwelling - <i>Single Detached Dwelling</i>	Type of Dwelling - <i>Semi-Detached Dwelling</i> (each unit)	Type of Dwelling - <i>Converted Dwelling</i>	Type of Dwelling - <i>Street Townhouse Dwelling</i> (each unit)
Maximum Number of Bedrooms	<i>bed and breakfast establishment</i>	R2 and R3 Zones (Erie Street, Huron Street or Ontario Street): no maximum	R2 and R3 Zones (Erie Street, Huron Street or Ontario Street): no maximum	R2 and R3 Zones (Erie Street, Huron Street or Ontario Street): no maximum	R2 and R3 Zones (Erie Street, Huron Street or Ontario Street): no maximum
Maximum Number of Bedrooms	<i>bed and breakfast establishment</i>	R4 and R5 Zones: 2 bedrooms	R4 and R5 Zones: 2 bedrooms	R4 and R5 Zones: 2 bedrooms	R4 and R5 Zones: 2 bedrooms
Maximum Number of Bedrooms	<i>bed and breakfast establishment</i>	MUR, C2, and C3 Zones: no maximum	MUR, C2, and C3 Zones: no maximum	MUR, C2, and C3 Zones: no maximum	MUR, C2, and C3 Zones: no maximum
Maximum Number of Bedrooms	<i>bed and breakfast establishment</i>	UR Zone: 4 bedrooms. No expansion to an existing dwelling shall be permitted to accommodate a Bed and Breakfast Establishment in an UR Zone.	UR Zone: 4 bedrooms. No expansion to an existing dwelling shall be permitted to accommodate a Bed and Breakfast Establishment in an UR Zone.	UR Zone: 4 bedrooms. No expansion to an existing dwelling shall be permitted to accommodate a Bed and Breakfast Establishment in an UR Zone.	UR Zone: 4 bedrooms. No expansion to an existing dwelling shall be permitted to accommodate a Bed and Breakfast Establishment in an UR Zone.

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		Type of Dwelling - <i>Single Detached Dwelling</i>	Type of Dwelling - <i>Semi-Detached Dwelling</i> (each unit)	Type of Dwelling - <i>Converted Dwelling</i>	Type of Dwelling - <i>Street Townhouse Dwelling</i> (each unit)
Maximum Number of Bedrooms	<i>bed and breakfast establishment</i>	UR Zone: 4 bedrooms. No expansion to an existing dwelling shall be permitted to accommodate a Bed and Breakfast Establishment in an UR Zone.	UR Zone: 4 bedrooms. No expansion to an existing dwelling shall be permitted to accommodate a Bed and Breakfast Establishment in an UR Zone.	UR Zone: 4 bedrooms. No expansion to an existing dwelling shall be permitted to accommodate a Bed and Breakfast Establishment in an UR Zone.	UR Zone: 4 bedrooms. No expansion to an existing dwelling shall be permitted to accommodate a Bed and Breakfast Establishment in an UR Zone.
Maximum Number of Bedrooms	<i>bed and breakfast establishment</i>	A Zone: 4 bedrooms	A Zone: 4 bedrooms	A Zone: 4 bedrooms	A Zone: 4 bedrooms
Maximum Number of Bedrooms	<i>short term rental accommodation</i>	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Business License	<i>bed and breakfast establishment</i>	Required	Required	Required	Required
Business License	<i>short term rental accommodation</i>	Required	Required	Required	Required

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		Type of Dwelling - <i>Single Detached Dwelling</i>	Type of Dwelling - <i>Semi-Detached Dwelling</i> (each unit)	Type of Dwelling - <i>Converted Dwelling</i>	Type of Dwelling - <i>Street Townhouse Dwelling</i> (each unit)
Maximum Number of Days	<i>bed and breakfast establishment</i>	Regulated through Licensing By-law (No limit)	Regulated through Licensing By-law (No limit)	Regulated through Licensing By-law (No limit)	Regulated through Licensing By-law (No limit)
Maximum Number of Days	<i>short term rental accommodation</i>	Regulated through Licensing By-law (Maximum of 180 Days)	Regulated through Licensing By-law (Maximum of 180 Days)	Regulated through Licensing By-law (Maximum of 180 Days)	Regulated through Licensing By-law (Maximum of 180 Days)

4.3.24.4.2 Parking Requirements

The following parking requirements are applicable to *a bed and breakfast establishment or short term rental accommodation*:

- a) The minimum number of *parking spaces* shall be accommodated on the lot in accordance with the following:
 - i) *bed and breakfast establishment* – 1 *parking space* per bedroom plus the minimum number of *parking spaces* required for the *dwelling* in accordance with *Section 5.0* (Parking and Loading Requirements)
 - ii) *short term rental accommodation* – 0.66 *parking spaces* per bedroom
- b) Tandem parking for *bed and breakfast establishments and short term rental accommodations* may be permitted to a maximum of two vehicles, provided such parking does not in any way block, obstruct or otherwise hinder the sidewalk.
- c) No parking shall be permitted in a required front yard or required exterior side yard other than in a driveway, in accordance with the provisions of this zoning by-law.

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- d) No parking shall be permitted in a *rear yard* unless a separation distance of 1.0 m is maintained from a *lot line*.
- e) A *planting strip* having a minimum width of 1.5 m and a minimum *height* of 2.0 m shall be provided and maintained adjacent to a *parking area* and *driveway abutting a lot line*, where 4 or more *parking spaces* are required in accordance with *Section 5.0* (Parking and Loading Requirements).
- f) The requirements of *Section 5.0* (Parking and Loading Requirements), with the necessary changes, apply to *bed and breakfast establishments and short term rental accommodations*.
- g) No required parking spaces are to be provided within a common element area or designated visitor parking areas.
- h) Private Street

~~4.3.34.4.3~~ Other Requirements

- a) A *bed and breakfast establishment* or *short term rental accommodation* shall not be permitted on a *lot* having a frontage on and access to a *private street*, except in accordance with *Section 4.3.7*.
- i) A *bed and breakfast establishment or short term rental accommodations* shall have a minimum outdoor amenity space in accordance with the following dwelling unit types
 - ii) *Single detached dwelling*: 37 m²
 - iii) *Semi-detached dwelling*: 37 m²
 - iv) ~~*Converted dwelling*: 30 m²~~ *Townhouse dwelling*: 30 m²
- b) A required *outdoor amenity space* which is located within 6.0 m of a Residential *zone* shall be appropriately screened by a *planting strip* having a minimum width of 1.5 m and a minimum height of 1.5m, and provided and maintained adjacent to the *outdoor amenity space* and abutting *lot line*.
- c) When a *dwelling unit* is used as a *bed and breakfast establishment* or *short term rental accommodation*, no other uses of the property are permitted, including a

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~~second suite, or a garden suite~~ an additional residential unit.

- d) A *bed and breakfast establishment or short term rental accommodation*, including any *accessory* guest room, shall be licensed with the City.
- e) All City by-laws including but not limited to the Property Standards By-law, Noise By-law, Fence and Hedge By-law, licensing by-law apply to a *bed and breakfast establishment or short term rental accommodation*.
- f) When a *short term rental accommodation* is occupied continuously as a *principal residence*, (i.e., for more than 28 consecutive days) it shall be considered a *dwelling unit* as defined herein.

4.3.44.4 Accessory Guest Room

Nothing in this By-law shall prevent the location of one (1) *accessory guest room* in a *dwelling unit*, which may have frontage on and access to a *private street*, provided 1 *parking space* is provided for the *accessory guest room* in addition to any other required parking.

4.3.54.4.5 Accessory Guest Rooms in Accessory Buildings

Notwithstanding anything in this By-law to the contrary, *accessory guest rooms* are permitted in an existing *accessory building* in conjunction with a *bed and breakfast establishment* located on Ontario Street, Huron Street and Erie Street, provided they are not located within the *front yard* and *exterior side yard*, and a minimum *interior side yard*, and *rear yard* setback of 1.2 m is provided.

4.44.5 Cannabis Production Facility

A *cannabis production facility* shall comply, with the following provisions:

- ~~a) *cannabis production facility* shall be subject to site plan control pursuant to Section 41 of the Planning Act. A *cannabis production facility* shall be prohibited on a *lot* containing a *dwelling unit*.~~
- ~~b) No *building or structure* or portion of land thereof used for *cannabis production facility* purposes may be located closer to any Residential or Institutional *Zone* or Park *Zone* than 150 m.~~
- ~~c) Where a *cannabis production facility* is located on a *lot*, no other use shall be~~

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~~permitted on the lot or within the building as a whole.~~

- ~~d) A building or structure used for security purposes for a cannabis production facility may be located in the front yard and does not have to comply with the required minimum front yard setback.~~
- ~~e) Loading spaces for a cannabis production facility must be in a wholly enclosed building.~~
- ~~f) All uses associated with the cannabis production facility must take place entirely within a building.~~
- a) A cannabis production facility shall be prohibited on a lot containing a dwelling unit.
- b) No building or structure or portion of land thereof used for cannabis production facility purposes may be located closer to any Residential or Institutional Zone or Park Zone than 150 metres.
- c) Where a cannabis production facility is located on a lot, no other use shall be permitted on the lot or within the building as a whole.
- d) A building or structure used for security purposes for a cannabis production facility may be located in the front yard and does not have to comply with the required minimum front yard setback.
- e) Loading spaces for a cannabis production facility must be in a wholly enclosed building.
- f) All uses associated with the cannabis production facility must take place entirely within a building.

4.54.6 Consents Subject to an Agreement

In the case of a parcel of land for which a Development Agreement, Plan of Condominium, and/or a Site Plan has been approved and *registered* against title pursuant to Section 41 or Section 50 of the Planning Act, R.S.O. 1990, c. P.13, as amended from time to time, then the single parcel of land to which the Development Agreement and/or plan applies shall be deemed to be the *lot* for application of this Section, notwithstanding that part of

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the parcel may be in separate ownership; does not otherwise satisfy the definition of *lot*; or does not *abut* an *improved street*.

4.64.7 Construction Uses

Nothing in this By-law shall prevent the *use* of a *lot* or part thereof other than a *visibility triangle*, for the erection or *use* of a *building* or *structure* where such *building* or *structure* is incidental to, and necessary for, construction work but not necessarily restricted to, a construction camp, a work camp, a tool shed or a scaffold, but only for so long as such *building* or *structure* is necessary for the work in progress and until the work is completed or abandoned, and only while a *building permit* for the said construction remains in force.

4.74.8 ~~Daylight~~ ~~Triangles~~ ~~and~~ ~~Minimum~~ Visibility Triangle Requirements

4.7.1 ~~Minimum Daylight Triangle Requirement~~

~~A daylight triangle shall be provided and dedicated as part of the abutting street allowance to the appropriate agency having jurisdiction of the abutting street, in accordance with Table 4.7.1, and the street classification as identified in Schedule "B":~~

~~Table 4.7.1: Minimum Daylight Triangle Requirements~~

~~Street Classification~~	~~Intersecting Street Classification~~	~~Minimum Daylight Triangle (m)~~
~~Local~~	~~Local~~	~~0~~
~~Local~~	~~Collector~~	~~0~~
~~Local~~	~~Arterial~~	~~10.0~~
~~Collector~~	~~Local~~	~~0~~
~~Collector~~	~~Collector~~	~~10.0~~
~~Collector~~	~~Arterial~~	~~10.0~~
~~Arterial~~	~~Local~~	~~10.0~~
~~Arterial~~	~~Collector~~	~~10.0~~
~~Arterial~~	~~Arterial~~	~~10.0~~

4.7.24.8.1 ~~Minimum~~ Visibility Triangle Requirements

- A *visibility triangle* shall be maintained in accordance with *Table 4.7.2*, and the *street* classification as identified in Schedule "B":
- Any *driveway* access to a *street* shall maintain a *visibility triangle* in accordance with *Table 4.7.2*:

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Table 4.8.2: Minimum Visibility Triangle Requirements and Minimum Driveway Visibility Triangle Requirements

Street Classification	Intersecting Street Classification	Minimum Visibility Triangle (m)
Driveway	Any Street	3.0
Local	Local	3.0
Local	Collector	3.0
Local	Arterial	12.0
Collector	Local	3.0
Collector	Collector	12.0
Collector	Arterial	12.0
Arterial	Local	12.0
Arterial	Collector	12.0
Arterial	Arterial	15.0

Additional Regulations for Table 4.7.2

1. Where a *daylight triangle* has been provided, it shall be included within the *visibility triangle* requirements.

~~4.7.34.8.2~~ Prohibition of Obstructions within Visibility Triangles

Except as otherwise provided in paragraph b) of this subsection, within any *visibility triangle* or *driveway visibility triangle*:

- a) no *building* or *structure* shall be erected and no *parking space* shall be established;
- b) no *sign*, save and except a pole *sign*, or any feature including, but without limiting the generality thereof, fences, walls, *berms*, trees, hedges or bushes, shall be greater than 0.75 m in *height* above the *elevation* of the highest point of the *street* adjacent thereto, regardless of whether or not any such features form part of a required planting strip; and
- c) no *finished grade* shall exceed the *elevation* of the highest point of the *street* adjacent thereto by 0.75 m.

~~4.7.44.8.3~~ Exemptions

Daylight triangle requirements and *visibility triangle* requirements shall not apply to the following:

- a) any *corner lot* located within the *Central Business District*, or

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- b) any *corner lot* located in the C3 *zone*, where no *setbacks* are required in accordance with the *zone* provisions, except that, where a *corner lot* has a setback on one *street* only, then the provisions of *Section 4.7.3* (Prohibition of Obstructions within Visibility Triangles), paragraph a) shall apply to that part of the *lot* upon which such setback is required, only over that part of the *lot* between the *lot line* and the *setback* line.

4.84.9 Drive Throughs, Stacking Lanes and Stacking Spaces

A *drive through* may be permitted in association with a commercial *use*, where it is permitted by this By-law, provided that:

- a) The minimum number of *stacking spaces* shall be in accordance with the following:
 - i) For an automatic *drive through car wash*, a minimum of 10 *stacking spaces* shall be provided in advance of the *car wash*, and a minimum of 2 *stacking spaces* shall be provided at the terminus of each line;
 - ii) For a non-*drive through* or coin-operated *car wash*, a minimum of 2 *stacking spaces* shall be provided in advance of the *car wash* bay, excluding the *car wash* bay and egress from the *car wash* bay;
 - iii) For a *restaurant*, a minimum of 10 *stacking spaces* shall be provided for each *drive-through* service window or self-serve facility, including the space at the pick-up window; or
 - iv) For all other *uses* with *drive-through* service, such as a *financial institution* or pharmacy, a minimum of 4 *stacking spaces* shall be provided for each *drive-through* service window or self-serve facility, including the space at the pick-up window.
- b) *Stacking spaces* shall be 5.6 m in length and 3.0 m in width. In the case of a *car wash* intended for *commercial vehicles* or buses, *stacking spaces* shall be a minimum of 10.0 m in length and 3.5 m in width.
- c) A *stacking lane* or *stacking spaces* shall not be permitted within 15.0 m of a Residential, Park and Open Space, or Institutional *Zone*.
- d) *Stacking lanes* or *stacking spaces* shall not be located within a required minimum

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front yard or required minimum *exterior side yard*.

- e) *Stacking lanes* and *stacking spaces* shall not be located within a *parking area* or *parking aisle*, and shall not obstruct *parking spaces*.
- f) A *drive through* shall not be permitted in association with a commercial *use* in the *Central Business District* as designated on Schedule "A".

4.94.10 Dwellings Per Lot

Except where specifically provided by this By-law, only one *dwelling unit* shall be permitted on a *lot*.

4.10 Garden Suites

~~A garden suite may be permitted by way of a site-specific Zoning By-law amendment to allow the temporary use of a garden suite on a lot, in accordance with the following provisions:~~

- ~~a) A garden suite shall only be permitted on a lot with a purpose-designed single detached dwelling or existing semi-detached dwelling, which is legally permitted within the applicable zone.~~
- ~~b) maximum of one garden suite shall be permitted on a lot.~~
- ~~c) Where a garden suite is located on a lot, a bed and breakfast establishment, short term rental accommodation, group home, boarding house dwelling, second suite, or home occupation shall be prohibited on the same lot.~~
- ~~d) The maximum building height of a garden suite shall be 5.0 m.~~
- ~~e) A garden suite shall only be permitted in the rear yard, and shall be setback a minimum of 2.5 m from the rear lot line.~~
- ~~f) The minimum interior and exterior side yard setbacks of the zone shall apply to the garden suite.~~
- ~~g) A garden suite shall have a maximum lot coverage of 35% of the rear yard. A garden suite shall not be included in the calculation of any other maximum lot coverage requirements.~~

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- ~~h) A garden suite shall be setback a minimum distance of 1.2 m from all buildings located on the lot.~~
- ~~i) No driveways, other than the driveway(s) existing on the lot prior to the installation of the garden suite shall be permitted.~~
- ~~j) The garden suite shall not exceed a maximum gross floor area of 50% of the gross floor area of the principal dwelling located on the lot.~~
- ~~k) One additional parking spaces shall be required to accommodate a garden suite.~~
- ~~l) Notwithstanding the requirements of this Section, the zone regulations may be varied on a site-specific basis through the Zoning By-law Amendment.~~

4.11 Group Homes

No person shall operate a *group home* except in accordance with the following:

- a) A *group home* shall be permitted in a *single detached dwelling*, where it is permitted by this By-law, and provided that it complies with the regulations of the *zone* within which the *group home* is located.
- b) No other *uses* shall be permitted on a *lot used* as a *group home*;
- c) Parking for a *group home* shall be provided in accordance with *Section 5.0* (Parking and Loading Requirements); and
- ~~d) The maximum number of occupants in a group home shall be 10 persons, exclusive of staff.~~

4.12 Height Exceptions

Nothing in this By-law shall apply to restrict the *height* of the following structures:

- a) antenna;
- b) belfry;
- c) chimney;
- d) towers occupiable for access only, such as a spire or clock tower, in all *zones*

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except for a *place of worship* where permitted in a Residential *Zone*;

- e) electric power transmission tower;
- f) flag pole;
- g) construction crane;
- h) ornamental *structure*;
- i) roof-top elevator shaft or roof-top stairway enclosure;
- j) silo;
- k) steeple;
- l) a *mechanical roof top penthouse* containing heating, cooling or other mechanized equipment;
- m) tele-communications tower;
- n) water storage tower; and
- o) windmill.

provided that no such *structure*, other than a *structure* of a *public use*, occupies in excess of 5 per cent of the *lot area* of the *lot* on which such *structure* is situated or, where such *structure* is situated on the roof of a *building*, ten (10) per cent of the area of such roof, and provided no such *structure* contains any habitable *floor area*.

4.13 Home Occupations

A *home occupation* shall:

- a) be permitted as an *accessory use* in any *single detached dwelling*, *semi-detached dwelling*, , or a *townhouse dwelling*, or in a building or structure accessory thereto except where specifically provided otherwise,
- b) not exceed twenty-five (25) percent of the total *gross floor area* of the *dwelling* to a maximum of 30 m² of a *dwelling*;

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- c) not alter the exterior of the *dwelling* as a residence;
- d) not include any *open storage* unless specifically permitted otherwise;
- ~~e) permit the retail sales of products produced on the premises or those products directly associated with the *home occupation* but are restricted to a maximum of 15% of total *gross floor area* associated with the *home occupation*;~~
- ~~f)e) not include the display of any advertising signage visible from the exterior of the *dwelling*, unless in accordance with the City's Sign By-law;~~
- ~~g)f) require the provision of 1 *parking space* for each *home occupation* requiring visitation by a client not a resident therein, which may be located in a *driveway* in tandem with another required *parking space*;~~
- ~~g) a maximum of one employee who does not reside in the *dwelling* is permitted on a given shift. Where an employee who does not reside in the *dwelling* is employed, one additional *parking space* shall be required; and,~~
- h) the external character of the dwelling as a residence shall not change or create a nuisance, particularly in regards to noise, odour, dust and refuse.
- ~~i) Notwithstanding paragraph a) and b) to the contrary, any *dwelling or accessory building in any zone* may be used by a resident of the said *dwelling* as the work place of:~~
 - ~~i) an author or an artist;~~
 - ~~ii) a teacher or tutor where instruction is given on a one to one basis, but excluding singing or dance lessons or instruction where musical or other instruments which create a nuisance are used, and provided not more than 1 person is taught, consulted, treated or instructed at any one time;~~
 - ~~iii) a personal care service, provided that not more than 1 of the necessary apparatus or appurtenances, such as a barber or hairdressing or other necessary chair, sink, or table required to serve 1 person at any one time is provided for use in such personal care service;~~
 - ~~iv) a person engaged in a business or profession or performing work related thereto~~

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~~where no person other than a resident of the said *dwelling* is required to travel to or from such *dwelling* and shall not involve the *use* of the *lot* as the base of operation for persons other than residents thereof who are employed by or associated with the *home occupation*, or shall not involve the *use* of the *lot* to assemble or rally employees or other persons for transportation to another location off the *lot*; or~~

~~v) a *hobbyist*, provided that:~~

- ~~a) no part of the *lot* or *dwelling* is *used* to display any goods, wares or merchandise, except where such *lot* is in a commercial or industrial *zone*;~~
- ~~b) no part of any required *floor area* or required *parking area* is eliminated for such *use*;~~
- ~~c) not more than 25 per cent of the total *ground floor area* of the *dwelling* is *used* for such *use*; or~~
- ~~d) such *use* does not exceed, in total, 30 m² of any *dwelling* or *accessory building*.~~

4.14 Landscaped Open Space

Landscaped open space shall be provided in accordance with the provisions of the *zone* in which it is required, and shall be subject to the following general provisions:

- a) No part of any *driveway*, *parking area*, *loading space*, roof top terrace, or covered *structures* or enclosed *structures* or space enclosed within a *building*, other than a landscaped area located above an underground *parking area*, shall be considered part of any required *landscaped open space*.
- b) Except as otherwise provided herein, no part of any required *front yard* or required *exterior side yard* shall be *used* for any purpose other than *landscaped open space*.
- c) Where *landscaped open space* is required *abutting* any *lot line* or elsewhere on a *lot*, nothing in this By-law shall apply to prevent such *landscaped open space* from being traversed by *walkways* or permitted *driveways*, except where prohibited in a required *front yard*.

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4.15 Minimum Distance Separation Requirements

- a) Notwithstanding any other provision of this By-law no *livestock facility* shall be erected or enlarged unless it is in compliance with the *Minimum Distance Separation II (MDS II) Formulae* and guidelines developed by the province, as amended from time to time.
- b) No *dwelling* shall be erected or located on any *lot* in the Agricultural (A) *Zone* unless it complies with the requirements of the Ontario Nutrient Management Act and the *Minimum Distance Separation (MDS I) Formulae* and guidelines developed by the province, as amended from time to time.
- c) The *Minimum Distance Separation (MDS) Document* issued by the Ministry of Agriculture, Food and Rural Affairs shall be the formulae *used* for this calculation.

4.16 Model Homes and Temporary Sales Offices

- a) *Model homes* are permitted on lands that have received draft plan of subdivision or *condominium* approval for residential purposes provided that:
 - i) the number of *model homes* does not exceed 20 units or 10% of the *dwelling units* draft approved in the plan of subdivision or *condominium* whichever is the lesser;
 - ii) the *model home* is built within a *lot* defined by the draft approved plan of subdivision or condominium;
 - iii) the *model home* complies with all other requirements of this By-law for the applicable type of *dwelling unit* with the exception of the parking requirements; and,
 - iv) the *buildings* are *used* for the purpose of *model homes* only and shall not be occupied prior to the date of registration of the subdivision, *condominium*, or similar development agreement.
- b) Temporary sales offices for the sale of residential, employment or commercial *lots* or units in a plan of subdivision or condominium are permitted, subject to the following provisions:
 - i) the temporary sales office shall not be permitted until an applicable plan of

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subdivision or condominium has received draft plan approval or the property is in a *zone* that permits the proposed development;

- ii) the temporary sales office shall only be permitted for such period that work within a relevant plan of subdivision or condominium remains in progress, having not been finished or discontinued for 60 days;
- iii) the temporary sales office shall comply with the minimum yards for the applicable *zone*;
- iv) if *parking spaces* are provided, the temporary sales office shall comply with the parking provisions of this By-law; and,
- v) the temporary sales office is located in the plan of subdivision or condominium where the lots or units are being sold.

4.17 Non-Conformity with this By-law

4.17.1 Continuation

Nothing in this By-law shall apply to prevent the *use* of any *existing* lot, *building* or *structure* for any purpose prohibited by this By-law if such *lot*, *building* or *structure* was lawfully *used* for such purpose on the day of passing of this By-law, so long as it continues to be *used* for that purpose.

4.17.2 Repair

Nothing in this By-law shall prevent the repair of an *existing building* or *structure* that was lawfully *used* on November 9, 2000, even though such *building* or *structure* or the *lot* on which such *building* or *structure* is located does not conform to one or more of the provisions of this By-law, provided that the dimensions of the original *building* or *structure* are not increased, the *use* thereof is not *altered* and the yards appurtenant thereto are not reduced except in accordance with the provisions of this By-law.

4.17.3 Extensions

Nothing in this By-law shall prevent a vertical or horizontal extension or addition from being made to an *existing building* or *structure*, that was lawfully *used* on November 9, 2000, even though such *building*, *structure* or the *use* thereof, does not conform to one or more of the provisions of this By-law, provided such extension or addition itself is

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designed, located, *used*, and is otherwise in compliance with the provisions of this By-law.

4.17.4 Legal Existing Lots

Where an *existing lot* having a lesser *lot area*, *lot frontage* or *lot depth* than that required herein is or has been legally held under distinct and separate ownership from *abutting* lots in existence prior to the effective date of this By-law, then the said *lot* shall be deemed to conform to the requirements of this By-law with respect to *lot area*, *lot frontage* or *lot depth*, and the provisions hereof respecting *lot area*, *lot frontage* and *lot depth* shall not apply to prevent the *use* of such *lot*, or the erection, alteration or *use* of a *building* or *structure* thereon in accordance with all other provisions hereof. Where this provision applies, and where more than one *use* or *dwelling unit* type is permitted and are subject to different *lot area*, *lot frontage* or *lot depth* requirements, then the only permitted *uses* or *dwelling unit* shall be the *uses* or the *dwelling unit* type with the most restrictive *lot area*, *lot frontage* or *lot depth* requirement.

4.17.5 Reduction in Lot Area

Where a *lot*, *building*, *structure* or required *parking space* is deemed to be deficient of any requirement of this By-law, and that deficiency is expressly the result of acquisition or expropriation of land by a *public agency*, the *lot*, *building*, *structure* or required *parking space* shall be deemed to comply with the requirements of this Bylaw.

4.17.6 Lots Created Through Plan of Subdivision or Consent

Where a *lot* is created through a plan of subdivision or consent and where such *lot* creation, causes the *lot* as reduced, or any *building* or *structure* lawfully erected thereon, as of the date of such *lot* creation to become non-conforming with any of the requirements of this By-law, then the *lot* as reduced and any *building* or *structure* thereon shall be deemed to conform to the general *use* regulations of the applicable *zone*, and provided that no *building* or *structure* is erected or altered on the *lot* subsequent to the *lot* creation except in accordance with this By-law.

4.18 Outdoor Swimming Pools and Hot Tubs

- a) No outdoor swimming pool or hot tub, or related walls, *deck* or exterior *walkways* adjacent to such swimming pool or hot tub shall be erected anywhere except:
 - i) in an *interior side yard* or *rear yard* on a residential *lot*; or

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- ii) in a *rear yard setback* of a *through lot* in a residential *zone* where such *lot* is subject to a *reserve* across the *rear lot line* prohibiting access to the *street*; or
 - iii) in any *yard* other than a *required yard* on a *lot* containing a *hotel* or *private club* and located within any *zone* other than a residential *zone*; and,
 - iv) provided that such swimming pool or hot tub, or related walls, or *deck* are not closer than 1.0 m to any *lot line* or, closer to any *street* than the required setback, nor in any *visibility triangle*.
- b) Water circulating or treatment equipment, such as pumps, heaters or filters or *accessory structures*, such as a change area or storage shed, shall not be located closer than 1.0 m to any *lot line*.
 - c) No outdoor swimming pool or hot tub shall be considered part of the *lot coverage* of a *lot*.

4.19 Outside Display and Sale of Goods, Materials and Merchandise

Outside display and sale of goods, materials or merchandise, including *vehicles*, shall only be permitted, in accordance with the following provisions:

- a) Outside display and sale shall be *accessory* to a commercial *use* in a *building* provided that:
 - i) no required *parking space* is *used* for such purposes;
 - ii) any area *used* for outside display and sale shall be maintained as *landscaped open space* or provided and maintained with a stable surface, treated so as to prevent the raising of dust or loose particles and adequately drained;
 - iii) no outside display or sale shall occupy lands within 3.0 m of a *lot line* except within the *Central Business District* as designated on Schedule "A"; and,
 - iv) the outside display or sale of *motor vehicles* shall be setback a minimum distance of 7.5 m from the *lot line* of an *abutting Residential Zone*.

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4.20 Permitted Yard Encroachments

4.20.1 Projection into Required Yards

No part of any *required yard* shall be obstructed by any *building* or *structure* or part thereof except one or more of the following:

- a) *accessory buildings* or *structures* specifically permitted in a *required yard* elsewhere in this By-law;
- b) architectural adornments including, but not necessarily restricted to, sills, belt courses, chimneys, cornices, eaves, gutters, parapets and pilasters, projecting not more than 0.5 m into any *required yard*, except that no eaves of any *building* located within a residential *zone* shall be located closer than 0.6 m to any *lot line*;
- c) functional and ornamental *structures* including, but not necessarily restricted to:
 - i) drop awnings, clothes poles, ornamental fountains, statues, monuments, cenotaphs, memorials, planters or garden trellises, not closer than 0.6 m to any *lot line*;
 - ii) fences, boundary and retaining walls, *planting strips* and legal *signs*;
 - iii) *covered porches*, *covered decks*, *verandahs*, *sunrooms*, balconies on top of *porches* or *verandahs*, terraces and exterior steps providing access between *finished grade* and either the *basement* or the *first storey* of a *building*, where such *structures* project not more than 2.5 m into a required *front yard*, a required *exterior side yard* or a required *rear yard*, provided such *structures* do not project into a *visibility triangle*, ~~and shall not be located closer than 1.5 m to any lot line;~~
 - iv) uncovered terraces, with or without walls, fences or *planting strips*, provided such terrace or any walls, fences or *planting strips* do not exceed 0.75 m in *height*, where such terrace, wall, fence or planting strip projects not more than 3.0 m into a required *front yard* or required *exterior side yard*, and shall not be located closer than 1.5 m to any *front lot line* or *exterior side lot line*;
 - v) ~~uncovered decks, patios or terraces, not exceeding 0.5 m in height above grade level, where such structures project not more than 2.5 m into a required rear~~

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- ~~yard, provided such structure is not closer than 1.0 m to any lot line;~~
- ~~vi) uncovered decks, patios or terraces, equal to or exceeding 0.5 m in height above grade level, where such structures project not more than 2.5 m into a required rear yard, provided such structure is not closer than 3.0 m to any lot line.~~
- v) uncovered structures including decks, patios, porches or terraces, where such structures project not more than 2.5 m into a required rear yard, provided such structure is not closer than 1.0 m to any lot line.
- d) *patios* associated with a *restaurant* and other commercial *uses* shall comply with the following:
- i) *patios* shall have a minimum separation distance of 20 m from any residential *zone*;
 - ii) *patios* may have a minimum setback of 0 m in the C3 *zone*;
 - iii) in other *zones* where a restaurant is a permitted *use*, a *patio* may encroach into the required *front yard* provided the *patio* is setback a minimum 1 m from the *front lot line*;
 - iv) *patios* shall not be located with the *visibility triangle*; and
 - v) parking shall be provided for the *patio* at the rate of the associated *use*.
- e) *porches* or steps connecting to a *porch, sunrooms or verandahs* where the size of such *structure* is not more than the minimum required by the Ontario Building Code, projecting into a required *front yard*, a required *exterior side yard* or a required *rear yard* in residential *zones*, except for the R5 *zones*;
- f) cantilevered bays having a maximum width of 3.0 m and projecting not more than 1.0 m, exclusive of eaves and cornices, into a required *front yard* or a required *exterior side yard* in residential *zones*;
- g) unenclosed fire escapes in which the stair steps and floors are latticed in such a manner that the proportion of voids to solids is not less than two to one and in which guards consist only of hand rails and the structural members necessary to

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their support, and which do not project more than 1.5 m into any *required yard*, provided such fire escape is not closer to any *lot line* than 0.5 m;

- h) balconies, other than balconies on top of *porches* or *verandahs* projecting not more than 1.5 m into any required *front yard*, or required *exterior side yard* and which do not project into any *visibility triangle*, and shall not be located closer than 3.0 m to a *front lot line*, or *exterior side lot line*;
- i) barrier free ramp required as an access to a *building* provided that no part of the ramp or landing are closer to any *lot line* than 0.8 m, is not located in a *visibility triangle*, and does not project more than 3.5 m into any *required yard*;
- j) window or wall-mounted furnaces, heat pumps and outdoor free-standing air conditioning units may project into any required *rear yard*, *interior side yard*, or *exterior side yard* a distance of not more than 1.0 m and provided it is no closer than 0.9 m to an *interior* or 1.5 m to a *exterior lot line* or 6.0 m to a *rear lot line*;
- k) window bays may project into any required *front yard*, *rear yard* or *exterior side yard* a distance of 0.9 m, provided the width is no greater than 3.0 m.

4.21 Planting Strips

- a) ~~Where a lot occupied by a non-residential use other than a park abuts a lot in a residential zone, or where a lot in the Residential Fourth Density (R4) or Residential Fifth Density (R5) Zone abuts a lot in another residential zone, then that part of the said lot abutting such residential lot shall be used for no purpose other than a planting strip having a minimum width of 1.5 m, measured perpendicularly to the said lot line, except that where an opaque fence or wall, hedgerow or row of shrubs or combination thereof, constitutes a required planting strip, the planting strip shall have a minimum width of 0.15 m.~~ Where a lot occupied by a non-residential use other than a park abuts a lot in a residential zone, or where a lot in the Residential Fourth Density (R4) or Residential Fifth Density (R5) Zone abuts a lot in another residential zone, then that part of the said lot abutting such residential lot shall be used for no purpose other than a planting strip having a minimum width of 1.5 m, measured perpendicularly to the said lot line.
- b) Where a fence, wall, hedgerow or row of shrubs or combination thereof constitutes a required *planting strip*, such fence or wall shall have a minimum *height* of 1.5

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m, and such hedgerow or row of shrubs shall have a minimum *height* of 1.5 m at maturity, unless otherwise required by this By-law. Within a *visibility triangle*, the maximum *height* of any such feature shall be governed by *Section 4.7* (Daylight Triangles and Visibility Triangles).

- c) Nothing in this By-law shall apply to prevent a required *planting strip* from being traversed by a *walkway* or a permitted *driveway* provided that the minimum angle of intersection between such *driveway* and the said *planting strip* shall be 60 degrees.

4.22 Public Uses

Nothing in this By-law, save and except for *Section 4.29* (Upper Thames River Conservation Authority Regulated Area), shall apply to prevent the following *uses*, *buildings*, or *structures* in any *zone*:

- a) a *public use* where *used* by a *public agency* to provide a service to the public.
- b) *public utility* uses and *infrastructure*, including, but not limited to: the installation of a watermain, sanitary sewer main, storm sewer main, pumping station, gas main, pipeline, lighting fixture or overhead or underground electrical, cable television, communications/telecommunications or other lines or associated transformers, together with any installations or *structures* appurtenant thereto, excluding an *office* or other work related *structures* by a *public utility*.
- c) Notwithstanding a) and b) above, new *public agency* and *public utility* uses which have noise, odour, vibration and/or dust impacts including sewage treatment plants and water intake / filtration plants shall not be permitted in a Residential Zone, except through a Zoning By-law Amendment.

provided that any *lot*, *building* or *structure* so *used* shall be designed, landscaped and maintained in general harmony with neighbourhood *uses*.

4.23 Rooftop Mechanical Equipment and Mechanical Penthouses

The following provisions shall apply where rooftop mechanical equipment is provided on any *lot*, not located in any Residential First Density (R1), Residential Second Density (R2), Residential Third Density (R3) or Residential Fourth Density (R4) *Zone*:

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Rooftop mechanical equipment shall be set back a minimum of 5.0 m from all edges of a roof if it is not fully enclosed within a *mechanical roof top penthouse* or screened by an architectural feature.

4.24 ~~Second Suite Regulations~~ Additional Residential Units

~~A second suite may be permitted as an accessory use within a single detached dwelling or semi-detached dwelling, or townhouse dwelling where permitted by this By-law, and subject to the following provisions:~~

4.24.1 ~~Permitted Use Requirements~~

- ~~a) Only one second suite shall be permitted per lot. The principal dwelling shall be a legally permitted use on the lot.~~
- ~~b) A second suite shall not be greater than 50% of the gross floor area of the principal residential dwelling on the lot, up to a maximum size of 100 m².~~
- ~~c) A second suite shall have a maximum of 3 bedrooms.~~
- ~~d) A second suite shall not be permitted on a lot with a boarding house dwelling, group home, bed and breakfast establishment, short term rental accommodation, garden suite or home occupation.~~
- ~~e) A second suite shall only be permitted on a lot serviced by a public water supply system and a public sanitary sewer system where adequate capacity has been confirmed by the City.~~
- ~~f) A second suite shall not be severed from the lot of the principal dwelling or converted into a separate dwelling unit through a Plan of Condominium.~~
- ~~g) A second suite shall be permitted above the Upper Thames River Conservation Authority regulatory area.~~

4.24.2 ~~Parking Requirements~~

- ~~a) In addition to the parking requirements for the principal dwelling in accordance with the provisions of Section 5.0 (Parking and Loading Requirements), 1 additional parking space for a second suite shall be required and shall be located on the same lot.~~

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- b) ~~The required *second suite parking space* shall not be permitted in tandem with the required *parking spaces* for the principal *dwelling*.~~
- c) ~~A minimum of forty (40) percent of the *front yard* of a *lot used* for a *second suite* shall be provided and maintained as *landscaped open space* and such open space shall not be utilized for *parking space* and/or *driveway* purposes.~~

4.24.3 Entrance Requirements

- a) ~~The entrance to a *second suite* must be independently accessible from a common hallway or stairway inside the building or from an independent entrance from outside the *building*.~~
- b) ~~Where only one entrance to the *second suite* is provided, it must not be from the inside of a *garage*, unless the *garage* has a separate entrance that provides direct outdoor access.~~
- c) ~~Where the only entrance to a *second dwelling unit* is provided from the *rear yard* or interior or *exterior side yard*, the entrance must be accessed by a continuous, unobstructed *walkway* of at least 1.0 m in width between the main wall of the *building* and the *side lot line* and a municipal number posted in accordance with City by laws.~~

4.24.4 Restricted Areas

- a) ~~*Second suites* and associated *parking areas* shall not be permitted within *hazard lands*.~~
- b) ~~*Second suites* shall not be permitted on a *lot* that is only accessible by a *private street*.~~

The following requirements contained in Table 4.24 shall apply to permit the construction of an *additional residential unit* (ARU) use accessory to a single detached dwelling, semi-detached dwelling, townhouse dwelling or street townhouse dwelling where permitted by this By-law:

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Table 4.24: Additional Residential Units Regulations

<u>Criteria</u>	<u>Requirements</u>
<u>Number of ARUs per lot</u>	A maximum of two (2) ARUs may be permitted per lot where the primary dwelling is legally permitted on the subject lot and within the primary dwelling provided an ARU is not provided on the same lot in a detached accessory building. A maximum of one (1) ARU may be permitted in a detached building accessory to the primary dwelling provided there is no more than one (1) ARU contained within the primary dwelling.
<u>Size</u>	Notwithstanding Section 4.1, an ARU located within a building accessory to the primary dwelling shall be subject to the following requirement: a) a minimum side yard width and rear yard depth of 1 m; b) not permitted in a front yard or exterior side yard; c) maximum height of 6 m.
<u>Parking</u>	In addition to the parking required for the primary dwelling, one (1) parking space shall be required for each ARU, which may be in the form of tandem parking. A minimum of 40 percent of the front yard shall be provided and maintained as landscaped open space and such open space shall not be utilized for parking space and/or driveway purposes.
<u>Servicing</u>	An ARU shall be serviced by a public water supply system and public sanitary sewer system where adequate capacity has been confirmed by the City.
<u>Access</u>	An ARU shall be independently accessible from a common hallway or stairway within the primary dwelling

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	or from a separate doorway outside the primary dwelling. For an ARU located within a building accessory to the primary dwelling where only one doorway is provided, it shall not be provided from the inside of a garage unless the garage has a separate doorway that provides direct outdoor access. Where the only entrance to an ARU is provided from a rear yard, interior yard or exterior side yard, the entrance shall be accessible by a continuous, unobstructed walkway of at least 1 m in width between the main wall of the primary dwelling and the side lot line and a municipal number posted in accordance with City by-laws.
<u>Restrictions</u>	An ARU shall not be permitted on a lot which contains a boarding house, group home, bed and breakfast establishment, short term rental accommodation or home occupation. An ARU or part thereof shall not be permitted within hazard lands.

4.25 Servicing Requirements

- No *building* shall be erected or enlarged unless the applicable *lot* is serviced by a *public* water supply system and a *public* sanitary sewer system.
- Notwithstanding subsection a) above, in the Agricultural (A) *Zone*, no *building* shall be erected or enlarged unless the requirements for service connections defined by the Ontario Building Code are provided.

4.26 Setbacks

4.26.1 Required Setbacks

- The minimum *front yard* setback and *exterior side yard* setback is measured from

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the design width of the street listed in Schedule B.

- b) No *building* or *structure* shall be erected closer to a *street* than as set out in Table 4.26.1:

Table 4.26.1: Minimum Required Setbacks

Street Classification	Street Allowance	Minimum Required Setback [1]
Local Street	-	7.5 m
Arterial Street	30 m or greater	7.5 m
Arterial Street	30 m or less	7.5 m plus the <i>street</i> widening required for that side of the <i>existing street</i> necessary to create a 30 m wide <i>street allowance</i>
Two Lane Collector Street	23 m or greater	7.5 m
Two Lane Collector Street	23 m or less	7.5 m plus the <i>street</i> widening required for that side of the <i>existing street</i> necessary to create a 23 m wide <i>street allowance</i>
Four Lane Collector Street	30 m or greater	7.5 m
Four Lane Collector Street	30 m or less	7.5 m plus the <i>street</i> widening required for that side of the <i>existing street</i> necessary to create a 30 m wide <i>street allowance</i>

Additional Regulations to Table 4.26.1

1. Except where the setback of such *building* or *structure* is otherwise specifically set out in the *zone* provisions, in which case, the lesser setback shall apply, or where such *building* or *structure* is specifically permitted in a required *front*

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yard or a required *exterior side yard* elsewhere herein provided; however, in no case shall a *private garage* be setback less than 6.0 m from any *street*.

4.26.2 Setback Dimension Considered a Required Yard

Any part of a *building* situated closer to a *street* than the required *setback* shall be considered a *required yard* for the purpose of this By-law.

4.26.3 Street Widenings

- a) Where the width of a *street* or part thereof as shown on Schedule "B" is increased hereafter and the increased width is greater than the design width of the *street allowance* as shown on Schedule "B", the *setback* required adjacent to such *street* or part thereof, shall be reduced by the amount of the said increase that is greater than the design width of the *street allowance*, provided that no required *setback* determined in accordance with this provision shall be less than that as set out in *Section 4.7* (Daylight Triangles and Visibility Triangles).
- b) Where an *abutting street width* is less than the design width of the *street allowance* as indicated on Schedule "B" to this By-law, one-half of the required design width of the *street allowance* shall be dedicated to the agency having jurisdiction of the *abutting street*.

4.26.4 Established Building Lines in Residential and MUR Zones

In any residential or mixed use residential zone where the *lot* has a frontage of not more than 20m, the required *front yard* depth may be reduced:

- a) where a vacant *interior lot* abuts *lots* on which dwellings have setbacks from the *front lot line* or *exterior side lot line* of a lesser depth than that required by this by-law, the minimum setback from the *front lot line* for any dwelling to be erected on the said vacant *interior lot* is equal to the average of the setbacks from the *front lot line* of the dwellings on the abutting *lots* but shall not be greater than the minimum *front yard* setback required for the *zone*;
- b) the average of the established *building line* on the *lot*, where such *lot* is occupied by an *existing dwelling*, and on the two *lots* between which the *lot* is located, in the case of a *lot* other than a *corner lot*; or
- c) where a vacant *corner lot* abuts a *lot* on which a dwelling has setbacks from the

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front lot line of a lesser depth than that required by this by-law, the minimum setback from the *front lot line* for any dwelling to be erected on the *corner lot* is equal to the setback from the *front lot line* of the dwelling on the abutting *lot*;

- e) Provided it does not conflict with *Section 4.7* (Daylight Triangles and Visibility Triangles) of this By-law.

4.26.5 Exterior Side Yard

Notwithstanding the minimum *exterior side yard* requirements of this By-law, where a *corner lot* is sited so that the *rear yard* of the *lot* abuts an adjacent *rear yard*, the *exterior side yard* shall be subject to the minimum *setback* requirement of the *interior side yard*.

4.26.6 Front Yard Setbacks for Specific Streets

No *building* or *structure* shall be erected closer to a *local street* or any *local street* created after the date of the passing of this By-law than as setout in the applicable zone except where the setback of such *building* or *structure* is otherwise specifically listed below:

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Table 4.26.2: Front Yard Setback for Specific Streets

Street	From	To	Side	Setback (m)
Brant				4.5
Cherry				5
Cobourg Lane				4.5
Crooks	Louise	Blake		4.5
Daly				5
Dawson	within the cul-de-sac	within the cul-de-sac		3
Denison	within the cul-de-sac	within the cul-de-sac		3
Duke				4.5
Elm	Nelson	Dufferin	north	5
Elm	Railway	Dufferin	south	5
Grange			south	5
Grange	Nile	Front	north	4.5
Guelph			south	4.5
High				4.5
Joffre	within the cul-de-sac	within the cul-de-sac		3
Kent Lane				4.5
Kent Street				4.5
Morison	within the cul-de-sac	within the cul-de-sac		3
Perth				5
Rebecca	Nile	Front		4.5
Ross				5
T.J. Dolan				4.5
Worsley	Birmingham	115 m westerly		4.5

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4.27 Shipping Containers

- a) *Shipping containers* shall only be permitted on a *lot* as an *accessory use* within an, Institutional, Industrial, Agriculture, Theatre, Grand Trunk Anchor District or Commercial *Zone*, except in a C1 or C3 *Zone*.
- b) *Shipping containers* shall not be permitted in the *front yard* or *exterior side yard*.
- c) *Shipping containers* shall not be permitted within any *required yard setback*.
- d) Notwithstanding item a), shipping containers may be used as an accessory building or structure where permitted provided the exterior of the shipping container is claddedis cladded with building materialrespectful of the principle use and the surrounding area, and, with the effect of not having the appearance of a shipping container.

4.28 Source Protection (Wellhead Protection Areas)

- a) Notwithstanding any other provision of this By-law, on any *lot* located within each of the following geographic areas as delineated on Schedule "C", the corresponding *uses* or activities identified in *Table 4.28* shall be prohibited.
- b) Notwithstanding, subsection a), where a *use* or activity is prohibited in *Wellhead Protection Area A*, *Wellhead Protection Area B* or *Wellhead Protection Area C*, as indicated in *Table 4.28*, and the *use* or activity was legally *existing* prior to the effective date of this By-law, the *use* or activity shall continue to be permitted in conformity with the Source Protection Plan and the permitted *uses* of the underlying *zone*, but no expansion of any *building* or *structure* or increased activity for the prohibited *use* or activity as indicated in *Table 4.28* shall be permitted.

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Table 4.28: Prohibited Uses and Activities in Wellhead Protection Areas

Area (as delineated on Schedule "C")	Prohibited Uses and Activities
<i>Wellhead Protection Area A (WHPA-A)</i>	i) Land application of untreated septage; ii) The storage, treatment or discharge of tailings from mining operations; iii) The storage of hazardous or liquid industrial waste; iv) The storage of sewage; v) <i>Uses, buildings</i> or <i>structures</i> that would require a new septic system or septic system holding tank, with the exception of those required for a municipal water supply well; vi) Application of Non-Agricultural Source Material (NASM) to land; vii) The handling and storage of commercial fertilizer that would be stored at facilities where it would be sold or <i>used</i>; viii) The application of pesticides to land; ix) The handling and storage of pesticides (greater than 2500 kg) at a facility where they are manufactured, distributed or processed; x) The handling and storage of road salt in any form (solid, liquid, mixed with sand and including for the <i>use</i> as a dust suppressant); xi) The handling and storage of fuel; xii) The handling and storage of dense non-aqueous phase liquids (DNAPLs), through all phases of its life cycle including disposal; and xiii) The handling and storage of organic solvents, through all phases of its life cycle including disposal.
<i>Wellhead Protection Area B (WHPA-B)</i>	All of the <i>uses</i> and activities prohibited in <i>WHPA-A</i> area.
<i>Wellhead Protection Area C (WHPA-C)</i>	i) The storage of hazardous or liquid industrial waste; and ii) The storage of sewage.

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4.29 Upper Thames River Conservation Authority Regulated Area (Schedule "A" Overlay)

The *Upper Thames River Conservation Authority's Regulated Area*, as illustrated on Schedule "A" as an overlay, indicates the areas that are subject to *Upper Thames River Conservation Authority* regulation under Section 28 of the Conservation Authorities Act, 1990, as amended, for any development (including site alteration), any interference with wetlands and alterations to shorelines and watercourses. In this regard, the *Upper Thames River Conservation Authority* must be contacted prior to any such work taking place in the *Regulated Area*. The underlying *zone* category on Schedule "A" shall apply in addition to the provisions of this Section.

Development in the Conservation Authorities Act, 1990, as amended, is defined as (a) the construction, reconstruction, erection or placing of a *building* or *structure* of any kind; (b) any change to a *building* or *structure* that would have the effect of altering the *use* or potential *use* of the *building* or *structure*, increasing the size of the *building* or *structure* or increasing the number of *dwelling units* in the *building* or *structure*; (c) site grading; or (d) the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.

The *Regulated Area* overlay may differ from the area delineated on Schedule "A", as it may be subject to changes resulting from new environmental information obtained by the *Upper Thames River Conservation Authority* over time. The boundaries of the *Regulated Area* shall be determined by *Upper Thames River Conservation Authority*. In case of a conflict between the description of the *Regulated Area* in the text of the regulation and the areas as shown on Schedule A, the description of the *Regulated Area* in the regulation prevails. An amendment to this By-law shall not be required to update or revise the limits of the *Regulated Area* as illustrated on Schedule "A".

The following provisions shall apply to all lands within the *Upper Thames River Conservation Authority Regulated Area* (on Schedule "A" or to lands that meet the description of *regulated areas* in *Upper Thames River Conservation Authority* regulation):

- a) Development (as defined above) is subject to *Upper Thames River Conservation Authority* review and may require a permit pursuant to *Upper Thames River Conservation Authority* regulation, prior to any works taking place.
- b) The *Regulated Area* shown on Schedule "A" may be subject to change. The final

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boundaries of the *Regulated Area* shall be determined by the *Upper Thames River Conservation Authority*.

- c) The following *uses* shall be prohibited in lands identified as *hazard lands*, as determined by the Municipality in consultation with the *Conservation Authority*:
 - i) *institutional uses* including *hospitals*, long-term care homes, *retirement homes*, *day cares centres*, and *schools*;
 - ii) essential emergency services including fire, police, ambulance stations and electrical substations; and
 - iii) associated with the disposal, manufacture, treatment or storage of *hazardous substances*, but excluding *public uses* and *public utility uses* where required.

4.30 Walkways

4.30.1 Location and Width

- a) *Walkways* shall be permitted in any *yard*, including a *required yard*, except that, where a *front yard* is less than 8.0 m in width, no *walkway* shall be permitted in addition to a *driveway* within the front 4.5 m of any *front yard* where such *walkway* would reduce the *landscaped open space* to less than 3.0 m in width.
- b) No *walkway* leading to a *dwelling*, other than an *apartment building*, shall exceed 1.5 m in width, except that, any *walkway* that is adjacent to, or is within 0.5 m of and runs parallel to a *driveway*, shall not exceed 1.0 m in width.
- c) Any *walkway* adjacent to a *driveway* shall be separated from such *driveway* by a minimum of 0.5 m of *landscaped open space* or by a minimum *height* of 10 cm above the grade of such *driveway* where it *abuts* the *walkway*.
- d) Where a *walkway* runs parallel to a *driveway* and is located directly adjacent to a *driveway*, the *walkway* shall be considered part of the *driveway*.
- e) Where a *walkway* runs parallel to a *driveway* and is located greater than 3.0m from the *driveway*, the *walkway* with a maximum width of 1.5m shall be included in the calculation of *landscaped open space*.

SECTION 5

PARKING AND LOADING REQUIREMENTS

SECTION 5 PARKING AND LOADING REQUIREMENTS

5.1 Minimum Parking Space Requirements

- a) The minimum number of *parking spaces* for motor *vehicles* shall be provided and maintained on a *lot* in accordance with *Table 5.1*.

Table 5.1: Minimum Parking Space Requirements

Use	Minimum Number of Parking Spaces
<i>adult entertainment establishment</i>	1.0 per 18 m ² of <i>net floor area</i>
<i>agricultural equipment sales or rental establishment</i>	1.0 per 100 m ² of <i>net floor area</i>
<i>amusement arcade</i>	1.0 per 15 m ² of <i>net floor area</i>
<i>amusement park</i>	1.0 per 10 m ² of <i>net floor area</i>
<i>animal shelter</i>	1.0 per 30 m ² of <i>net floor area</i>
<i>auditorium</i>	1.0 per 18 m ² of <i>net floor area</i>
<i>auction sales establishment</i>	1.0 per 30 m ² of <i>net floor area</i>
<i>bed and breakfast establishment</i>	Refer to <i>Section 4.3</i>
<i>brew-pub</i>	1.0 per 30 m ² of <i>net floor area</i>
<i>brew your own establishment</i>	1.0 per 40 m ² of <i>net floor area</i>
<i>building materials yard</i>	1.0 per 100 m ² of <i>net floor area</i>
<i>bus transportation terminal</i>	1.0 per 100 m ² of <i>net floor area</i>
<i>car wash</i>	1.0 in addition to the required <i>stacking spaces</i> as provided in <i>Section 4.8</i> (Drive Through, Stacking lanes and Stacking Spaces)
<i>cemetery</i>	no minimum requirement
<i>clinic</i>	1.0 per 15 m ² of <i>net floor area</i>
<i>conservation use</i>	no minimum requirement
<i>contractors' yard or shop</i>	1.0 <i>parking spaces</i> per 80 m ² of net floor area
<i>convenience store</i>	1.0 per 15 m ² of <i>net floor area</i> ③
<i>crematorium</i>	1.0
<i>data centre</i>	1.0 per 50 m ² of <i>net floor area</i>
<i>day care centre</i>	1.0 per 35 m ² of <i>net floor area</i>
<i>dry cleaning establishment</i>	1.0 per 100m ² of <i>net floor area</i>
<i>dry cleaning drop off establishment</i>	1.0 per 30 m ² of <i>net floor area</i>

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Use	Minimum Number of Parking Spaces
<i>dwelling:</i>	
<i>additional residential unit</i>	<i>1.0 per dwelling unit</i>
<i>apartment building</i>	1.25 per <i>dwelling unit</i> ①
<i>back-to-back townhouse dwelling</i>	1.5 per <i>dwelling unit</i> ①②
<i>boarding house dwelling</i>	1.0 plus 1 per 2 <i>guest rooms</i>
<i>cluster townhouse dwelling</i>	1.5 per <i>dwelling unit</i> ①②
~~<i>converted dwelling</i>~~	~~<i>1.0 per dwelling unit</i>~~
<i>duplex dwelling</i>	1.5 per <i>dwelling unit</i>
<i>quadruplex dwelling</i>	1.0 per <i>dwelling unit</i>
<i>semi-detached dwelling</i>	2.0 per <i>dwelling unit</i>
<i>single detached dwelling</i>	2.0 per <i>dwelling unit</i>
<i>stacked townhouse dwelling</i>	1.5 per <i>dwelling unit</i> ①②
<i>street townhouse dwelling</i>	2.0 per <i>dwelling unit</i>
<i>triplex dwelling</i>	1.0 per <i>dwelling unit</i>
<i>equipment rental establishment</i>	1.0 per 30 m ² of <i>net floor area</i>
<i>equipment service establishment</i>	1.0 per 30 m ² of <i>net floor area</i>
<i>factory store</i>	1.0 per 30 m ² of <i>net floor area</i>
<i>financial institution</i>	1.0 per 30 m ² of <i>net floor area</i>
<i>fitness club</i>	1.0 per 30 m ² of <i>net floor area</i>
<i>food processing establishment</i>	1.0 per 80 m ² of <i>net floor area</i>
<i>fuel storage depot</i>	1.0
<i>funeral home</i>	1.0 per 20 m ² of <i>net floor area</i>
<i>garden centre</i>	1.0 per 30 m ² of <i>net floor area</i>
~~<i>garden suite</i>~~	~~<i>Refer to Section 4.10</i>~~
<i>gas bar</i>	2.0
<i>golf course</i>	6.0 per hole, plus 1.0 per 25 m ² of <i>net floor area</i> for any <i>accessory uses</i>
<i>group home</i>	2.0
<i>hospice</i>	1.0 per each resident care
<i>hospital</i>	1.0 per 2 beds

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Use	Minimum Number of Parking Spaces
<i>hostel</i>	1.0 per 4 beds plus, either 1.0 additional <i>parking space</i> plus 1.0 <i>loading space</i> for the parking of a bus or 4.0 additional <i>parking spaces</i>
<i>hotel</i>	1.0 per guestroom, plus 1.0 per 30 m ² of <i>net floor area</i> outside of a guestroom
<i>industrial mall</i>	1.0 per 65 m ² of <i>net floor area</i>
<i>industrial use</i>	1.0 per 80 m ² of <i>net floor area</i>
<i>inn</i>	1.0 per <i>guest room</i> plus 1.0 per <i>dwelling unit</i>
<i>large merchandise outlet</i>	1.0 per 30 m ² of <i>net floor area</i>
<i>laundromat</i>	1.0 per 30 m ² of <i>net floor area</i>
<i>library</i>	1.0 per 28 m ² of <i>net floor area</i>
<i>licensed gaming establishment</i>	1.0 per 15 m ² of <i>net floor area</i>
<i>merchandise rental shop</i>	1.0 per 15 m ² of <i>net floor area</i>
<i>merchandise service shop</i>	1.0 per 30 m ² of <i>net floor area</i>
<i>motor vehicle repair shop</i>	1.0 per 100 m ² of <i>net floor area</i>
<i>motor vehicle body shop</i>	1.0 per 100 m ² of <i>net floor area</i>
<i>motor vehicle sales or rental establishment</i>	1.0 per 100 m ² of <i>net floor area</i>
<i>motor vehicle service station</i>	1.0 per 100 m ² of <i>net floor area</i>
<i>nursery</i>	1.0 per 70 m ² of <i>net floor area</i>
<i>nursing home</i>	1.0 per 3 beds
<i>office:</i>	
<i>professional office</i>	1.0 per 50 m ² of <i>net floor area</i>
<i>business office</i>	1.0 per 50 m ² of <i>net floor area</i>
<i>performing arts studio</i>	1.0 per 15 m ² of <i>net floor area</i>
<i>personal care establishment</i>	1.0 per 30 m ² of <i>net floor area</i>
<i>personal service establishment</i>	1.0 per 30 m ² of <i>net floor area</i>
<i>pet grooming establishment</i>	1.0 per 30 m ² of <i>net floor area</i>
<i>private club</i>	1.0 per 30 m ² of <i>net floor area</i>
<i>private home day care</i>	1.0 additional space
<i>recreational entertainment establishment</i>	1.0 per 15 m ² of <i>net floor area</i>

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Use	Minimum Number of Parking Spaces
<i>recreational park</i>	1.0 per 18.0 m ² of <i>net floor area</i> ; plus 4 <i>parking spaces</i> per outdoor playing court; plus 12 <i>parking spaces</i> per outdoor playing field
<i>recreational vehicle sales or rental establishment</i>	1.0 per 100 m ² of <i>net floor area</i>
<i>place of worship</i>	1.0 per 4 persons capacity in the largest place of assembly
<i>restaurant:</i>	
<i>drive-in restaurant</i>	1.0 per 30 m ² of <i>net floor area</i>
<i>eat-in restaurant</i>	1.0 per 10 m ² of <i>net floor area</i>
<i>take-out restaurant</i>	1.0 per 10 m ² of <i>net floor area</i>
<i>retail store</i>	Greater than 2,000 m ² - 1.0 per 30 m ² of <i>net floor area</i> less than or equal to 2000 m ² - 1.0 per 25 m ² of <i>net floor area</i>
<i>retirement home</i>	1.0 space for every 2 <i>dwelling units</i> or rooms (if units are not proposed) ①
<i>salvage yard</i>	1.0 per 30 m ² of <i>gross floor area</i> which accommodates the <i>office</i> and retail components of the <i>use</i>
~~<i>second suite</i>~~	~~Refer to Section 4.24~~
<i>school:</i>	
<i>commercial school</i>	1.0 per 20 m ² of <i>net floor area</i>
<i>elementary school</i>	1.5 per classroom, not including any portables
<i>private school</i>	for elementary, 1.5 per classroom, not including any portables for secondary, 4.0 per classroom, not including any portables
<i>secondary school</i>	4.0 per classroom, not including any portables
<i>post-secondary school</i>	1.0 per classroom plus 1 per 100 m ² of <i>net floor area</i>
<i>scientific or medical laboratory</i>	1.0 per 80 m ² of <i>net floor area</i>
<i>self-storage establishment</i>	1.0 per 100 m ² of <i>net floor area</i>
<i>service trade</i>	1.0 per 30 m ² of <i>net floor area</i>

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Use	Minimum Number of Parking Spaces
<i>shopping centre</i>	Greater than 2,000 m ² : 1.0 per 30 m ² of <i>net floor area</i> less than or equal to 2000 m ² : 1.0 per 25 m ² of <i>net floor area</i>
<i>short term rental accommodation</i>	Refer to <i>Section 4.3</i>
<i>studio</i>	1.0 per 15 m ² of <i>net floor area</i>
<i>supermarket</i>	1.0 per 30 m ² of <i>net floor area</i>
<i>tavern</i>	1.0 per 6.0 m ² of <i>net floor area</i>
<i>taxi dispatch establishment</i>	1.0 per 6.0 m ² of <i>net floor area</i>
<i>theatre</i>	1.0 per 4 persons seating capacity
<i>theatre classroom</i>	No additional parking required if on the same <i>lot</i> as a <i>theatre</i>
<i>theatre retail store</i>	No additional parking required if on the same <i>lot</i> as a <i>theatre</i>
<i>theatre restaurant</i>	No additional parking required if on the same <i>lot</i> as a <i>theatre</i>
<i>trailer camp</i>	1.0 per 4 camp sites
<i>truck terminal</i>	1.0 per 100 m ² of <i>net floor area</i>
<i>veterinarian clinic</i>	1.0 per 30 m ² of <i>net floor area</i>
<i>video rental establishment</i>	1.0 per 15 m ² of <i>net floor area</i>
<i>warehouse</i>	1.0 per 100 m ² of <i>net floor area</i>
all other non-residential <i>uses</i> permitted herein	1.0 per 30 m ² of <i>net floor area</i>

Additional Regulations for Minimum Parking Space Requirements of Table 5.1

Visitor Parking Requirements:

1. Of the total number of *parking spaces* required, 0.25 of the *parking spaces* required per *dwelling* shall be designated as visitor *parking spaces*.
2. The visitor *parking spaces* for a *townhouse dwelling* and *apartment building in a condominium* shall be located on a parcel of land tied to a common area.

Other:

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3. The parking rate for a *convenience store* accessory to a *gas bar* is 1.0 per 20 m² of *net floor area*.

5.1.1 Shared Parking Space Requirements for Mixed Use Developments

For mixed-*use* developments, such as *apartment buildings* and commercial *uses*, where more than one of the *uses* listed in *Table 5.1.1* are located on the same *lot*, the overall *parking space* requirement may be reduced through the sharing of *parking spaces*, and the cumulative total of *parking spaces* required for all the *uses* on the *lot* may be calculated as follows:

- a) Calculate the minimum required *parking spaces* for each *use* in the mixed-*use* development in accordance with *Section 5.1* (Minimum Parking Space Requirements) of this By-law;
- b) Multiply the number of *parking spaces* required in the By-law by the occupancy rate for each *use* in each of the three time periods in *Table 5.1.1*;
- c) For each time period add the *parking space* calculations for all the *uses* to arrive at a cumulative total; and
- d) The largest cumulative total of all the *uses* in any time period is the minimum number of required *parking spaces* required for the *lot*.

All required *parking spaces* must be accessible for all *uses* at all times and may not be reserved for any specific *use*.

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Table 5.1.1: Shared Parking Space Formulae

Use	Morning Occupancy Rate	Afternoon Occupancy Rate	Evening Occupancy Rate
<i>Office</i> (including a <i>clinic</i> , <i>professional office</i> , or <i>business office</i>)	1.00	0.95	0.10
Retail/Commercial Use, <i>Shopping Centre</i>	0.60	1.00	0.85
<i>Restaurant</i>	0.20	0.60	1.00
Visitor Parking for an Residential <i>Dwelling</i>	0.20	0.35	1.00
<i>Hotel</i>	0.70	0.70	1.00

5.1.2 Calculation of Required Parking Spaces

5.1.2.1 Rounding

Where part of a *parking space* is required, such part shall be considered one *parking space* for the purpose of calculating the minimum total *parking space* requirements.

5.1.2.2 Multiple Uses on a Lot

Where a *building* or *structure*, other than a *shopping centre* or an *industrial mall*, or *lot* accommodates more than one *use*, the *parking space* requirements for the *lot* shall be the sum of the requirements for the individual *uses*, unless the *Section 5.1.1* (Shared Parking Spaces for Mixed Use Developments) apply.

5.1.2.3 Building Additions and Change of Use

Parking spaces shall be provided for any addition to a *building* or *structure* or a change in *use*, except that, where a *building* or *structure* has less than the required *parking spaces* as of the effective date of this By-law, this By-law shall not be interpreted to require that the deficiency be made up in the event of an addition or change of *use* provided that any parking required for such addition or change of *use* is provided.

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5.2 Parking Space Dimensions and Requirements

- a) A *parking space* not located in a *private garage* shall have a minimum width of 2.8 m and a minimum length of 5.6 m, except that:
 - i) the minimum width shall be 2.4 m for a *parking space* associated with a *single detached dwelling, converted dwelling, semi-detached dwelling, or a townhouse dwelling*;
 - ii) the minimum width for a *parking space*, other than for a *single detached dwelling, converted dwelling, semi-detached dwelling or a townhouse dwelling*, shall be 3.0 m where the side of such *parking space abuts* either a *lot line*; a wall; or other obstruction or part thereof which is 0.2 m or more in *height* above the surface of such *parking space* in any area where a *vehicle* door would open;
 - iii) a parallel or angled *parking space* which is less than 59 degrees shall have a minimum width of 2.8 m and a minimum length of 6.5 m.
- b) The minimum dimensions of a *parking space* located in a *private garage* shall be 5.6 m in length and:
 - i) the minimum width shall be 2.8 m;
 - ii) the minimum width of a *private garage* opening providing access to a *parking space* shall be 2.4 m.
- c) The minimum dimension of a *parking space* provided with the length parallel to the aisle or *driveway* shall be 2.8 m in width and 6.8 m in length.
- d) All required *parking spaces* shall be provided on the same *lot* occupied by the *building, structure or use* for which such *parking spaces* are required.

Notwithstanding the above, in a Commercial, Industrial or Institutional *zone*, any amount of the required number of *parking spaces* may be provided on another *lot* that is located within 200 m of the subject *lot*. Where any *parking spaces* are provided on another *lot* in which the *use* is located, a Site Plan Agreement or other agreement shall be executed with the City. Such agreement shall be *registered* on the title of the lands *used* for the *parking*

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spaces to ensure the required number of *parking spaces* on the subject *lot* are retained. Notwithstanding the above, required visitor *parking spaces*, *barrier free parking spaces*, *loading spaces* and *bicycle parking spaces*, where required by this By-law, shall not be accommodated on another *lot*.

5.3 Driveway, Parking Aisle and Parking Area Requirements

5.3.1 Driveway and Parking Aisles Dimensions

- a) *Driveways* leading directly to a *parking area*, and *parking aisles* shall have a minimum unobstructed width of 6.0 m where two-way traffic is permitted, except that:
 - i) the minimum *driveway* width required for any *driveway* associated with a *single detached dwelling*, *semi-detached dwelling*, or *townhouse dwelling* shall be 2.4 m;
 - ii) the minimum *driveway* width required for any *driveway* providing access to no more than 4 *parking spaces* required for a residential *dwelling*, exclusive of any right-of-way, shall be 3.0 m, regardless of the direction of traffic flow;
 - iii) the minimum *driveway* width required for any *driveway* associated with an *existing building* in the MUR *zone*, providing access to no more than 8 *parking spaces*, shall be 3.0 m, regardless of the direction of traffic flow. The minimum *driveway* width required for any *driveway* associated with an *existing building* in the MUR *zone*, providing access to 8 or more *parking spaces*, shall be 3.5 m; and
 - iv) where one-way direction of traffic flow is permitted and indicated by *signs* and markings, where required the minimum *parking aisle* width shall be as indicated in *Table 5.3.1*, and as illustrated on the following figure:

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Table 5.3.1: Minimum Aisle Width for One-way Traffic

Angle of Parking Space (A) Dimension	Minimum Aisle Width (m) (B) Dimension
0° - 40° parking	3.5 m
41° - 55° parking	4.5 m
56° - 70° parking	5.5 m
71° - 90° parking	6.0 m

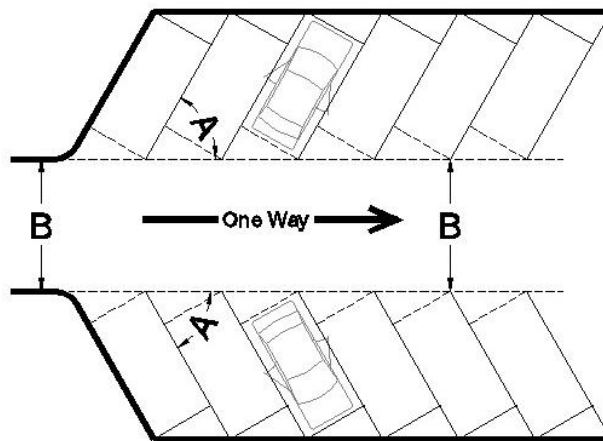


Illustration of one-way aisle width requirements based on angle of parking space

- b) For all Residential Zones, the maximum width of a *driveway* shall be the lesser of 8.0 m or 50% of the frontage of the lot, measured along the street line. Within any required yard, no driveway providing access to a parking area shall exceed the width of the parking area.
- c) For all Industrial Zones, the maximum width of a driveway shall be 10.0 m, measured along the street line; and
- d) For all other Zones, the maximum width of a driveway shall be 9.0 m, measured along the street line.
- b) ~~The maximum width of a *driveway* associated with:~~
 - i) ~~a *dwelling* shall be 8.0 m, except that:~~
 - ~~no *driveways* shall exceed in total width, one-half the width of the~~

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~~lot facing the street; and,~~

- ~~• no driveway leading directly to a parking area shall exceed the width of the parking area to which the driveway leads, within the required yard setback. Notwithstanding, where a parking area is 5.5 m in width or less, the driveway may have a maximum width of 5.5 m or 40% of the width of the lot, whichever is the lesser.~~

~~ii) an industrial use in an Industrial Zone shall be 10.0 m; and~~

~~iii) any other use or building not specified herein shall be 9.0 m;~~

~~— which shall be measured parallel to the street, at any point on the lot closer to the street than the setback required.~~

5.3.2 Location of Driveways, Parking Areas and Parking Aisles

- a) Except as otherwise provided herein, *driveways* shall be permitted in any *yard*, including any *required yard*.
- b) The location of uncovered surface *parking areas* and *parking aisles* are prohibited in *required yard setbacks*, except in accordance with *Table 5.3.2*, and unless otherwise legally permitted prior to the passing of this By-law.

Table 5.3.2: Location of Driveways, Parking Areas and Parking Aisles

	Use	Where Parking Areas & Parking Aisles are Permitted	Special Requirements
i)	<i>Single detached dwelling</i> <i>Semi-detached dwelling</i> <i>Boarding house dwelling</i> ~~<i>Converted dwelling</i>~~ <i>Group home</i> <i>Street townhouse dwelling</i>	Permitted in a <i>driveway</i> in the required <i>front yard setback</i> , <i>interior side yard setback</i> , or <i>rear yard setback</i> .	none

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	Use	Where Parking Areas & Parking Aisles are Permitted	Special Requirements
ii)	<i>Duplex dwelling</i> <i>Triplex dwelling</i> <i>Quadruplex dwelling</i> <i>Cluster townhouse dwelling</i> <i>Stacked townhouse dwelling</i> <i>Back-to-back townhouse dwelling</i>	Permitted in a <i>driveway</i> in the required <i>front yard setback</i>, <i>interior side yard setback</i>, or <i>rear yard setback</i>. Permitted in a <i>parking area</i> in the required <i>interior side yard setback</i> or <i>rear yard setback</i>. Permitted in a <i>parking area</i> in the <i>front yard</i> or <i>exterior side yard</i>, but not within a required <i>front yard</i> or <i>exterior side yard setback</i>.	Cannot be located closer than 0.5 m to any <i>interior side lot line</i> or 1.5 m to a <i>rear lot line</i> .
iii)	<i>Apartment building</i>	Permitted in a <i>parking area</i> in the required <i>interior side yard setback</i> and required <i>rear yard setback</i>. Permitted in a <i>parking area</i> in the <i>front yard</i> or <i>exterior side yard</i>, but not within a required <i>front yard</i> or <i>exterior side yard setback</i>.	<i>Parking Areas</i> and <i>parking aisles</i> must be separated from any <i>lot line</i> by a <i>planting strip</i> in accordance with <i>Section 4.21</i> (Planting Strips).

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	Use	Where Parking Areas & Parking Aisles are Permitted	Special Requirements
iv)	All other <i>uses</i>	Permitted in a <i>parking area</i> in the required <i>interior side yard setback</i> and required <i>rear yard setback</i>. Permitted in a <i>parking area</i> in the <i>front yard</i> or <i>exterior side yard</i>, but not within a required <i>front yard</i> or <i>exterior side yard setback</i>.	<i>Parking areas</i> and <i>parking aisles</i> must be separated from any <i>lot line</i> by a <i>planting strip</i> in accordance with <i>Section 4.21</i> (Planting Strips).
v)	Any <i>use</i> on a <i>lot abutting</i> an arterial or <i>four lane collector street</i> on Schedule "B"	Permitted in a <i>parking area</i> in the required <i>front yard</i> , <i>exterior side yard</i> , <i>interior side yard</i> and <i>rear yard setback</i> .	<i>Parking areas</i> and <i>parking aisles</i> must be separated from any <i>lot line</i> by a <i>planting strip</i> in accordance with <i>Section 4.21</i> (Planting Strips). <i>Parking areas</i> and <i>parking aisles</i> cannot be located less than 7.5 m from the <i>street line</i> where the <i>street</i> is shown as having a width of 30 m or greater on Schedule "B," and <i>parking areas</i> and <i>parking aisles</i> cannot be located less than 7.5 m plus the amount required from that side of the <i>street</i> to create a 30 m wide <i>street</i> where the <i>street</i> is shown as having an existing width of less than 30 m on Schedule "B".

Additional Regulations for Table 5.3.2

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1. Notwithstanding the provisions of *Table 5.3.2*, for a *through lot*, *driveways*, *parking areas* and *parking aisles* may be permitted in a required *rear yard setback*, provided a *parking area* and *parking aisle* is located no closer than 0.5 m to an *interior side lot line* and 1.5 m to a *rear lot line* or *exterior side lot line*.
2. A *driveway*, *parking area*, or *parking aisle* may be established closer than 1.5 m to any *lot line abutting* a *lot* with an *existing structure* in the MUR *Zone*.
3. Nothing in this By-law shall prevent a *driveway* from crossing a *lot line* in order to provide access to a *lot* from either an *abutting lot* or an *improved street*.
4. More than one of the provisions of *Table 5.3.2* may apply to a *lot*.

5.3.2.1 Central Business District

Notwithstanding *Section 5.3.2* (Location of Driveways, Parking Areas and Parking Aisles), for any non-residential, mixed-use development, or *apartment building* in the *CBD*, no *parking area* shall be permitted in any part of the *front yard* and/or *exterior side yard* that is located between the front and/or exterior side face of the *building* and the *front lot line* and/or *exterior side lot line*.

5.3.3 Access to Parking Areas and Parking Spaces

- a) Access to *parking areas* shall be provided from an *improved street* by means of one or more unobstructed *driveways*, provided that:
 - i) in any *zone*, other than a C4 *zone*, no *lot* shall have more than one *driveway* located within 30 m of another *driveway*, measured along the *street line*, and,
 - ii) in a C4 *zone*, the minimum distance between any *driveway* providing access to one or more *lots*, shall not be located within 30 m of another *driveway*, measured along the *street line*.
- b) Every required *parking space* shall be accessible to a *vehicle* at all times and *vehicular* access to any such *parking space* shall not be impeded by any obstruction except as otherwise provided herein.
- c) Nothing in this subsection shall apply to prevent the erection of a gate, a temporary barrier or similar obstruction *used* solely to restrict access over a *driveway* and designed to be raised, swung aside or otherwise opened or removed when necessary to permit passage of a *vehicle*.
- d) Nothing in this subsection shall apply to prevent *tandem parking* within a *driveway*

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exclusively devoted to a single *dwelling unit* to a depth of two vehicles, and in accordance with any other provisions of this By-law. *Tandem parking* shall not be permitted for designated visitor *parking spaces*.

- e) The minimum angle of intersection between a *driveway* and a *street line* shall be 60 degrees.
- f) The minimum distance between a point of intersection of *street lines* and a *driveway* providing access to a *lot* from an *improved street*, measured along the *street line*, shall be the greater of 7.5 m or the requirements of *Section 4.7* (Daylight Triangles and Visibility Triangles), except that:
 - i) in a C4 *zone*, the minimum shall be 25 m;
 - ii) where an *arterial street* intersects an *arterial street* or a *collector street*, the minimum for the *arterial street* shall be:
 - g) where the *street allowance* is 30 m or greater, 15 m, measured from that intersection, and,
 - h) where the *street allowance* is less than 30 m, 15 m plus if applicable the *street widening* required for that side of the *existing street* necessary to meet the design width of the street in Schedule B measured from that intersection;
 - iii) where a *four lane collector street* intersects an *arterial street* or a *collector street*, the minimum for the *four lane collector street* shall be:
 - where the *street allowance* is 30 m or greater, 10 m, measured from that intersection, and,
 - where the *street allowance* is less than 30 m, 10 m plus if applicable the *street widening* required for that side of the *existing street* necessary to meet the design width of the street in Schedule B measured from that intersection.
 - iv) where a *two lane collector street* intersects an *arterial street* or a *collector street* and the *street allowance* is less than 23 m, the minimum shall be 7.5 m plus if applicable the *street widening* required for that side of the *existing street* necessary to meet the design width of the street in Schedule B measured from

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that intersection.

g) Where a two-way *driveway* is divided into two one-way *driveways* by a curb, an area of *landscaped open space*, or any other obstruction, such *driveway* shall, for the purposes of this subsection, be considered a single *driveway*.

h) Nothing in this subsection shall apply to prevent the *use* of a right-of-way as a means of obtaining access to a *parking area* provided the said right-of-way has been established for such purpose.

i) Nothing in this subsection shall apply to prevent the establishment of *driveways* or *parking aisles abutting* a common *lot line*, provided the combined width of such *abutting driveways* does not exceed the width outlined in section 5.3.1b).

j) Nothing in this subsection shall apply to prevent the establishment or *use* of a circular or semi-circular *driveway* for the purpose of loading or unloading passenger or other *vehicles*, even though such *driveway* may not lead to a *parking area* or may be located within a *required yard*, provided that such *driveway*:

- i) complies with all provisions hereof regulating *driveways* at any point where the said *driveway* intersects a *street line*; and,
- ii) does not provide direct access to any *parking space* except where the said *driveway* complies with all provisions herein regulating *parking aisles* or constitutes a *driveway accessory* to a *single detached dwelling*.

k) Vehicular access from a *driveway* or *parking aisle* leading directly from a *parking area* or a *loading space* to a *street* shall be provided in a forward *vehicular* motion in any *zone*, except in a Residential *Zone*, where the *driveway* provides access to no more than 2 *dwelling units*.

5.3.4 Surfacing of Parking Areas, Driveways and Loading Spaces

- a) All *parking areas*, *driveways*, and *loading spaces* in any *zone* other than a Parks and Open Space *Zone*, an Industrial *Zone*, or an Agricultural *Zone* shall be provided and maintained with a stable treated surface so as to prevent the raising of dust or loose particles, such surface to be constructed of: asphalt, concrete, brick, interlocking brick, permeable paving, cement, or other similar hardscape surface,

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sufficient to provide stability, prevent erosion, be usable in all seasons, and allow infiltration of surface water and provide adequate drainage facilities.

- b) Except as otherwise provided herein, the land in any *required yard* on a *lot* adjacent to a *driveway* shall be maintained as *landscaped open space*.

5.3.5 Large Surface Parking Area Requirements

- a) Where large surface *parking areas* are proposed, which comprise over 50 *parking spaces* on a *lot*, in a Residential *Zone*, Commercial or Mixed Use *Zone*, or Institutional *Zone*, the following requirements shall apply:
 - i) A minimum of 15% of the surface *parking area*, above and beyond the required *landscaped open space*, shall comprise landscaped traffic islands or landscaped strips, which may include *signed* pedestrian *walkways*, tree/shrub plantings, decorative fencing or low walls.
 - ii) Large surface *parking areas* shall be divided into smaller *parking areas* through the *use* of soft and hard landscaping in order to minimize the amount of contiguous paved surface *parking areas*. Parking rows which exceed 50m in length shall be subdivided through landscaped breaks such as landscaped traffic islands or landscaped strips.

5.3.6 Maximum Number of Driveways

- a) A maximum of one *driveway* access is permitted to cross a *front lot line* or *exterior lot line* if the applicable *lot line* is less than 18.0 m in width.
- b) Notwithstanding subsection (a) above, one *driveway* per *dwelling unit* is permitted on a block designated for semi-detached or *condominium townhouse dwellings* provided the *driveway* meets all provisions of this By-law as they would apply to the future *lot*.
- c) Notwithstanding subsection (a) above, two *driveways* are permitted on a *lot* with a *triplex dwelling* or *quadruplex dwelling*.

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5.3.7 Parking Provisions for Other Vehicles Associated with Residential Uses

This Section applies to the parking of the *vehicles* on any lands *used* for a *dwelling* in a Residential *Zone*.

5.3.7.1 Commercial Vehicles

Parking in a *driveway* of one *commercial vehicle* is permitted provided the *commercial vehicle*:

- a) does not exceed a maximum *vehicle* length of 6.0 m; and,
- b) does not exceed a maximum *vehicle height* of 2.3 m.

5.3.7.2 Recreational Vehicles

The following regulations shall apply to parking of *recreational vehicles* in a Residential *Zone*:

- a) any trailer or *recreational vehicle* that does not exceed a *height* of 2.3 m and a length of 7.0 m exclusive of hitch or tongue may be parked in any *exterior yard*, *interior side yard* or *rear yard* year-round;
- b) any trailer or *recreational vehicle* that does not exceed a *height* of 2.3 m and a length of 7.0 m exclusive of hitch or tongue may be parked on a *driveway* only between May 1st and October 31st;
- c) any trailer or *recreational vehicle* that exceeds a *height* of 2.3 m and a length of 7.0 m exclusive of hitch or tongue may be parked on a *lot* only between May 1st and October 31st and only in any exterior yard, *interior side yard*, or *rear yard*. The trailer or recreational *vehicle* shall be set back 7.5 m from the *exterior lot line*;
- d) the maximum total number of *trailers* and *recreational vehicles* permitted on a *lot* is two.
- e) parking shall be accommodated on the *lot* and not located within a *daylight triangle* or *visibility triangle* in accordance with *Section 4.7*; and
- ~~f) no trailer or recreational vehicle shall be used for the living, sleeping or accommodation of persons for a period of more than 15 consecutive days. The lot on which the trailer or recreational vehicle is used must have a residential dwelling~~

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~~unit.~~

5.3.7.3 Prohibited Motor Vehicle Parking

The parking and storage of the following *vehicles* are prohibited outside of a *building* on all *lots* in a Residential *Zone*:

- a) unlicensed *motor vehicles*;
- b) *motor vehicles* equipped with more than three axles, excluding space wheels designed to support the *vehicle* when parked or stored;
- c) buses;
- d) *vehicles* designed to run only on rails;
- e) farm tractors;
- f) construction *vehicles*;
- g) tracked *vehicles*, except for snowmobiles; and,
- h) *vehicles* in a wrecked, dismantled, or inoperative condition.

5.3.8 Structured and Underground Parking Areas

- a) Nothing in this By-law shall apply to prohibit the location of an underground *parking area* in any yard, provided that no part of any underground *parking area* shall be situated above *finished grade* in any *required yard*.
- b) Where above grade parking *structures* are proposed in the *CBD*, and where a *commercial parking lot* is not the principal *use* of the *lot*, the *ground floor* level of the parking *structure* that *abuts* a *front yard* or *exterior side yard* shall consist of commercial or *office uses*, or common areas associated with a mixed *use* development or *apartment building*, where permitted, to appropriately screen the parking *structure* and minimize visual impact.

5.3.9 Parking Shelters

- a) Nothing in this By-law shall prevent the erection of a *building* or *structure* for *use* solely by parking attendants in any part of a *parking area*, except within a *visibility*

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triangle, provided such *building* or *structure* is not more than 4.5 m in *height* and has a *floor area* of not more than 5.0 m².

- b) No *gas bar* or *motor vehicle service station* shall be located on, or maintained in any *parking area*, except where specifically permitted herein.

5.4 Barrier Free Parking Space Requirements

The following requirements shall apply to the provision of *barrier free parking spaces*, in addition to the other *parking space*, *parking area*, and *parking aisle* requirements of this By-law.

5.4.1 Minimum Barrier Free Parking Spaces

The required minimum number of *barrier free parking spaces* shall be calculated based on, and included, in the total number of *parking spaces* required on the *lot*, in accordance with *Table 5.4.1*.

Table 5.4.1: Minimum Barrier Free Parking Spaces

Total Number of Required Parking Spaces	Minimum Number of Barrier Free Parking Spaces ①②
1 to ~~12~~ 25	1 (required to be a Type A <i>barrier free parking space</i>)
~~13~~ 26 to 100	4% of total
101 to 200	1 + 3% of total
201 to 1,000	2 + 2% of total
Over 1,000	11 + 1% of total

Additional Regulations for Table 5.4.1

- Barrier free parking spaces* shall not be required for residential *uses*, except for *apartment buildings*, *stacked townhouse dwellings*, *back-to-back townhouse dwellings*, and *cluster townhouse dwellings*, where they shall be calculated and designated based on the required number of *parking spaces*.
- A *driveway*, *parking area*, or *parking aisle* may be established closer than 1.5 m to any *lot line abutting a lot* with an *existing structure* in the MUR *Zone*.

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5.4.2 Calculation of Barrier Free Parking Spaces

5.4.2.1 Rounding

Where part of a *barrier free parking space* is required, such part shall be considered one *barrier free parking space* for the purpose of calculating the minimum total *barrier free parking space* requirements.

5.4.2.2 Type of Barrier Free Parking Spaces Required

- a) Where an even number of *barrier free parking spaces* are required, an equal number of Type A and Type B *barrier free parking spaces* must be provided.
- b) Where an odd number of *barrier free parking spaces* are required, the number of *barrier free parking spaces* must be divided equally between Type A and Type B *barrier free parking spaces*, but the additional odd-numbered *barrier free parking space* may be a Type B *barrier free parking space*.

5.4.2.3 Building Additions and Change of Use

Barrier free parking spaces shall be provided for any addition to a *building* or *structure* or a change in *use*, except that, where a *building* or *structure* has less than the required *barrier free parking spaces* as of the effective date of this By-law, this By-law shall not be interpreted to require that the deficiency be made up in the event of an addition or change of *use* provided that any *barrier free parking space* required for such addition or change of *use* is provided.

5.4.3 Barrier Free Parking Space Dimensions and Requirements

- a) The minimum dimension for a Type A *barrier free parking space* shall be 5.6 m in length, 3.4 m in width, and a vertical clearance of 2.59 m indoor and 2.75 m outdoor, in addition to an adjacent unobstructed pedestrian access aisle width of 1.5 m.
- b) The minimum dimension for a Type B *barrier free parking space* shall be 5.6 m in length, 2.8 m in width, and a vertical clearance of 2.0 m, in addition to an adjacent unobstructed pedestrian access aisle width of 1.5 m.

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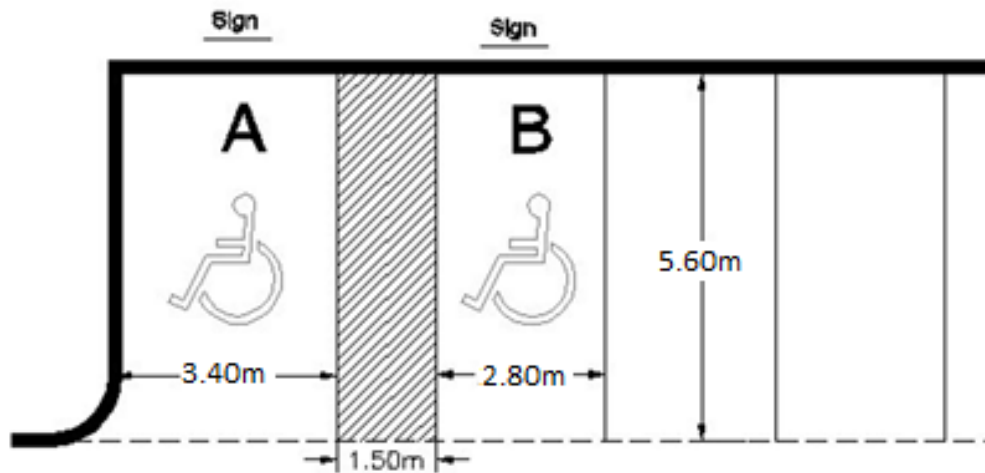


Illustration of Type A and Type B Barrier Free Parking Spaces

- c) The 1.5-m unobstructed pedestrian access aisle may be shared by two *abutting barrier free parking spaces* and must meet the following requirements:
 - i) the unobstructed pedestrian access aisle shall extend the full length of the *barrier free parking space*; and
 - ii) the unobstructed pedestrian access aisle shall be marked with high tonal contrast diagonal lines, to discourage parking in them, where the surface is asphalt, concrete or some other hard surface.
- d) *Barrier free parking spaces* shall be designated with a painted accessibility insignia and a *sign*.
- e) *Barrier free parking spaces* shall be designated from the *parking spaces* located closest to the principal *building* entrance or entrances that are accessible from the *parking area*.
- f) The paths between the *barrier free parking spaces* and the *building(s)* principal entrance shall be accessible to persons with disabilities, such as being level with the *finished grade* through appropriate means such as ramps and depressed curbs, and comprise a hard surface such as asphalt, concrete or some other hard surface.

5.4.4 Minimum Loading Space Requirements

The minimum number of *loading spaces* shall be provided and maintained on a *lot* in accordance with *Table 5.4.4*.

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Table 5.4.4: Minimum Loading Space Requirements

Use	Minimum Number of Required Loading Spaces
Residential Uses	
i) <i>Building</i> containing less than 30 <i>apartment dwelling units</i>	None
ii) <i>Building</i> containing 30 or more <i>apartment dwelling units</i>	1
Offices and Clinics	
i) Less than 2,000.0 m ² of <i>gross floor area</i>	None
ii) 2,000 m ² of <i>gross floor area</i> up to and including 10,000 m ² of <i>gross floor area</i>	1
iii) More than 10,000 m ² of <i>gross floor area</i>	2
Other Commercial, Institutional and Industrial Uses	
i) less than 500 m ²	None
ii) over 500 m ² up to and including 2,500 m ²	1
iii) over 2,500 m ² up to and including 10,000 m ²	2
iv) over 10,000 m ²	2, plus 1 additional space for each 10,000 m ² of total <i>net floor area</i> of part thereof in excess of 10,000 m ²

5.4.5 Calculation of Loading Spaces

5.4.5.1 Rounding

Where part of a *loading space* is required, such part shall be considered one *loading space* for the purpose of calculating the minimum total *loading space* requirements.

5.4.5.2 Multiple Uses on a Lot

Where a *building* or *structure* accommodates more than one type of *use*, other than a *shopping centre* or an *industrial mall*, as defined in this By-law, the *loading space* requirement for the whole *building* shall be the sum of the requirements for the separate parts of the *building* occupied by the separate *uses*.

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5.4.5.3 Building Additions

Where a *building* or *structure* had insufficient number of *loading spaces* at the date of the passing of this By-law to comply with the requirements herein, this By-law shall not be construed to require that the deficiency be made up prior to the construction of any addition. No addition may be built and no change of *use* may occur, however, the effect of which would be an increase in that deficiency.

5.4.6 Loading Space Dimensions and Requirements

- a) A *loading space* shall have a minimum dimension of 3.5 m by 9.0 m and a minimum vertical clearance of 4.0 m.
- b) A *loading space* shall be unobstructed, and free of any *structures* and encroachments.

5.4.7 Location of Loading Spaces

The location of *loading spaces* shall be provided in accordance with the following:

- a) a *loading space* shall not be permitted in any required *setback*, a required *front yard* or required *exterior side yard*;
- b) a *loading space* shall not be permitted between the main wall of a *building* oriented toward a *front lot line* or *exterior side lot line* and the applicable *front lot line* or *exterior side lot line*;
- c) a *loading space* shall *abut* the *building* for which the *loading space* is provided; and
- d) no part of any *loading space* shall be located closer than 7.5 m to any *interior side lot line* or *rear lot line abutting* a Residential *Zone*, except if it is located entirely within a *structure*; and no closer than 1.0 m to any *interior side lot line* or *rear lot line abutting* any other *zone*.

5.4.8 Access to Loading Spaces

Access to *loading spaces* shall be provided by means of one or more unobstructed *driveways* which:

- a) have a minimum unobstructed width of at least 3.5 m, regardless of the direction of traffic flow;

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- b) all *loading spaces* and access thereto, are contained within the *lot* on which such *loading spaces* are located and lead either to an *improved street* or to a *lane* not less than 6.0 m in width;
- c) vehicular access and manoeuvring to and from a *loading space* shall be accommodated on the *lot*;
- d) comply in all other respects with the requirements for *driveways* providing access to *parking areas* and spaces set out in *Section 5.0* (Parking and Loading Requirements).

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5.5 Bicycle Parking Requirements

5.5.1 Minimum Bicycle Parking Space Requirements

The minimum number of permanent *bicycle parking spaces* shall be provided and maintained on a *lot* in accordance with *Table 5.5.1*.

Table 5.5.1: Minimum Bicycle Parking Space Requirements

Use	Minimum Number of Bicycle Parking Spaces
Residential Uses:	
<i>Apartment building</i>	0.25 spaces per <i>dwelling unit</i>
<i>Back-to-back townhouse dwelling</i>	0.25 spaces per <i>dwelling unit</i>
<i>Cluster townhouse dwelling</i>	0.25 spaces per <i>dwelling unit</i>
<i>Stacked townhouse dwelling</i>	0.25 spaces per <i>dwelling unit</i>
<i>Retirement Home</i>	0.25 spaces per required visitor <i>parking spaces</i>
Office and Commercial Uses:	
<i>Business Office, Professional Office or Clinic</i>	2.0 spaces plus 1.0 per 1,000 m ² of <i>gross floor area</i>
<i>Eat-in Restaurant, Take-Out Restaurant</i>	2.0 spaces plus 1.0 space per 500 m ² of <i>gross floor area</i>
<i>Inn</i>	0.25 spaces per <i>guest room</i>
<i>Retail Store, Shopping Centre, or any retail commercial use</i>	2.0 spaces plus 1.0 per 1,000 m ² of <i>gross floor area</i>
Institutional Uses:	
<i>School, Elementary</i>	1.0 space per classroom
<i>School, Secondary</i>	1.0 space per classroom
<i>School, Post-Secondary</i>	1.0 space per classroom
<i>School, Private</i>	1.0 space per classroom
<i>School, Commercial</i>	1.0 space per classroom
All other <i>institutional uses</i>	2 spaces plus 1.0 per 500 m ² of <i>gross floor area</i>
Industrial Uses:	
All <i>industrial uses</i>	2 spaces plus 0.25 spaces per 1,000 m ² of <i>gross floor area</i>

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5.5.2 Calculation of Bicycle Parking Spaces

5.6.2.1 Rounding

Where part of a *bicycle parking space* is required, such part shall be considered one *bicycle parking space* for the purpose of calculating the minimum total *bicycle parking space* requirements.

5.6.2.2 Multiple Uses on a Lot

Where a *building* or *structure* accommodates more than one type of *use*, as defined in this By-law, the *bicycle parking space* requirement for the whole *building* shall be the sum of the requirements for the individual *uses*.

5.6.2.3 Building Additions and Change of Use

Bicycle parking spaces shall be provided for any addition to a *building* or *structure* or a change in *use*, except that, where a *building* or *structure* has less than the required *bicycle parking spaces* as of the effective date of this By-law, this By-law shall not be interpreted to require that the deficiency be made up in the event of an addition or change of *use* provided that any bicycle parking required for such addition or change of *use* is provided.

5.5.3 Bicycle Parking Space Dimensions and Parking Area Requirements

- a) A *bicycle parking space* shall be an unobstructed space with a minimum dimension of 0.6 m wide by 1.8 m in length. A permanent bicycle rack shall be provided to enable a bicycle to be locked in place.
- b) A *bicycle parking space* shall be accessed by an unobstructed aisle with a minimum width of 1.5 m.
- c) A *bicycle parking space* shall be provided with convenient access to the principal *building* entrance and shall be located within 35 m of a principal *building* entrance and shall not occupy or impede any pedestrian access or *parking area*.
- d) Notwithstanding any other provision of this By-law, *bicycle parking spaces* shall be permitted in any *required yard*, provided they are located no closer than 0.6 m to any *lot line*, and shall not be located within a *visibility triangle*.

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5.5.4 Provision of Additional Bicycle Parking Spaces

One required vehicle *parking space* (exclusive of *barrier free* and visitor *parking spaces*) may be reduced from the total required number of vehicle *parking spaces* on a *lot* for every 5 *bicycle parking spaces* provided in excess of the required number of *bicycle parking spaces*, provided the overall number of required *parking spaces* are not reduced by more than 5% of the total required *parking spaces*.

5.6 Central Business District Exemption

Notwithstanding any requirements of this By-law to the contrary, the following shall apply to the *Central Business District* as designated on Schedule "A":

- a) For any legally *existing building, structure* or *use* established on or before the effective date of this By-law, and provided there is no increase in the overall *gross floor area* on the *lot*, no *parking spaces, barrier free parking spaces, loading spaces, or bicycle parking spaces* shall be required.
- ~~b) *Parking spaces* and *bicycle parking spaces* required by this By-law ~~for non-residential uses~~~~ shall not be required for a *lot* in the *Central Business District* if the City enters into an agreement with the landowner respecting the payment of cash-in-lieu for some or all of the required *parking spaces* or *bicycle parking spaces*, in accordance with Section 40 of the Planning Act.

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RESIDENTIAL ZONES

SECTION 6 RESIDENTIAL ZONES

No land shall be *used*, no *buildings* or *structures* shall be erected and no *lot* shall be altered in the Residential *Zones* except in accordance with the applicable General Provisions (*Section 4.0*) and Parking and Loading Requirements (*Section 5.0*) and the following:

6.1 List of Applicable Zones

Residential First Density	R1
Residential Second Density	R2
Residential Third Density	R3
Residential Fourth Density	R4
Residential Fifth Density	R5
Mixed Use Residential	MUR

6.2 Permitted Uses

Uses permitted in the Residential *Zones* are denoted by the symbol "P" in the column applicable to that *zone* and corresponding with the row for a specific permitted *use* in *Table 6.2*, below. Where the letter "E" is identified following the symbol "P", only legally *existing uses* shall be permitted.

Table 6.2: Permitted Uses in the Residential Zones

Uses	R1	R2	R3	R4	R5	MUR
Residential Uses:						
<i>apartment building</i>				P E	P	
<i>cluster townhouse dwelling</i>				P R4		
<i>boarding house dwelling</i>		P	P			
<i>converted dwelling</i>		P	P			P
<i>duplex dwelling</i>		P				P E

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Uses	R1	R2	R3	R4	R5	MUR
<i>dwelling unit</i>						P
<i>group home</i>	P	P	P			
<i>linked dwelling</i>		P				
<i>quadruplex dwelling</i>			P	P E		
<i>retirement home</i>					P	P
<i>semi-detached dwelling</i>		P				
<i>single detached dwelling</i>	P	P	P			P E
<i>street townhouse dwelling</i>				P R4		
<i>triplex dwelling</i>			P			
Commercial Uses:						
<i>business office</i>						P
<i>clinic</i>						P
<i>commercial school</i>						P
<i>day care centre</i>		P	P			P
<i>hostel</i>						P
<i>inn</i>						P
<i>personal care establishment</i>						P
<i>pet grooming establishment</i>						P
<i>professional office</i>						P
<i>studio</i>						P

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Uses	R1	R2	R3	R4	R5	MUR
Institutional Uses:						
<i>elementary school</i>		P	P			
<i>hospice</i>					P	P
<i>nursing home</i>				P E	P	P
<i>place of worship</i>		P	P			P
<i>private school</i>						P

6.3 Special Use Regulations

6.3.1 Residential First Density (R1) Zone

None

6.3.2 Residential Second Density (R2) Zone

6.3.2.1 Boarding House Dwelling

- a) Maximum Number of *Guest Rooms* 4

~~6.3.2.2 Converted Dwelling~~

- ~~a) Maximum Number of *Dwelling Units* 2~~

6.3.3 Residential Third Density (R3) Zone

6.3.3.1 Boarding House Dwelling

- a) Maximum Number of *Guest Rooms* 4

6.3.4 Mixed Use Residential (MUR) Zone

6.3.4.1 Business Office, Clinic, Commercial School, Personal Care Establishment, Pet Grooming Establishment, Private School, Professional Office, Studio

A *business office, clinic, commercial school, personal care establishment, pet grooming establishment, private school, professional office* or *studio* shall:

- a) be restricted to an *existing dwelling* which shall contain at least 1 *dwelling unit*;

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- b) not change the external character of the *dwelling* as a residence;
- c) not *use* the *front yard* or *exterior side yard* for parking, other than a *driveway*;
- d) be restricted to the *ground floor* only.

6.3.4.2 Inn

- a) Permitted *Buildings* *existing*

6.3.4.3 Hostel

- a) Permitted *Buildings* *existing*

6.3.4.4 Existing Single Detached Dwellings

The alteration of *existing single detached dwellings* and the erection or alteration of *buildings accessory* thereto shall be permitted in accordance with the regulations of the applicable Residential *Zone*.

6.4 General Use Regulations

No person shall within any Residential *Zone* *use* or permit the *use* of any *lot* or *erect*, alter or *use* any *building* or *structure* except in accordance with the *zone* standards in Tables 6.4.1 – 6.4.5 below. Any numbers in parentheses following the particular regulation, *zone* heading, or applicable standard indicates that one or more additional regulations apply to *buildings* and *structures* in the applicable *zone*. These additional regulations are listed below each of the Regulations Tables.

6.4.1 Residential First Density (R1) Zone

Table Error! No text of specified style in document.: Regulations in the Residential First Density (R1) Zone

Zone Variation Standard [1]	R1(1)	R1(2)	R1(3)	R1(4)	R1(5)
<i>Lot Area: Interior lot</i>	450 m ²	600 m ²	450 m ²	360 m ²	300 m ²
<i>Lot Area: Corner lot</i>	550 m ²	750 m ²	600 m ²	540 m ²	450 m ²
<i>Lot Frontage: Interior lot</i>	18 m	20 m	15 m	12 m	10 m
<i>Lot Frontage: Corner lot</i>	22 m	25 m	20 m	18 m	15 m
<i>Lot Depth</i>	25 m	30 m	30 m	30 m	25 m

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Zone Variation Standard [1]	R1(1)	R1(2)	R1(3)	R1(4)	R1(5)
<i>Front Yard Depth</i>	4.5 m [2] [3] [6]	6.0 m [2] [3] [6]	6.0 m [2] [3] [6]	4.5 m [2] [3] [6]	4.5 m [2] [3] [6]
<i>Exterior Side Yard Width</i>	4.5 m [2] [3]	4.5 m [2] [3]	4.5 m [2] [3]	4.5 m [2] [3]	4.5 m [2] [3]
<i>Side Yard Width</i>	1.0 m [5]	1.0 m [5]	1.0 m [5]	1.0 m [5]	1.0 m [5]
<i>Aggregate Side Yard Width</i>	2.0 m	3.5 m	3.0 m	3.0 m	2.0 m
<i>Rear Yard Depth</i>	6.0 m	7.5 m	7.5 m	7.5 m	6.0 m
Maximum <i>Lot Coverage Main Building</i>	40%	35%	35%	40%	40%
Maximum <i>Lot Coverage Main Building and Accessory Buildings</i>	45%	40%	40%	45%	45%
Maximum <i>Height</i>	10 m	10 m	10 m	10 m	10 m
Minimum <i>Landscaped Open Space</i>	30%	40%	35%	30%	30%

Additional Regulations for Table 6.4.1

1. Unless specified otherwise, regulations expressed herein are minimums.
2. Provided that no part of any attached or detached *garage* shall be erected less than 6.0 m to the *front lot line* or an *exterior side lot line*, where the *garage* is oriented to said *lot line*.
3. Any attached or detached *garage* shall not exceed sixty (60) per cent of the width of the *elevation* facing the *front lot line* or an *exterior side lot line*, where the *garage* is oriented to said *lot line* of a *dwelling* erected on the *lot*, and provided that the *front yard depth* or *exterior side yard depth* for a *dwelling* shall not exceed 9.0 m.
4. A *garage* shall not project more than 1.0 m beyond the *building elevation* facing the *front lot line* or the *exterior side lot line*.

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5. Plus an additional 0.5 m for each *storey* of a *dwelling* in excess of 1 *storey*, to a maximum of 2.0 m. When determining which *side yard* requirement should apply, the maximum *height* of that part of the *dwelling* nearest the *side lot line* shall prevail.
6. No *building* or *structure* shall be erected closer to a *street* than as set out in the applicable *zone* except for those instances listed in the Table 4.26.2 or as set out in 4.26.4.

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6.4.2 Residential Second Density (R2) Zone

Table Error! No text of specified style in document.: **Regulations in the Residential Second Density (R2) Zone**

Zone Variation Standard [1]	R2(1) [9]	R2(2) [9]
<i>Lot Area: Interior lot:</i>		
<i>Single detached dwelling</i>	360 m ²	300 m ²
<i>Semi-detached dwelling</i> [2], <i>Linked dwelling</i> [2]	275 m ²	250 m ²
<i>Duplex dwelling</i>	450 m ²	375 m ²
~~<i>Converted dwelling</i>~~	~~425 m²~~	~~350 m²~~
Non-residential <i>uses</i>	500 m ²	500 m ²
<i>Lot Area: Corner lot</i>		
<i>Single detached dwelling</i>	540 m ²	450 m ²
<i>Semi-detached dwelling</i> [2], <i>Linked dwelling</i> [2]	450 m ²	450 m ²
<i>Duplex dwelling</i>	600 m ²	540 m ²
~~<i>Converted dwelling</i>~~	~~540 m²~~	~~450 m²~~
Non-residential <i>uses</i>	540 m ²	540 m ²
<i>Lot Frontage: Interior lot:</i>		
<i>Single detached dwelling</i>	12 m	10 m
<i>Semi-detached dwelling</i> [2], <i>Linked dwelling</i> [2]	9 m	8 m
<i>Duplex dwelling</i>	15 m	14 m
~~<i>Converted dwelling</i>~~	~~12 m~~	~~10 m~~
Non-residential <i>uses</i>	15 m	15 m
<i>Lot Frontage: Corner lot:</i>		
<i>Single detached dwelling</i>	18 m	15 m
<i>Semi-detached dwelling</i> [2], <i>Linked dwelling</i> [2]	14 m	12 m
<i>Duplex dwelling</i>	20 m	18 m
~~<i>Converted dwelling</i>~~	~~18 m~~	~~15 m~~
Non-residential <i>uses</i>	18 m	18 m
<i>Lot Depth</i>	30 m	25 m
<i>Front Yard Depth</i>	6.0 m [3] [4] [5] [10]	4.5 m [3] [4] [5] [10]

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Zone Variation Standard [1]	R2(1) [9]	R2(2) [9]
<i>Exterior Side Yard</i> Width	4.5 m [3] [4] [5]	4.5 m [3] [4] [5]
<i>Side Yard</i> Width:		
<i>Single detached dwelling</i>	1 m [6]	1 m [6]
<i>Duplex dwelling</i>	1 m [6]	1 m [6]
<i>Semi-detached dwelling, Linked dwelling</i>	2.5 m [7]	1.5 m [7]
~~<i>Converted dwelling</i>~~	~~1 m [6]~~	~~1 m [6]~~
Non-residential <i>uses</i>	2.5 m [8]	2.5 m [8]
<i>Aggregate Side Yard</i> Width:		
<i>Single detached dwelling</i>	3 m	2 m
<i>Duplex dwelling</i>	3 m	2 m
<i>Semi-detached dwelling, Linked dwelling</i>	5 m [7]	3 m [7]
~~<i>Converted dwelling</i>~~	~~3 m~~	~~2 m~~
Non-residential <i>uses</i>	5 m	5 m
<i>Rear Yard</i> Depth	7.5 m	6.0 m
Maximum <i>Lot Coverage Main Building</i>	40%	40%
Maximum <i>Lot Coverage Main Building and Accessory Buildings</i>	45%	45%
Maximum <i>Height</i>	10 m	10 m
Minimum <i>Landscaped Open Space</i>	30%	30%

Additional Regulations for Table 6.4.2

1. Unless specified otherwise, regulations expressed herein are minimums.
2. Standards prescribed are per *dwelling unit*.
3. Provided that no part of any attached or detached *garage* shall be erected less than 6 m to the *front lot line* or an *exterior side lot line*, where the *garage* is oriented to said *lot line*.

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4. Any attached or detached *garage* shall not exceed sixty (60) percent of the width of the *elevation* facing the *front lot line* or an *exterior side lot line*, where the *garage* is oriented to said *lot line* of a *dwelling* on the *lot* and provided that the *front yard depth* or *exterior side yard depth* for a *dwelling* shall not exceed 9 m.
5. A *garage* shall not project more than 1.0 m beyond the *building elevation* facing the *front lot line* or *exterior side lot line*.
6. Plus, an additional 0.5 m for each *storey* of a *dwelling* in excess of 1 *storey*, to a maximum of 2.0 m. When determining which *side yard* requirement should apply, the maximum *height* of that part of the *dwelling* nearest the *side lot line* shall prevail.
7. Except that:
 - i) no *side yard width* shall be required along the *side lot line* where the individual *dwelling units* of a *semi-detached dwelling* are attached together by a common wall extending along the *side lot line* separating such *lots*, provided that any wall which does not constitute part of such common wall or a direct extension thereof shall be set back not less than 1.5 m from the *side lot line* separating such *lots*; and
 - ii) where a *private garage* is attached to the *dwelling*, the *side yard width* on one side of such *dwelling* shall be 1.5 m.
8. Or one half the *height* of the *building*, whichever is the greater.
9. General *use* regulations for lands with an MUR compound *zone* shall be in accordance with the applicable Residential *Zone*.
10. No *building* or *structure* shall be erected closer to a *street* than as set out in the applicable *zone* except for those instances listed in the Table 4.26.2 or as set out in 4.26.4.

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6.4.3 Residential Third Density (R3) Zone

Table Error! No text of specified style in document.: Regulations in Residential Third Density (R3) Zone

Zone Variation Standard [1]	R3 [4]
<i>Lot Area:</i>	
<i>Single detached dwelling</i>	360 m ²
~~2-unit Converted dwelling~~	~~425 m²~~
<i>Boarding house dwelling, ~~3-unit converted dwelling,~~ Triplex dwelling</i>	450 m ²
~~4-unit converted dwelling,~~ <i>Quadruplex dwelling</i>	550 m ² , 690 m ² for a <i>corner lot</i>
Non-residential <i>uses</i>	540 m ²
<i>Lot Frontage: Interior lot</i>	
<i>Single detached dwelling</i>	12 m
~~2-unit Converted dwelling~~	~~14 m~~
<i>Boarding house dwelling, ~~3-unit converted dwelling,~~ Triplex dwelling</i>	15 m
~~4-unit converted dwelling,~~ <i>Quadruplex dwelling</i>	18 m
Non-residential <i>uses</i>	18 m
<i>Lot Frontage: Corner lot</i>	
<i>Single detached dwelling</i>	20 m
~~2-unit Converted dwelling~~	~~20 m~~
<i>Boarding house dwelling, ~~3-unit converted dwelling,~~ Triplex dwelling</i>	20 m
~~4-unit converted dwelling,~~ <i>Quadruplex dwelling</i>	22 m
Non-residential <i>uses</i>	22 m
<i>Lot Depth</i>	30 m
<i>Front Yard Depth</i>	7.5 m [5] [6] [7] [8]

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Zone Variation Standard [1]	R3 [4]
<i>Exterior Side Yard Width</i>	4.5m [5] [6] [7]
<i>Side Yard Width:</i>	
<i>Single detached dwelling</i>	1.0 m [2]
~~2-unit Converted dwelling~~	~~1.0 m [2]~~
<i>Boarding house dwelling, ~~3-unit converted dwelling,~~ Triplex dwelling</i>	1.0 m [2]
~~4-unit converted dwelling,~~ <i>Quadruplex dwelling</i>	1.0 m [2]
Non-residential <i>uses</i>	2.5 m [3]
<i>Aggregate Side Yard Width:</i>	
<i>Single detached dwelling</i>	3 m
~~2-unit Converted dwelling~~	~~3 m~~
<i>Boarding house dwelling, ~~3-unit converted dwelling,~~ Triplex dwelling</i>	3 m
~~4-unit converted dwelling,~~ <i>Quadruplex dwelling</i>	4 m
Non-residential <i>uses</i>	-
<i>Rear Yard Depth</i>	7.5 m
Maximum <i>Lot Coverage Main Building</i>	40%
Maximum <i>Lot Coverage Main Building and Accessory Buildings</i>	45%
Maximum <i>Height</i>	12 m
Maximum Number of <i>Dwelling Units:</i>	
<i>Single detached dwelling</i>	-
~~2-unit Converted dwelling~~	~~2~~
<i>Boarding house dwelling, ~~3-unit converted dwelling,~~ Triplex dwelling</i>	3
~~4-unit converted dwelling,~~ <i>Quadruplex dwelling</i>	4
Non-residential <i>uses</i>	-

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Zone Variation Standard [1]	R3 [4]
Minimum <i>Landscaped Open Space</i>	30%

Additional Regulations for Table 6.4.3

1. Unless specified otherwise, regulations expressed herein are minimums.
2. Plus, an additional 0.5 m for each *storey* of a *dwelling* in excess of 1 *storey*, to a maximum of 2.0 m. When determining which *side yard* requirement should apply, the maximum *height* of that part of the *dwelling* nearest the *side lot line* shall prevail.

Except that no *side yard width* shall be required on the side where two pairs of *quadruplex dwelling* units on *abutting* lots are attached together by a common wall extending along the *side lot line* separating such *lots*, provided that any wall which does not constitute part of such common wall or a direct extension thereof shall be set back not less than 1.5 m from the *side lot line* separating such *lots*.

3. one half the *height* of the *building*, whichever is the greater.
4. General *use* regulations for lands with an MUR compound *zone* shall be in accordance with the applicable Residential *Zone*.
5. Provided that no part of any attached or detached *garage* shall be erected less than 6.0 m to the *front lot line* or *exterior side lot line*, where the *garage* is oriented to said *lot line*.
6. Any attached or detached *garage* shall not exceed sixty (60) per cent of the width of the *elevation* facing the *front lot line or an exterior side lot line, where the garage is oriented to said lot line of a dwelling* erected on the *lot*, and provided that the *front yard depth* or *exterior side yard depth* for a *dwelling* shall not exceed 9.0 m.

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7. A *garage* shall not project more than 1.0 m beyond the *building elevation* facing the *front lot line or the exterior side lot line*.
8. No *building* or *structure* shall be erected closer to a *street* than as set out in the applicable *zone* except for those instances listed in the Table 4.26.2 or as set out in 4.26.4.

6.4.4 Residential Fourth Density (R4) Zone

Table Error! No text of specified style in document.: Regulations in the Residential Fourth Density (R4) Zones

Zone Variation Standard [1]	Street Townhouse Dwelling (Per-unit)	Cluster Townhouse Dwelling
<i>Lot Area</i> (per dwelling unit):	180 m ²	150 m ²
<i>Lot Frontage, Interior Lot:</i>	6.0 m	22.0 m
<i>Lot Frontage, Corner Lot:</i>	12.0 m	
<i>Lot Depth:</i>	30.0 m	30.0 m
<i>Front Yard Depth:</i>	6.0 m [4] [5] [6]	6.0 m [4] [5] [6]
<i>Exterior Side Yard Width:</i>	6.0 m [4] [5] [6]	6.0 m [4] [5] [6]
<i>Side Yard Width:</i>	2.5 m [2]	3.0m [7]
<i>Rear Yard Depth:</i>	6.0 m	6.0 m

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Zone Variation Standard [1]	Street Townhouse Dwelling (Per-unit)	Cluster Townhouse Dwelling
Maximum <i>Lot Coverage</i> :	40%	40%
Maximum <i>Lot Coverage Building Accessory Buildings</i> and <i>Main</i>	45%	45%
Maximum <i>Height</i> :	12.0 m	12.0 m
Minimum <i>Landscaped Open Space</i> :	30%	30%
Minimum <i>Density</i>	25 upnh [3]	20 upnh [3]
Maximum <i>Density</i>	35 upnh [3]	65 upnh [3]

Additional Regulations for Table 6.4.4

- 1) Unless specified otherwise, regulations expressed herein are minimums.
- 2) Except that no *side yard width* shall be required on the side where individual *dwelling units* are attached together by a common wall, provided that any wall which does not constitute part of such common wall or a direct extension thereof shall be set back not less than 1.5 m from the *side lot line* separating such lots.
- 3) Upnh means units per net hectare.
- 4) Provided that no part of any attached or detached *garage* shall be erected less than 6.0 m to the *front lot line or an exterior side lot line*, where the *garage* is oriented to said *lot line*.
- 5) Any attached or detached *garage* shall not exceed sixty (60) percent of the width of the elevation facing the *front lot line* or an *exterior side lot line* where the *garage* is oriented to said *lot line* of a *dwelling* erected on the *lot*, and

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provided that the *front yard depth* or *exterior side yard* depth for a *dwelling* shall not exceed 9 m.

- 6) A *garage* shall not project more than 1.0 m beyond the *building elevation* of a *dwelling* erected on the *lot* facing the *front lot line or the exterior side lot line*.
- 7) An additional 6.0 m *lot frontage* is required for *corner lots*.
- 8) Where the wall contains windows or doors to habitable rooms the minimum *interior side yard* setback shall be 6.0 m.

6.4.5 Residential Fifth Density (R5) Zone

Table Error! No text of specified style in document.: Regulations in the Residential Fifth Density (R5)

Zone Variation Standard [1]	R5(1)	R5(2)	R5(3)
<i>Lot Area:</i>	750 m ²	1000 m ²	1000 m ²
<i>Lot Frontage: Interior lot</i>	15.0 m	25.0 m	25.0 m
<i>Lot Frontage: Corner lot</i>	20.0 m	30.0 m	30.0 m
<i>Lot Depth:</i>	30.0 m	30.0 m	30.0 m
<i>Front Yard Depth:</i>	7.5 m	10 m	10 m
<i>Exterior Side Yard Width:</i>	7.5 m	10 m	10 m
<i>Side Yard Width:</i>	3.0 m [2]	5.0 m [2]	5.0 m [2]
<i>Rear Yard Depth:</i>	6.0 m	6.0 m	6.0 m
Maximum <i>Lot Coverage:</i>	35%	30%	30%
Minimum <i>Landscaped Open Space:</i>	30%	35%	35%
Maximum <i>Height:</i>	12.0 m	15.0 m	22.0 m
Minimum <i>Height:</i>	-	-	9.0 m
Maximum <i>Density:</i>	55 upnh [3]	65 upnh [3]	100 upnh[3]
Minimum <i>Density:</i>	25 upnh [3]	35 upnh [3]	65 upnh [3]

Additional Regulations for Table 6.4.5

1. Unless specified otherwise, regulations expressed herein are minimums.
2. Or one-half the *height* of the *building* whichever is the greater.

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3. Upnh means units per net hectare.
4. Any attached *garage* shall not exceed sixty (60) percent of the width of the *elevation* facing the *front lot line* or an *exterior side lot line*, where the *garage* is oriented to said *lot line* of a *dwelling* on the *lot* and provided that the *front yard depth* or *exterior side yard* depth for a *dwelling* shall not exceed 9 m.
5. A *garage* shall not project more than 1.0 m beyond the *building elevation* facing the *front lot line or exterior side lot line*.

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SECTION 7 Commercial Zones

No land shall be *used*, no *buildings* or *structures* shall be erected and no *lot* shall be altered in the Commercial and Mixed *Use Zone* except in accordance with the applicable General Provisions (*Section 4.0*) and Parking and Loading Requirements (*Section 5.0*) and the following:

7.1 List of Applicable Zones

Neighbourhood Commercial	C1
Highway Commercial	C2
Central Commercial	C3
Shopping Centre Commercial	C4
Corridor Commercial	C5

7.2 Permitted Uses

Uses permitted in the Commercial *Zones* are denoted by the symbol "P" in the column applicable to that *zone* and corresponding with the row for a specific permitted *use* in *Table 7.2*, below. Where the letter "E" is identified following the symbol "P", only legally *existing uses* shall be permitted.

Table 7.2: Permitted Uses in the Commercial Zones

Uses	C1	C2	C3	C4	C5
Residential Uses:					
<i>apartment building</i>			P		
<i>boarding house dwelling</i>		P	P		
~~<i>converted dwelling</i>~~			~~P~~		
<i>dwelling unit</i>	P	P	P		P
<i>group home</i>			P		
Commercial Uses:					
<i>amusement arcade</i>		P E		P	
<i>amusement park</i>			P		
<i>art gallery</i>			<u>P</u>		
<i>auditorium</i>		P	P		

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Uses	C1	C2	C3	C4	C5
<i>brew-pub</i>		P	P		
<i>brew your own establishment</i>		P	P	P	P
<i>business office</i>		P	P	P	P
<i>car wash</i>		P		P	
<i>clinic</i>		P	P	P	P
<i>commercial school</i>		P	P	P	P
<i>convenience store</i>	P	P	P	P	P
<i>data centre</i>			P		
<i>day care centre</i>		P	P	P	P
<i>dry cleaning drop off establishment</i>	P	P	P	P	P
<i>dry cleaning establishment</i>	P	P	P		
<i>financial institution</i>		P	P	P	
<i>fitness club</i>		P	P	P	
<i>funeral home</i>		P	P		
<i>garden centre</i>		P	P E	P	
<i>gas bar</i>	P	P	P E	P	P
<i>hostel</i>			P		
<i>hotel</i>		P	P	P	
<i>inn</i>			P		
<i>large merchandise outlet</i>		P	P E	P	
<i>laundromat</i>	P	P	P		P
<i>merchandise rental shop</i>		P	P	P	P
<i>merchandise service shop</i>		P	P	P	
<i>motor vehicle repair shop</i>		P		P	P

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Uses	C1	C2	C3	C4	C5
<i>motor vehicle sales or rental establishment</i>		P	P E		
<i>motor vehicle service station</i>	P	P	P E	P	P
<i>parking lot, commercial</i>			P		
<i>personal care establishment</i>	P	P	P	P	P
<i>personal service establishment</i>	P	P	P	P	P
<i>pet grooming establishment</i>	P	P	P	P	P
<i>private club</i>		P	P	P	
<i>professional office</i>		P	P	P	P
<i>recreational entertainment establishment</i>		P	P	P	
<i>recreational vehicle sales or rental establishment</i>		P			
<i>restaurant, drive-in</i>		P			
<i>restaurant, eat-in</i>	P	P	P	P	P
<i>restaurant, take-out</i>	P	P	P	P	P
<i>retail store</i>		P	P	P	
<i>service trade</i>		P	P	P	P
<i>shopping centre</i>				P	
<i>studio</i>			P	P	P
<i>supermarket</i>		P	P	P	
<i>tavern</i>		P	P	P	P
<i>taxi dispatch establishment</i>		P	P	P	
<i>theatre</i>		P	P	P	

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Uses	C1	C2	C3	C4	C5
<i>veterinarian clinic</i>		P	P	P	
<i>video rental establishment</i>	P				
Industrial Uses:					
<i>self-storage establishment</i>		P			P
<i>warehouse</i>			P E		
Institutional Uses:					
<i>place of worship</i>		P	P		
<i>private school</i>			P		
<i>school, elementary</i>			P		
<i>school, secondary</i>			P		

7.3 Special Use Regulations

7.3.1 Neighbourhood Commercial (C1) Zone

7.3.1.1 Convenience Stores, Take-out or Eat-in Restaurants

- a) Maximum Number of Amusement Devices 3

7.3.1.2 Dwelling Units

Dwelling units shall be connected to and form an integral part of a *main building* and located above and/or below the *first storey*.

- a) Maximum Number of Units 2

7.3.2 Highway Commercial (C2) Zone

7.3.2.1 Dwelling Units

Dwelling units shall be located in a *building* containing a permitted non-residential *use*, and located above the *first storey*. A maximum of one (1) *dwelling unit* is permitted above and/or below the *first storey* in a *building* containing an automotive *use*.

7.3.2.2 Gas Bars

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A pump island, kiosk, and/or canopy *accessory* to a *gas bar* shall be permitted in any part of a required *front yard* or *side yard* provided:

- a) the minimum distance between any portion of a gasoline pump island or any kiosk and a *lot line* or *widened street* line shall be 5.0 m;
- b) the minimum distance between any column supporting a canopy and a *lot line* or *widened street* line shall be 3.0 m;
- c) in the case of a *corner lot*, no portion of any gasoline pump island or kiosk shall be located closer than 3.0 m to a *visibility triangle*; and
- d) no part of any canopy shall be located in a required *visibility triangle*.

7.3.3 Central Commercial (C3) Zone

7.3.3.1 ~~Converted Dwelling~~ Residential ~~Intensification~~ Intensification

An *existing* dwelling or *building* containing a *dwelling unit* may be converted to provide additional *dwelling units* or other *uses* permitted in the C3 *Zone*, provided that no additional *dwelling units* or *dwelling unit area* is added to the ground or lower *storey* therein.

7.3.3.2 Dwelling Units

- a) *Dwelling units* ~~other than in a converted dwelling~~ shall be connected to and form an integral part of a *main building* and located above and/or below the *first storey* which *storey* shall be designed, *used* or intended for a commercial *use*.
- b) Notwithstanding 7.3.3.2 a) *dwelling units* may be permitted on the *first storey* *storey* or below in an *apartment building* in the C3 zone outside of the *Central Business District* (CBD) as shown on Schedule "A".

7.3.4 Shopping Centre Commercial (C4) Zone

~~None~~ 7.3.4.1 Gas Bars

A *gas bar* shall only be permitted in the C4 *Zone* as an *accessory use* to a *shopping centre*.

SECTION 7.0

COMMERCIAL ZONES

~~A pump island, kiosk, and/or canopy *accessory* to a *gas bar* shall be permitted in any part of a required *front yard* or *side yard* provided:~~

- ~~a) the minimum distance between any portion of a gasoline pump island or any kiosk and a *lot line* or *widened street* line shall be 5.0 m;~~
- ~~b) the minimum distance between any column supporting a canopy and a *lot line* or *widened street* line shall be 3.0 m;~~
- ~~c) in the case of a *corner lot*, no portion of any gasoline pump island or kiosk shall be located closer than 3.0 m to a *visibility triangle*; and~~
- ~~d) no part of any canopy shall be located in a required *visibility triangle*.~~

7.3.5 Corridor Commercial (C5) Zone

~~None~~

~~7.3.6~~ 7.3.5.1 Gas Bars

~~A *gas bar* shall only be permitted in the C4 Zone as an *accessory use* to a *shopping centre*.~~

A pump island, kiosk, and/or canopy *accessory* to a *gas bar* shall be permitted in any part of a required *front yard* or *side yard* provided:

- a) ~~a)~~ the minimum distance between any portion of a gasoline pump island or any kiosk and a *lot line* or *widened street* line shall be 5.0 m;
- ~~b)~~ b) the minimum distance between any column supporting a canopy and a *lot line* or *widened street* line shall be 3.0 m;
- ~~c)~~ c) in the case of a *corner lot*, no portion of any gasoline pump island or kiosk shall be located closer than 3.0 m to a *visibility triangle*; and
- ~~d)~~ d) no part of any canopy shall be located in a required *visibility triangle*.

SECTION 7.0

COMMERCIAL ZONES

7.4 General Use Regulations

No person shall within any Commercial and Mixed *Use Zone use* or permit the *use* of any *lot* or *erect*, alter or *use* any *building* or *structure* except in accordance with the *zone* standards in Table 7.4 below. Any numbers in parentheses following the particular regulation, *zone* heading, or applicable standard indicates that one or more additional regulations apply to *buildings* and *structures* in the applicable *zone*. These additional regulations are listed below Regulations *Table 7.4*.

Table 7.4: Regulations in the Commercial Zones

Zone Variation Standard [1]	C1	C2	C3	C4	C5
<i>Lot Area:</i>	500 m ²	1000 m ²	<i>existing</i>	1500 m ²	500 m ²
<i>Lot Frontage: Interior lot</i>	15 m	30 m	<i>existing</i>	45 m	15 m
<i>Lot Frontage: Corner lot</i>	30 m	30 m	<i>existing</i>	45 m	18 m
<i>Lot Depth:</i>	30 m	30 m	-	-	30 m
Minimum <i>Front and Exterior Side Yard Setback</i>	7.5 m	7.5 m	-	7.5 m	7.5 m
Maximum <i>Front and Exterior Side Yard Setback:</i>	-	-	3.0 m	-	-
<i>Side Yard Width:</i>	2.5 m [2]				1.5 m

SECTION 7.0

COMMERCIAL ZONES

Zone Variation Standard [1]	C1	C2	C3	C4	C5
<i>abutting</i> a residential or institutional <i>zone</i>		5.0 m [2]		15.0 m	
<i>abutting</i> any other <i>zone</i>		1.0 m			
where an <i>interior side yard abuts</i> any <i>zone</i> other than a C3 <i>zone</i>			2.5 m		
where an <i>interior side yard abuts</i> a C3 <i>zone</i>			0.0 m		
where an <i>interior side yard abuts</i> any <i>zone</i> other than a C4 <i>zone</i>				one-half the <i>height</i> of the <i>building</i>	
<i>Rear Yard Depth:</i>		5.0 m [2]			6.0 m
where a <i>rear yard abuts</i> a residential or institutional <i>zone</i>				15.0 m	
where a <i>building</i> contains a <i>dwelling unit</i>	6.0 m				
all other cases	2.5 m [2]				
where a <i>rear yard abuts</i> any <i>zone</i> other than a C3 <i>zone</i>			2.5 m		
where a rear <i>abuts</i> a C3 <i>zone</i>			0.0 m		
where a <i>rear yard abuts</i> any <i>zone</i> other than a C4 <i>zone</i>				one-half the <i>height</i> of the <i>building</i>	
Maximum <i>Coverage:</i> <i>Lot</i>	40%	35%		35%	40%
Maximum <i>Height:</i>	10.0 m	10.0 m	15.0 m	15.0 m	10.0 m
Maximum <i>Floor Area:</i> <i>Ground</i>	500 m ²	-	-	-	500 m ²

SECTION 7.0

COMMERCIAL ZONES

Zone Variation Standard [1]	C1	C2	C3	C4	C5
Groundfloor Floor-to-Ceiling <i>Height:</i>	-	-	4.5 [3]	-	-
Minimum <i>Gross Floor Area</i> (<i>Shopping Centre</i>):	-	-	-	10,000 m ²	-
Maximum <i>Gross Floor Area</i> of a Permitted <i>Use:</i>	300 m ²	-	-	-	500 m ²
Maximum Number of <i>Buildings</i> per <i>Lot:</i>	1	-	-	-	1
Minimum <i>Landscaped Open Space:</i>	30%	15%	-	15%	30%

Additional Regulations for Table 7.4

1. Unless specified otherwise, regulations expressed herein are minimums.
1. Or one-half the *height* of the *building* whichever is the greater.
2. For mixed-use *buildings* and *apartment buildings*.

SECTION 8.0

GRAND TRUNK ANCHOR DISTRICT ZONE

SECTION 8 GRAND TRUNK ANCHOR DISTRICT ZONE

The Grand Trunk Anchor District zone recognizes the unique qualities of the Grand Trunk site and fulfils the need for a tailored framework which will facilitate a positive transformation of the isolated and largely disused site on the edge of the Downtown Core. The zone is encouraging of reinvestment in the Downtown Core, seeking to facilitate and appropriately regulate a convergence of education, community, entrepreneurship, and innovating uses to strengthen and diversify the Stratford economy, providing housing, services and amenities for both residents and visitors.

Stratford Official Plan Amendment 21 (OPA 21) was adopted by the City on December 14, 2014 and approved by the Ministry of Municipal Affairs and Housing on July 21, 2016. Except as OPA 21 applied to the Grand Trunk Anchor District, as confirmed by the Local Planning Appeal Tribunal (LPAT) in its Decision/Order of February 2, 2017 (Case no. P 160830) it came into effect on July 21, 2016. By Decision and Order of LPAT dated March 25, 2019 (Case No. PI 160830), OPA 21 as modified by LPAT came into effect on that day as it applies to the Grand Trunk Anchor District.

No land shall be *used*, no *buildings* or *structures* shall be erected and no *lot* shall be altered in the Grand Trunk Anchor District *Zone* except in accordance with the applicable General Provisions (*Section 4.0*) and Parking and Loading Requirements (*Section 5.0*) and the following:

8.1 List of Applicable Zones

Grand Trunk Anchor District	AD

8.2 Permitted Uses

Uses permitted in the Grand Trunk Anchor District *Zone* are denoted by the symbol "P" in the column applicable to that *zone* and corresponding with the row for a specific permitted *use* in *Table 8.2*, below.

SECTION 8.0

GRAND TRUNK ANCHOR DISTRICT ZONE

Table 8.2: Permitted Uses in the Grand Trunk Anchor District Zone

Uses	AD
Residential Uses:	P
<i>apartment building</i>	P
<i>retirement home</i>	P
Commercial Uses:	P
<i>art gallery</i>	P
<i>brew-pub</i>	P
<i>business office</i>	P
<i>clinic</i>	P
<i>commercial school</i>	P
<i>data centre</i>	P
<i>day care centre</i>	P
<i>financial institution</i>	P
<i>fitness club</i>	P
<i>hotel</i>	P
<i>parking lot, commercial</i>	P
<i>performing arts studio</i>	P
<i>personal care establishment</i>	P
<i>professional office</i>	P
<i>recreational entertainment establishment</i>	P
<i>restaurant</i>	P
<i>retail store</i>	P
<i>short term rental accommodation</i>	P
<i>supermarket</i>	P
<i>theatre</i>	P
<i>transit centre</i>	P
Industrial Uses:	P
<i>industrial use</i>	P
<i>warehouse</i>	P
Institutional Uses:	P
<i>auditorium</i>	P

SECTION 8.0

GRAND TRUNK ANCHOR DISTRICT ZONE

Uses	AD
community facility	P
<i>cultural institution</i>	P
<i>hospice</i>	P
<i>hospital</i>	P
<i>innovation incubator</i>	P
<i>institutional use</i>	P
<i>library</i>	P
<i>nursing home</i>	P
<i>offices, federal, provincial or municipal</i>	P
<i>park</i>	P
<i>place of worship</i>	P
<i>public use</i>	P
<i>recreational park</i>	P
<i>school, elementary</i>	P
<i>school, secondary</i>	P
<i>school, post- secondary</i>	P
<i>school, private</i>	P

Additional Regulations for Table 8.2

None

8.3 Special Use Regulations

8.3.1 Loading Spaces

Loading spaces shall not face a *public street* unless screened from view by a 4.2 m solid barrier.

8.3.2 Parking Rates

The minimum number of *parking spaces* for *motor vehicles* shall be provided and maintained in the Grand Trunk Anchor District Zone in accordance with *Table 5.1*, except if an alternative minimum number of *parking spaces* is identified through a detailed Transportation Impact Assessment and agreed by the Director of Infrastructure and Development Services.

SECTION 8.0

GRAND TRUNK ANCHOR DISTRICT ZONE

8.3.3 Shared Parking

Where two or more *uses* listed in *Table 8.2* are permitted and located in the Grand Trunk Anchor District Zone, *parking spaces* may be shared between *uses*. If *parking spaces* are proposed to be shared, a detailed Transportation Impact Assessment must identify the peak parking occupancy rates for each use and determine an appropriate method of sharing. This method of sharing is to be agreed by the Director of Infrastructure and Development Services.

8.4 General Use Regulations

No person shall within any Grand Trunk Anchor District *Zone use* or permit the *use* of any *lot* or *erect*, alter or *use* any *building* or *structure* except in accordance with the *zone* standards in *Table 8.4* below. Any numbers in parentheses following the particular regulation, *zone* heading, or applicable standard indicates that one or more additional regulations apply to *buildings* and *structures* in the applicable *zone*.

Table 8.4: Regulations in the Grand Trunk Anchor District Zone

Zone Variation Standard [1] [2]	AD
<i>Setback</i> Abutting a Public <i>Street</i> :	0 m
<i>Setback</i> Abutting Any New <i>Streets</i> :	3.0 m
Maximum <i>Height</i> :	22.0 m
Stepbacks (Above Four Levels)	1.0 m

Additional Regulations for Table 8.4

1. Unless specified otherwise, regulations expressed herein are minimums.
2. The regulations within Table 8.4 shall not apply to the existing Grand Trunk *building* and any additions or alterations to the existing Grand Trunk *building*.

SECTION 9.0

INDUSTRIAL ZONES

SECTION 9 INDUSTRIAL ZONES

No land shall be *used*, no *buildings* or *structures* shall be erected and no *lot* shall be altered in the Industrial *Zones* except in accordance with the applicable General Provisions (*Section 4.0*) and Parking and Loading Requirements (*Section 5.0*) and the following:

9.1 List of Applicable Zones

Prime Industrial	I1
General Industrial	I2
Secondary Industrial	I3
Factory District	I4

9.2 Permitted Uses

Uses permitted in the Industrial *Zones* are denoted by the symbol "P" in the column applicable to that *zone* and corresponding with the row for a specific permitted *use* in *Table 9.2*, below. Where the letter "E" is identified following the symbol "P", only legally *existing uses* shall be permitted.

Table 9.2: Permitted Uses in the Industrial Zones

Uses	I1	I2	I3	I4
~~adult entertainment establishment~~		~~P~~		
agricultural equipment sales or rental establishment		P		
amusement arcade establishment			P	
animal shelter			P	
auction sales establishment		P		
building materials yard		P		
bus transportation terminal		P		
business office or professional office of a consulting engineer or surveyor	P	P		P
car wash			P	P
commercial school			P	P
contractor's yard or shop		P		<u>P</u>

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INDUSTRIAL ZONES

Uses	I1	I2	I3	I4
crematorium	P	P		
<i>data centre</i>	P	P		P
<i>dry cleaning establishment</i>			P	P
<i>dwelling unit as an accessory use</i>		P E		
<i>equipment rental establishment</i>		P		
<i>equipment service establishment</i>		P		P
<i>factory store</i>	P	P		P
<i>food processing establishment</i>	P	P		P
<i>fuel storage depot</i>		P		
<i>garden centre</i>			P	
<i>gas bar</i>			P	
<u><i>industrial mall</i></u>	<u>P</u>	<u>P</u>		<u>P</u>
<i>industrial use</i>	P	P		P
<i>cannabis production facility</i>	P	P		
<i>motor vehicle body shop</i>		P		
<i>motor vehicle repair shop</i>		P		P
<i>motor vehicle sales or rental establishment</i>			P	P
<i>motor vehicle service station</i>			P	P
<i>open storage</i>	P	P		
<i>private club</i>			P	P
<i>recreational park</i>			P	P
<i>recreational vehicle sales or rental establishment</i>			P	
<i>scientific or medical laboratory</i>	P	P		P
<u><i>self-storage establishment</i></u>	<u>P</u>	<u>P</u>		
<i>service trade</i>		P		
<i>truck terminal</i>		P		
<i>veterinarian clinic</i>		P		P
<i>warehouse</i>	P	P		P

SECTION 9.0

INDUSTRIAL ZONES

9.3 Special Use Regulations

9.3.1 Prime Industrial (I1) Zone

9.3.1.1 Factory Store

A *factory store* shall be permitted provided it:

- a) is *accessory* to an *industrial use*; and
- b) does not exceed 25% of the total *gross floor area* of the *building* associated with the *industrial use*, to a maximum *gross floor area* of 930 m², whichever is the lessor.

9.3.1.2 Open Storage

Open storage shall be permitted provided it is:

- a) *accessory* to a *main use*;
- b) restricted to a *rear yard* or *interior side yard*;
- c) not located in a *required yard*;
- ~~d) not located in an exterior side yard where it abuts an arterial road;~~
- e)d) not located in a yard *abutting* or across the *street* from a Residential *Zone*;
- f)e) screened from any *street* or *abutting lot* by a planting strip; and
- g)f) not located closer to a *widened street* line than 50 m, except where it is enclosed by a wall or opaque fence not less than 2.0 m in *height* and separated from any *lot line* by *landscaped open space* not less than 7.5 m in width.

9.3.1.3 Outside Display and Sale of Goods, Materials or Merchandise

Outside display and sale of goods, materials or merchandise, is permitted as an *accessory use* in accordance with the general provisions of *Section 4.19* (Outside Display and Sale of Goods, Materials and Merchandise).

SECTION 9.0

INDUSTRIAL ZONES

9.3.1.4 Business Office or Professional Office of a Consulting Engineer or Surveyor

A *business office* or *professional office* ~~of a consulting engineer or surveyor~~ may be permitted provided it is clearly *accessory* to a permitted *industrial use* and does not exceed 25% of the total *gross floor area* of the *building*, to a maximum *gross floor area* of 930 m², whichever is the lessor.

9.3.2 General Industrial (I2) Zone

9.3.2.1 Factory Store

A *factory store* shall be permitted provided it:

- a) is *accessory* to an *industrial use*; and
- b) does not exceed 25% of the total *gross floor area* of the *building* associated with the *industrial use*, to a maximum *gross floor area* of 930 m², whichever is the lessor.

9.3.2.2 Open Storage

Open storage shall be permitted provided it is:

- a) *accessory* to a *main use*;
- b) restricted to a *rear yard* or an *interior side yard*;
- c) not located in a *required yard*;
- ~~d) not located in an exterior side yard where it abuts an arterial road;~~
- e)d) not located in a *yard abutting* or across the *street* from a Residential *Zone*; and
- f)e) screened from any *street* or *abutting lot* by a planting strip.

9.3.2.3 Outside Display and Sale of Goods, Materials or Merchandise

Outside display and sale of goods, materials or merchandise, is permitted as an *accessory use* in accordance with the general provisions of *Section 4.19* (Outside Display and Sale of Goods, Materials and Merchandise).

SECTION 9.0

INDUSTRIAL ZONES

9.3.2.4 Dwelling Units

A maximum of 1 *dwelling unit* may be erected *accessory* to an *industrial use* provided such *dwelling unit* is situated within or is contiguous to a *building* occupied by such *use*.

9.3.2.5 Existing Single Detached Dwellings

The alteration of *existing single detached dwellings* and the erection or alteration of *buildings accessory* thereto shall be permitted in accordance with the regulations of Residential First Density (R1(2)) *Zone*.

9.3.2.6 Business Office or Professional Office ~~of a Consulting Engineer or Surveyor~~

A business office or *professional office* ~~of a consulting engineer or surveyor~~ may be permitted provided it is clearly *accessory* to a permitted *industrial use* and does not exceed 25% of the total *gross floor area* of the *building*, to a maximum *gross floor area* of 930 m², whichever is the lessor.

9.3.3 Secondary Industrial (I3) Zone

None

9.3.4 Factory District (I4) Zone

9.3.4.1 Factory Store

A *factory store* shall be permitted provided it:

- a) is *accessory* to an *industrial use*; and
- b) does not exceed 25% of the total *gross floor area* of the *building* associated with the *industrial use*, to a maximum *gross floor area* of 930 m², whichever is the lessor.

9.3.4.2 Business Office or Professional Office ~~of a Consulting Engineer or Surveyor~~

A business office or *professional office* ~~of a consulting engineer or surveyor~~ may be permitted provided it is clearly *accessory* to a permitted *industrial use* and does not exceed 25% of the total *gross floor area* of the *building*, to a maximum *gross floor area* of 930 m², whichever is the lessor.

SECTION 9.0

INDUSTRIAL ZONES

9.4 General Use Regulations

No person shall within any Industrial *Zone use* or permit the *use* of any *lot* or *erect*, alter or *use* any *building* or *structure* except in accordance with the *zone* standards in *Table 9.4* below. Any numbers in parentheses following the particular regulation, *zone* heading, or applicable standard indicates that one or more additional regulations apply to *buildings* and *structures* in the applicable *zone*.

Table 9.4: Regulations in the Industrial Zones

Zone Variation Standard [1]	I1	I2	I3O	I4
<i>Lot Area:</i>	5,000 m ²	2,000 m ²	-	2,000 m ²
<i>Lot Frontage:</i>	75 m	30 m	-	30 m
Minimum <i>Setback:</i>	7.5 m [2]	7.5 m [3]	-	7.5 m [4]
<i>Lot Depth:</i>	150 m	75 m	-	75 m
<i>Side Yard Width:</i>				
where a <i>side yard abuts</i> a residential or institutional <i>zone</i>	15.0 m	15.0 m	-	15.0 m
where a <i>side yard abuts</i> a <i>railway line</i>	0.0 m	0.0 m	-	0.0 m
all other cases	5.0 m [3]	5.0 m [3]	-	5.0 m [3]
<i>Rear Yard Depth:</i>				
where a <i>rear yard abuts</i> a residential or institutional <i>zone</i>	15.0 m [4]	15.0 m [4]	-	15.0 m [4]
where a <i>rear yard abuts</i> a <i>railway line</i>	0.0 m	0.0 m	-	0.0 m
all other cases	7.5 m	6.0 m	-	7.5 m
Maximum <i>Lot Coverage:</i>	40%	50%	-	40%
Maximum <i>Height:</i>	30 m	30 m	-	30 m
Minimum <i>Gross Floor Area (main building):</i>	1,850 m ² [5]	-	-	-
Minimum <i>Landscaped Open Space:</i>	30%	20%	-	30%

SECTION 9.0

INDUSTRIAL ZONES

Additional Regulations for Table 9.4

1. Unless specified otherwise, regulations expressed herein are minimums.
2. Except that a gatehouse may be permitted as an *accessory use* anywhere in a *front yard* or *exterior side yard*, other than in a *visibility triangle*.
3. Or one-half the *height* of the *building* whichever is the greater.
4. Except where a wall not less than 2.0 m in *height* or a planting strip containing a continuous opaque barrier not less than 2.0 m in *height abuts* and extends the entire length of the *rear lot line*, in which case 6.0 m.
5. Or 15% of the *lot area*, whichever is the lesser.
6. General *use* regulations for lands with an I3 compound *zone* shall be in accordance with the compound Industrial *Zone*.

SECTION 10.0

INSTITUTIONAL ZONES

SECTION 10 INSTITUTIONAL ZONES

No land shall be *used*, no *buildings* or *structures* shall be erected and no *lot* shall be altered in the Institutional *Zones* except in accordance with the applicable General Provisions (*Section 4.0*) and Parking and Loading Requirements (*Section 5.0*) and the following:

10.1 List of Applicable Zones

Institutional Community	IN1
Institutional Neighbourhood	IN2

10.2 Permitted Uses

Uses permitted in the Institutional *Zones* are denoted by the symbol “P” in the column applicable to that *zone* and corresponding with the row for a specific permitted *use* in *Table 10.2*, below.

Table 10.2: Permitted Uses in the Institutional Zones

Uses	IN1	IN2
Residential Uses:		
<i>dwelling unit</i> as an <i>accessory use</i>	P	P
<i>retirement home</i>	P	
Institutional and Open Space Uses:		
<i>auditorium</i>	P	
<i>day care centre</i>	P	P
<i>hospice</i>	P	P
<i>hospital</i>	P	
<i>library</i>	P	
<i>nursing home</i>	P	
<i>offices, federal, provincial or municipal</i>	P	P
<i>park</i>	P	
<i>place of worship</i>	P	P
<i>recreational park</i>	P	P
<i>school, elementary</i>	P	P

SECTION 10.0

INSTITUTIONAL ZONES

Uses	IN1	IN2
<i>school, post-secondary</i>	P	
<i>school, private</i>	P	
<i>school, secondary school</i>	P	
Commercial Uses:		
<i>business office</i> of an incorporated not-for-profit organization	P	P
<i>clinic</i>	P [1]	P [1]
<i>day care centre</i>	P [1]	P [1]
<i>private club</i>	P [1]	P [1]

Additional Regulations for Table 10.2

1. Permitted *use* shall be *accessory* to a main permitted *use*.

10.3 Special Use Regulations

10.3.1 Institutional Community (IN1) Zone

None

10.3.2 Institutional Neighbourhood (IN2) Zone

None

SECTION 10.0

INSTITUTIONAL ZONES

10.4 General Use Regulations

No person shall within any Institutional *Zone use* or permit the *use* of any *lot* or *erect*, alter or *use* any *building* or *structure* except in accordance with the *zone* standards in *Table 10.4* below. Any numbers in parentheses following the particular regulation, *zone* heading, or applicable standard indicates that one or more additional regulations apply to *buildings* and *structures* in the applicable *zone*.

Table 10.4: Regulations in the Institutional Zones

Zone Variation Standard [1]	IN1	IN2
Minimum <i>Lot Area</i> :	2,000 m ²	500 m ²
<i>Lot Frontage</i> :	30.0 m	15.0 m
Minimum <i>Setback</i> :	7.5 m [2]	7.5 m [3]
<i>Side Yard Width</i> :	4.5 m [3]	4.5 m [3]
<i>Rear Yard Depth</i> :	7.5 m	7.5 m
Maximum <i>Lot Coverage</i> :	30%	35%
Maximum <i>Height</i> :	30.0 m	12.0 m
Minimum <i>Landscaped Open Space</i>	35%	35%

Additional Regulations for Table 10.4

1. Unless specified otherwise, regulations expressed herein are minimums.
2. Except that a gatehouse may be permitted as an *accessory use* anywhere in a *front yard* or *exterior side yard*, other than in a *visibility triangle*.
3. Or one-half the *height* of the *building* whichever is the greater.

SECTION 11.0

THEATRE DISTRICT ZONE

SECTION 11 THEATRE DISTRICT ZONE

No land shall be *used*, no *buildings* or *structures* shall be erected and no *lot* shall be altered in the Theatre *Zone* except in accordance with the applicable General Provisions (*Section 4.0*) and Parking and Loading Requirements (*Section 5.0*) and the following:

11.1 List of Applicable Zones

Theatre District

TH

11.2 Permitted Uses

Uses permitted in the Theatre District *Zone* are denoted by the symbol "P" in the column applicable to that *zone* and corresponding with the row for a specific permitted *use* in *Table 11.2*, below.

Table 11.2: Permitted Uses in the Theatre District Zone

Uses	TH
<i>business and/or professional office</i>	P
<i>public park</i>	P
<i>public use</i>	P
<i>special event space</i>	P
<i>studio</i>	P
<i>theatre</i>	P
<i>theatre classroom</i>	P
<i>theatre restaurant</i>	P
<i>theatre retail store</i>	P

11.3 Special Use Regulations

11.3.1 Theatre District Zone

Business and/ or professional office is defined as ~~means~~ any part of the building in which one or more persons are employed in the management, direction or conducting of the theatre business or business associated with the theatre or where qualified persons and their staff service the business aspects of the theatre and may also include administrative offices associated with the theatre.

SECTION 11.0

THEATRE DISTRICT ZONE

11.4 General Use Regulations

No person shall within any Theatre District *Zone use* or permit the *use* of any *lot* or *erect*, alter or *use* any *building* or *structure* except in accordance with the *zone* standards in *Table 11.4* below. Any numbers in parentheses following the particular regulation, *zone* heading, or applicable standard indicates that one or more additional regulations apply to *buildings* and *structures* in the applicable *zone*.

Table 11.4: Regulations in the Theatre District Zone

Zone Variation Standard [1]	TH
Minimum <i>Lot Area</i> :	1.83 ha
<i>Lot Frontage</i> :	Lakeside Drive shall be deemed to be the <i>front lot line</i> .
Minimum <i>Front Yard Setback</i> :	0 m
<i>Setback</i> from Morenz Drive:	7.5 m
<i>Setback</i> from Water Street:	7.5 m
<i>Setback</i> from Waterloo Street South:	7.5 m
Maximum <i>Lot Coverage</i> :	30%
Maximum <i>Height</i> :	11.5 m
Minimum <i>Landscaped Open Space</i> :	30%
Minimum Parking Spaces	166

Additional Regulations for Table 11.4

1. Unless specified otherwise, regulations expressed herein are minimums.
2. Notwithstanding Section 5.3.2 (Location of Driveways, Parking Areas and Parking Aisles), *parking spaces* and drive aisles may be permitted within the *setbacks*.

When *parking spaces* are not *accessory* to a permitted *use*, they shall be made available to the public.

SECTION 12.0

PARKS AND OPEN ZONES

SECTION 12 PARKS AND OPEN SPACE ZONES

No land shall be *used*, no *buildings* or *structures* shall be erected and no *lot* shall be altered in the Parks and Open Space *Zones* except in accordance with the applicable General Provisions (*Section 4.0*) and Parking and Loading Requirements (*Section 5.0*) and the following:

12.1 List of Applicable Zones

Parks	P
Open Space	OS

12.2 Permitted Uses

Uses permitted in the Parks and Open Space *Zones* are denoted by the symbol "P" in the column applicable to that *zone* and corresponding with the row for a specific permitted *use* in *Table 12.2*, below.

Table 12.2: Permitted Uses in the Parks and Open Space Zones

Uses	P	OS
<i>auditorium</i>	P	
<i>cemetery</i>	P	
<i>conservation use</i>	P	P
<i>golf course</i>	P	
<i>park</i>	P	P
<i>private club</i>	P	
<i>recreational park</i>	P	
<i>theatre</i> (performing arts)	P	

12.3 Special Use Regulations

12.3.1 Parks (P) Zone

None

SECTION 12.0

PARKS AND OPEN ZONES

12.3.2 Open Space (OS) Zone

12.3.2.1 Buildings and Structures

No *buildings* or *structures* shall be permitted unless *accessory* to a *public use*.

12.4 General Use Regulations

No person shall within any Park and Open Space *Zone use* or permit the *use* of any *lot* or *erect*, alter or *use* any *building* or *structure* except in accordance with the *zone* standards in *Table 12.4* below. Any numbers in parentheses following the particular regulation, *zone* heading, or applicable standard indicates that one or more additional regulations apply to *buildings* and *structures* in the applicable *zone*.

Table 12.4: Regulations in the Park and Open Space Zones

Zone Variation Standard [1]	P	OS
Minimum <i>Lot Area</i> :		
where no <i>buildings</i> are constructed	-	-
where <i>buildings</i> are constructed	1,000 m ²	1,000 m ²
Minimum <i>Lot Frontage</i> :		
where no <i>buildings</i> are constructed	-	-
where <i>buildings</i> are constructed	15.0 m	30.0 m
Minimum <i>Setback</i> :	7.5 m [2]	7.5 m [2]
<i>Side Yard Width</i> :	4.5 m [3]	4.5 m [3]
<i>Rear Yard Depth</i> :	7.5 m	7.5 m
Maximum <i>Lot Coverage</i> :	20%	10%
Maximum <i>Height</i> :	12.0 m	12.0 m
Minimum <i>Landscaped Open Space</i> :	40%	-

Additional Regulations for Table 12.4

1. Unless specified otherwise, regulations expressed herein are minimums.
2. Except that a gatehouse may be permitted as an *accessory use* anywhere in a *front yard* or *exterior side yard*, other than in a *visibility triangle*.
3. Or one-half the *height* of the *building* whichever is the greater.

SECTION 13.0

AGRICULTURAL ZONE

SECTION 13 AGRICULTURAL ZONE

No land shall be *used*, no *buildings* or *structures* shall be erected and no *lot* shall be altered in the Agricultural *Zone* except in accordance with the applicable General Provisions (*Section 4.0*) and Parking and Loading Requirements (*Section 5.0*) and the following:

13.1 List of Applicable Zones

Agricultural A

13.2 Permitted Uses

Uses permitted in the Agricultural *Zone* are denoted by the symbol "P" in the column applicable to that *zone* and corresponding with the row for a specific permitted *use* in *Table 13.2* below. Where the letter "E" is identified following the symbol "P", only legally *existing uses* shall be permitted.

Table 13.2: Permitted Uses in the Agricultural

Uses	A
<i>agriculture use</i>	P
<i>agriculture-related use</i>	P E
<i>animal shelter</i>	P E
<i>conservation use</i>	P
<i>forestry</i>	P
<i>home occupation</i>	P
<i>institutional use</i>	P E
<i>livestock facility</i>	P E
~~non-farm residential uses~~ <i>single detached dwelling</i>	P E
<i>on-farm diversified use</i>	P E
<i>wayside permit aggregate operation (wayside pit)</i>	P

SECTION 13.0

AGRICULTURAL ZONE

13.3 Special Use Regulations

13.3.1 Agricultural (A) Zone

13.3.1.1 On-farm Diversified Uses

- a) *On-farm diversified uses* may only be permitted through a site-specific amendment to the Zoning By-law, and in accordance with the following:
 - i) the *use* is secondary to the *main* farm *use* on the *lot*, and is clearly farm-related through on-going interaction with agricultural activities;
 - ii) the *use* is operated by a resident of the farm and employs no more than one off-farm resident employee;
 - iii) the *use* may be conducted in a *building* other than the *dwelling unit*, provided it is located within a *cluster* of *existing* farm *buildings*;
 - iv) the aggregate activity area, including all associated *uses* such as but not limited to parking, loading areas, and recreational amenities shall not exceed 15% of total *lot area*. Production lands which are *used* for the growing of crops and simultaneously *used* as part of the activity area shall not be included in the calculation of the 15%; and
 - v) the *use* shall be subject to Site Plan Control in accordance with the Planning Act.

13.3.1.2 Agriculture-Related Uses

- a) *Agriculture-related uses* may only be permitted through a site-specific amendment to the Zoning By-law, and in accordance with the following:
 - i) the *use* is secondary to the *main* farm *use* on the *lot*, and is clearly farm-related through on-going interaction with agricultural activities;
 - ii) the *use* is restricted to “dry” agricultural operations;
 - iii) the *use* is operated by a resident of the farm and employs no more than one off-farm resident employee;
 - iv) the *use* may be conducted in a *building*, provided it is located within a *cluster* of *existing* farm *buildings*;

SECTION 13.0

AGRICULTURAL ZONE

- v) the aggregate activity area, including all associated *uses* such as but not limited to parking, loading areas, and service areas shall not exceed 15% of total *lot area*. Production lands which are *used* for the growing of crops and simultaneously *used* as part of the activity area shall not be included in the calculation of the 15%; and,
- vi) the *use* shall be subject to Site Plan Control in accordance with the Planning Act.

13.3.1.3 ~~Agriculture-Related Uses~~ Single Detached Dwellings

- a) In an Agricultural Zone, a ~~dwelling unit~~ single detached dwelling shall ~~dwelling shall~~ not be established except on a lot with an area of 15 ha or larger and in accordance with the *Minimum Separation Distance* I Formulae (MDSI).

SECTION 13.0

AGRICULTURAL ZONE

13.4 General Use Regulations

No person shall within any Agricultural Zone *use* or permit the *use* of any *lot* or *erect*, alter or *use* any *building* or *structure* except in accordance with the *zone* standards in *Table 13.4* below. Any numbers in parentheses following the particular regulation, *zone* heading, or applicable standard indicates that one or more additional regulations apply to *buildings* and *structures* in the applicable *zone*.

Table 13.4: Regulations in the Agricultural Zone

Zone Variation Standard [1]	A
Minimum <i>Lot Area</i> :	
<i>Agricultural uses</i>	<i>existing</i>
Other permitted <i>uses</i>	1,850 m ²
Minimum <i>Lot Frontage</i> :	
<i>Agricultural uses</i>	<i>existing</i>
Other permitted <i>uses</i>	30 m
Minimum <i>Yard</i> Requirements [2]:	
<i>Front Yard</i>	30 m
<i>Rear Yard</i>	30 m
<i>Side Yard</i>	30 m
<i>Exterior Side Yard</i>	30 m
Minimum <i>Yard</i> Requirements [3]:	
<i>Front Yard</i>	15.0 m
<i>Rear Yard</i>	7.5 m
<i>Side Yard</i>	4.5 m
<i>Exterior Side Yard</i>	15.0 m
Maximum <i>Lot Coverage</i> :	
Agricultural <i>buildings</i> and <i>structures</i>	10%
Other permitted <i>buildings</i> and <i>structures</i>	30%
Maximum <i>Height</i> :	
Agricultural <i>buildings</i> and <i>structures</i>	40 m

SECTION 13.0

AGRICULTURAL ZONE

Zone Variation Standard [1]	A
Other permitted <i>buildings</i> and <i>structures</i>	12 m

Additional Regulations for Table 13.4

1. Unless specified otherwise, regulations expressed herein are minimums.
2. For *buildings* and *structures* for livestock and manure storage and *buildings* and *structures accessory* to an agricultural *use*, and in accordance with the *Minimum Distance Separation II Formulae (MDS II)*.
3. For other permitted *buildings* and *structures*. Table 14.4: Regulations in the Urban Reserve Zone

Section 14.0

URBAN RESERVE ZONE

SECTION 14 URBAN RESERVE ZONE

14.1 List of Applicable Zones

Urban Reserve	UR

14.2 Permitted Uses

Uses permitted in the Urban Reserve *Zone* are denoted by the symbol "P" in the column applicable to that *zone* and corresponding with the row for a specific permitted *use* in *Table 14.2* below. Where the letter "E" is identified following the symbol "P", only legally *existing* uses shall be permitted.

Table 14.2-1: Table 14.2: Permitted Uses in the Urban Reserve Zone

Uses	UR
<i>existing use</i>	P E
<i>home occupation</i>	P
<i>single detached dwelling</i>	P E

14.3 Special Use Regulations

14.3.1 Urban Reserve (UR) Zone

14.3.1.1 Existing Single Detached Dwellings

The alteration of an *existing single detached dwelling* or the erection or alteration of *buildings accessory* thereto shall be permitted in accordance with the regulations of Residential First Density (R1(2)) *Zone*.

14.4 General Use Regulations

No person shall within any Urban Reserve Zone *use* or permit the *use* of any *lot* or *erect*, alter or *use* any *building* or *structure* except in accordance with the *zone* standards in *Table 14.4* below. Any numbers in parentheses following the particular regulation, *zone* heading, or applicable standard indicates that one or more additional regulations apply to *buildings* and *structures* in the applicable *zone*.

Section 14.0

URBAN RESERVE ZONE

Table 14.4: Regulations in the Urban Reserve Zone

Zone Variation Standard [1]	UR
Minimum <i>Lot Area</i> :	<i>existing</i>
Minimum <i>Lot Frontage</i> :	<i>existing</i>
Minimum <i>Lot Depth</i> :	<i>existing</i>
Permitted <i>Buildings</i> and <i>Structures</i> :	<i>existing</i>
Minimum <i>Yard</i> Requirements: [2]	<i>existing</i>
Maximum <i>Lot Coverage</i> :	20%
Maximum <i>Height</i> :	<i>existing</i>

Additional Regulations for Table 14.4

1. Unless specified otherwise, regulations expressed herein are minimums.
2. For *buildings* and *structures* for livestock and manure storage and *buildings* and *structures accessory* to an agricultural *use*, established by the *Minimum Distance Separation II Formulae (MDS II)*.



PLANNING REPORT

Date: October 27, 2025
To: Mayor and Council
From: Marc Bancroft, MPL, MCIP, RPP, Manager of Planning
Report Number: COU25-135
Attachments: None

Title: Statutory Public Meeting Report with respect to Applications for Draft Plan of Subdivision 31T24-001 and for Zoning By-law Amendment Z04-24

Objective: The purpose of this report is to describe the applications submitted by MHBC Planning Limited (c/o Gillian Smith) for investStratford on behalf of the City of Stratford with respect to Application for Draft Plan of Subdivision 31T24-001 and Application for Zoning By-law Amendment Z04-24 to facilitate the development of a new business park.

Application for Draft Plan of Subdivision

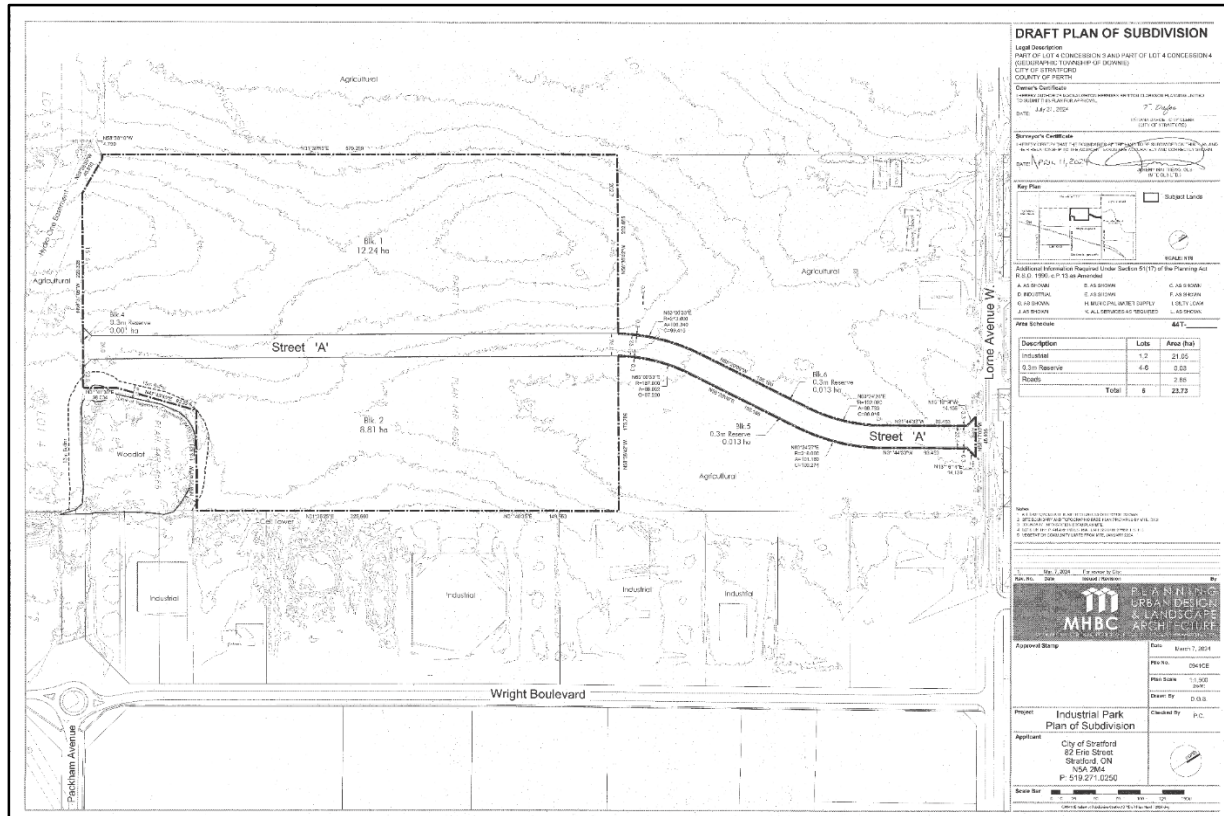
The Plan (shown below) proposes a single street ("Street A") extending through the middle of the site resulting in two (2) industrial blocks on either side of the street. Blocks 1 and 2 would have an area of approximately 12.24 ha (30.23 ac) and 8.81 ha (21.76 ac), respectively, which are intended to be further subdivided through a future part lot control exemption process. The subject lands also abut a small natural heritage feature in the form of a wetland/woodland located southeast of the site which is to remain undeveloped. The abutting property owner to the north is conveying a portion of their land to the City to allow "Street A" to be extended and connect to Lorne Avenue West. The proposed Plan also contains 0.3 m (1 ft) reserves adjacent to "Street A" to prevent the premature development of abutting lands not owned by the City.

The following documents were submitted in support of the applications:

- Draft Plan of Subdivision
- Planning Justification Report (with Addendum)
- Engineering Design Brief
- Stormwater Management Report
- Geotechnical Investigation
- Transportation Impact Study
- Environmental Impact Study

- Archaeological Assessment

Proposed Draft Plan of Subdivision



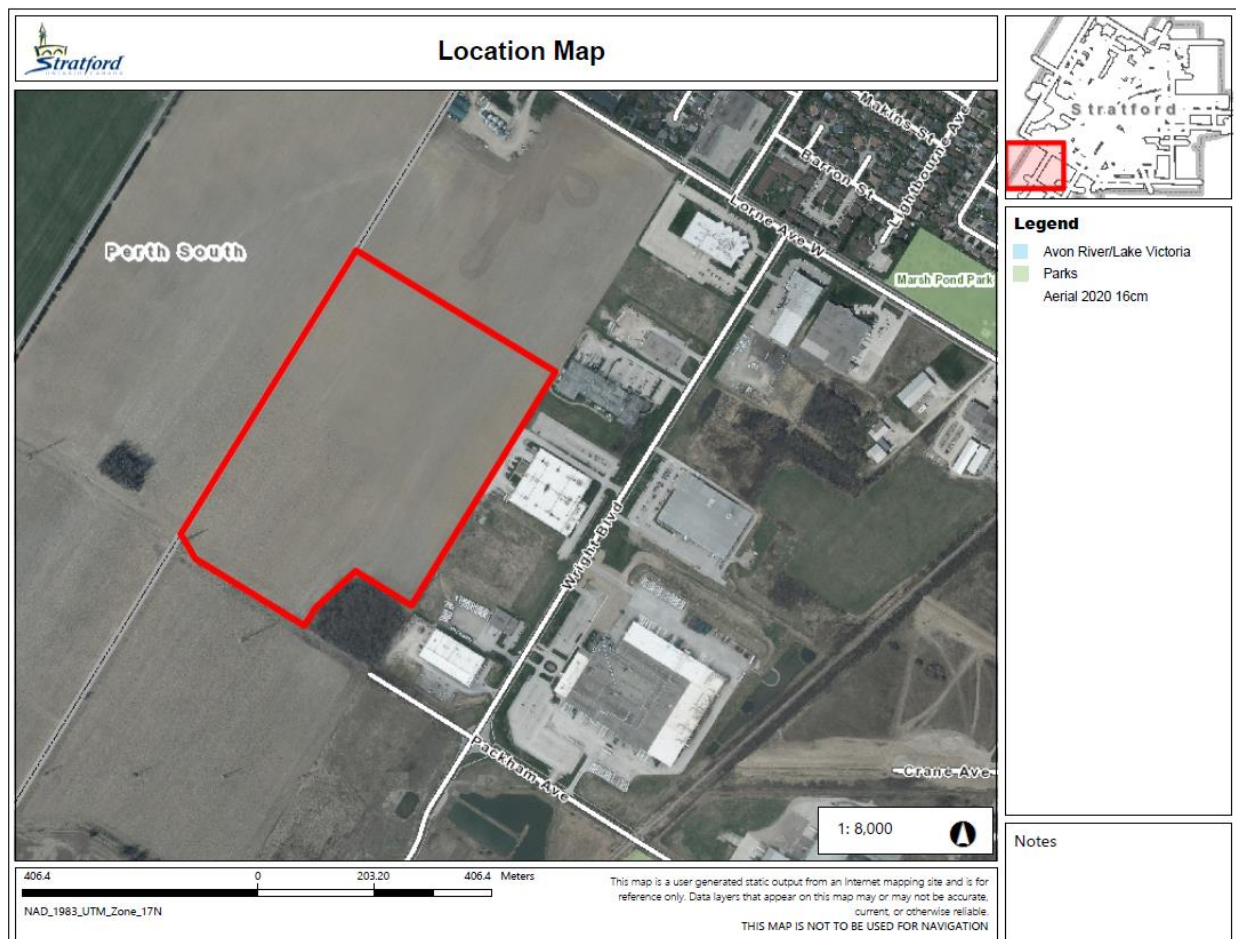
Application for Zoning By-law Amendment

This application proposes to rezone the subject lands from the Prime Industrial – Holding (I1-H1) Zone to a site-specific General Industrial (I2-#) Zone to allow more flexibility for the development of a new business park with a broader range of industrial uses as outlined below:

- Agricultural equipment sales or rental establishment
- Bus transportation terminal
- Business office or professional office of a consulting engineer or surveyor
- Cannabis production facility
- Contractor's yard or shop
- Crematorium
- Data centre
- Dwelling unit as an accessory use
- Equipment rental establishment
- Equipment service establishment
- Factory store
- Food processing establishment

- Industrial use
- Open storage as an accessory use
- Scientific or medical laboratory
- Service trade
- Veterinarian clinic
- Warehouse

Notwithstanding the generic definition for “Industrial Use”, the requested site-specific General Industrial (I2-#) Zone also seeks to prohibit a ready-mix concrete (asphalt) plant.



Background: With no municipal address, the subject lands are located south of Lorne Avenue West and west of Wright Boulevard, having an area of approximately 23.73 ha (58.6 ac). The lands also abut the Township of Perth South to the west. The subject lands are legally described as Part of Lot 4, Concession 3 (geographic Township of Downie), now in the City of Stratford. The lands are currently vacant and used for the cultivation of field crops.

Site Characteristics:

Characteristic	Information
Existing Use	vacant undeveloped – agricultural land
Frontage	relies on the extension of Street 'A' from Lorne Avenue West through the abutting farm to the north
Width	404 m
Depth	579 m
Area	23.73 hectares
Shape	Irregular

Surrounding Land Uses:

Direction	Use
North	Agricultural lands (designated for future industrial development)
East	Industrial development located on Wright Boulevard
West	Agricultural lands (Township of Perth East)
South	Small wetland/woodland (to remain undeveloped) Agricultural lands (designated for future industrial development)

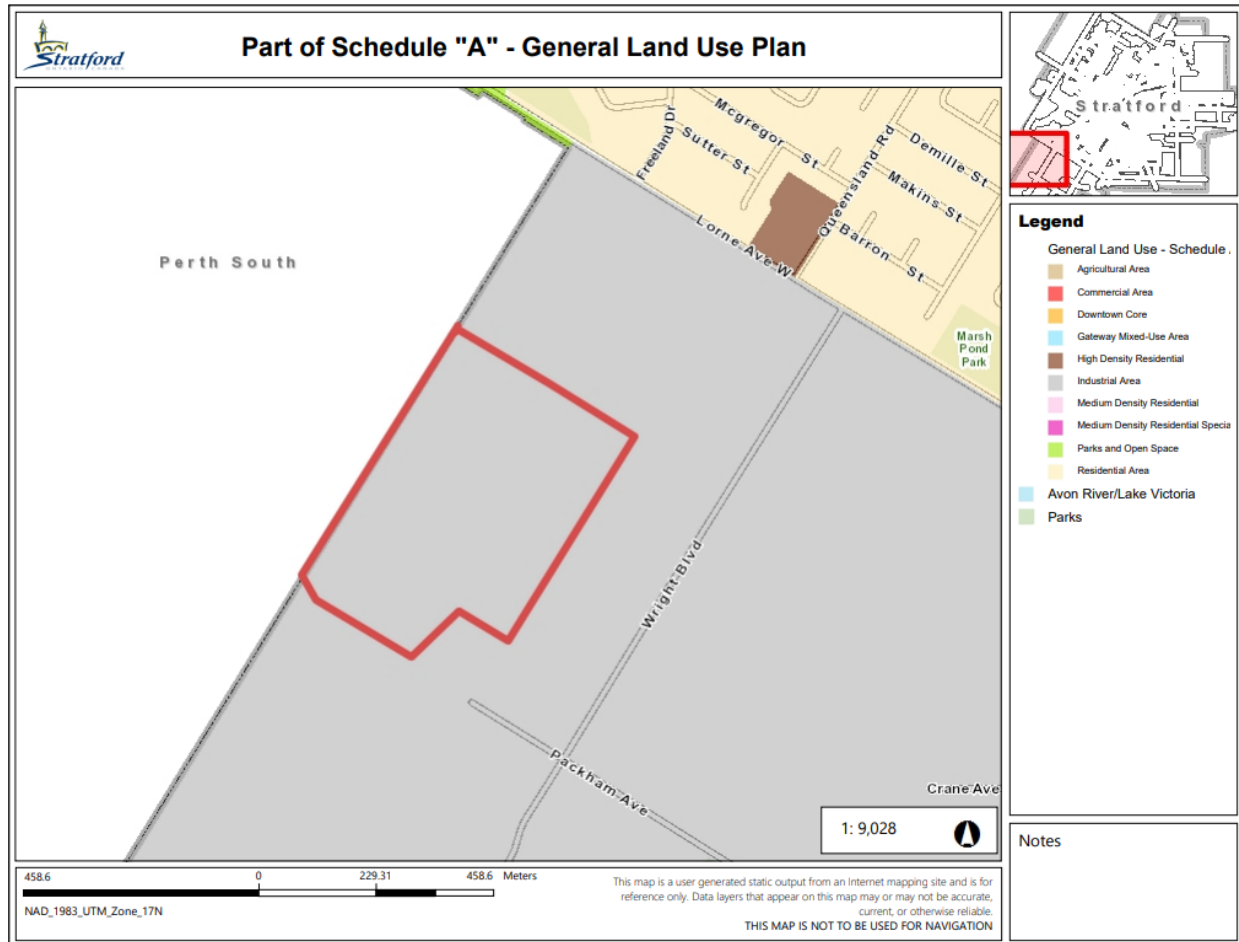
Site Photo

Subject lands looking south from Lorne Avenue West

Source: Google Street View – October 2023

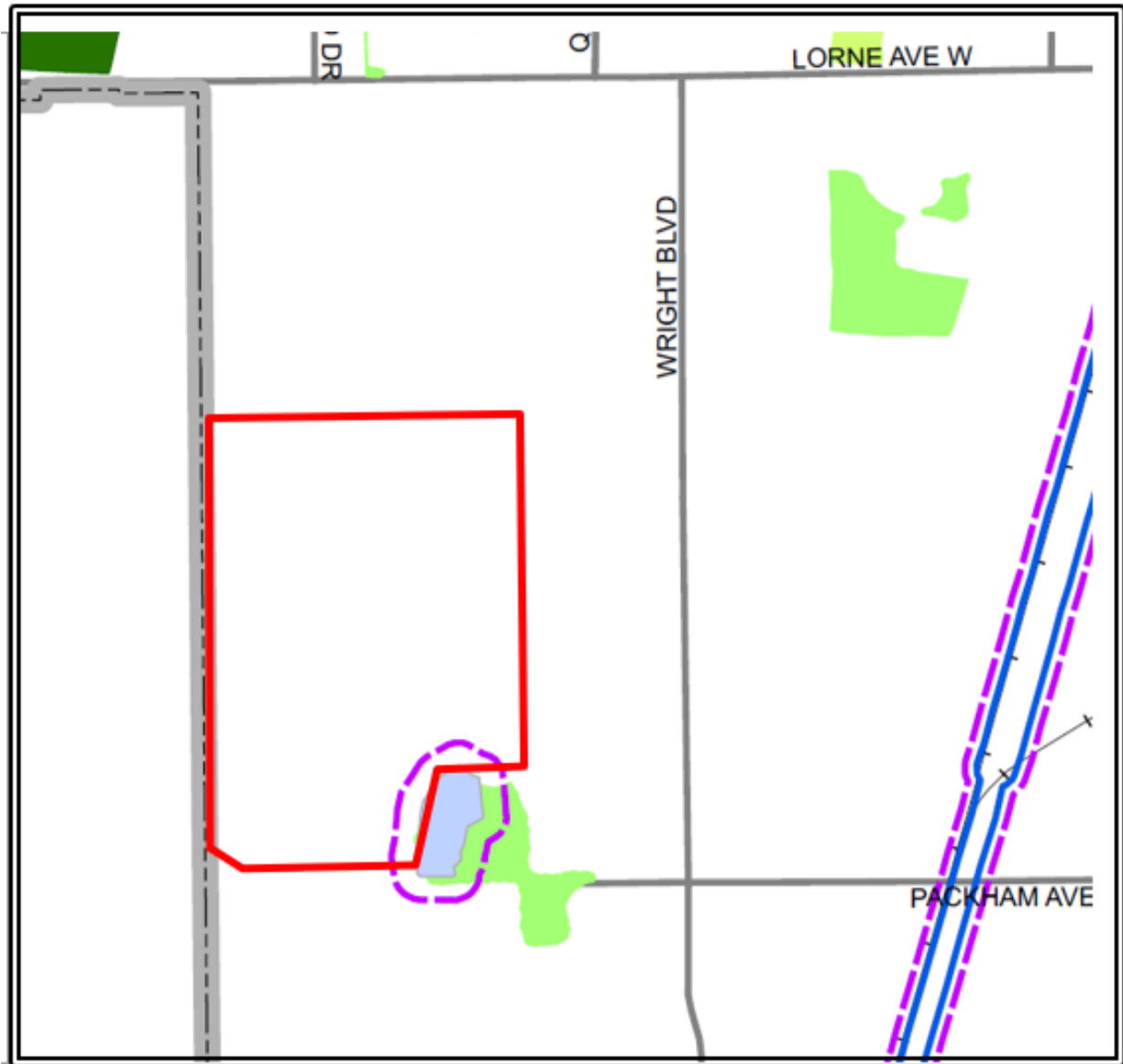
City of Stratford Official Plan

As shown below, the subject lands are designated “Industrial Area” on the City’s Land use Plan, which primarily permits uses for the manufacturing, assembling, repairing, wholesaling or storage of any goods, substance, article or thing. Warehousing, truck terminals, data processing and building trades are also permitted.



As shown below on part of Schedule “B” – Natural Heritage and Natural Hazards of the City’s Official Plan, the subject lands abut a small natural heritage feature in the form of a wetland/woodland located southeast of the site which is to remain undeveloped. Development and site alteration are not permitted within 120 metres or adjacent to such natural heritage features unless it has been demonstrated that there will be no negative impacts on the features or their ecological function. An Environmental Impact Study (EIS) was conducted to evaluate the extent of the natural heritage features and determine appropriate mitigation measures to ensure no negative impacts on the said features. A peer review is to be conducted to confirm if the EIS’s methodology is appropriate including recommended mitigation measures to ultimately ensure the long-term protection of the natural heritage feature.

Part of Schedule "B" – Natural Heritage and Natural Hazards



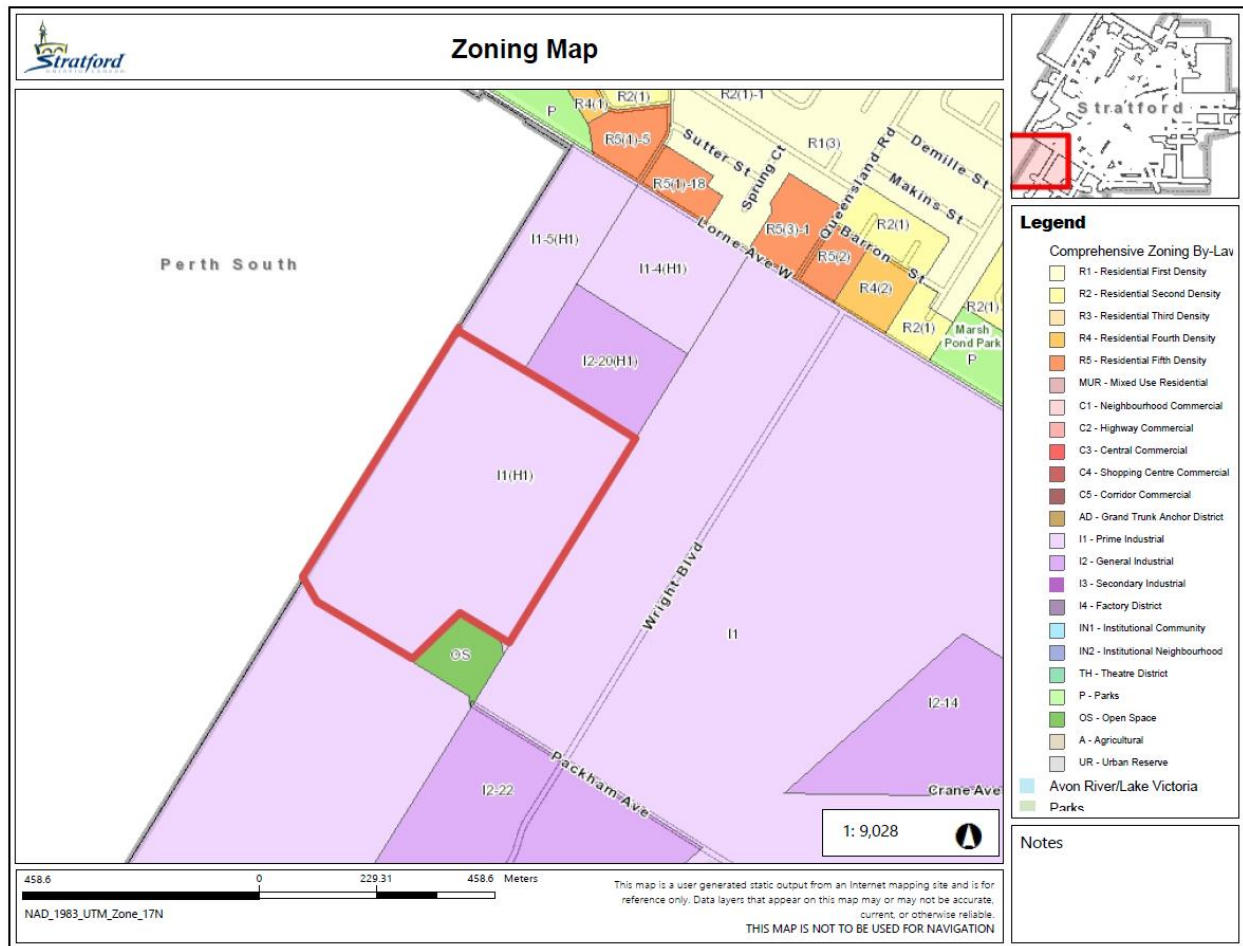
City of Stratford Comprehensive Zoning By-law

The subject lands are currently zoned Prime Industrial – Holding (I1-H1) under the City of Stratford Comprehensive Zoning By-law (as shown on the Zoning Map below) which permits the following uses:

- Business office or professional office of a consulting engineer or surveyor
- Cannabis production facility
- Crematorium
- Data centre
- Factory store
- Food processing establishment

- Industrial use
- Scientific or medical laboratory
- Open storage as an accessory use
- Warehouse

The prerequisite for the removal of the holding provision (H1) is that sufficient water, sanitary sewer and storm sewer facilities are available to the satisfaction of the City.



Agency Comments

The application was circulated to various agencies on October 7, 2025, with agency comments due on October 15, 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 & Development Services – Climate Action Division*
 - No comments.
- *Stratford Infrastructure & Development Services – Engineering Division*
 - No comments or concerns based on the review of the documents submitted in support of this proposal.
- *Stratford Building & Planning Services – Building Division*
 - No comments.
- *Stratford Community Services – Transit Division*
 - No concerns.
- *Sourcewater Protection (Upper Thames River Conservation Authority)*
 - The subject lands are not located within a vulnerable area and therefore the property is not designated for restricted land use under S. 59 of the Clean Water Act, 2006. For more information pertaining to drinking water source protection, please refer to the approved Source Protection Plan at: <https://www.sourcewaterprotection.on.ca/approved-source-protection-plan/>
- *Enbridge Gas Inc.*
 - Prior to registration of the plan, the Owner shall make satisfactory arrangements with Enbridge Gas Inc. (Enbridge Gas) to provide the necessary easements and/or agreements required by Enbridge Gas for the provision of local gas service for this project. Once registered, the owner shall provide these easements to Enbridge Gas at no cost, in a form agreeable and satisfactory to Enbridge Gas.

Public Comments

Notice of the application and public meeting was sent to surrounding property owners on October 7, 2025. Notice was also published in the Beacon Herald on September 27, 2025.

To date, no written public comments have been received. Any public comments received after this report is finalized will be provided to Council for consideration. Following the public meeting, any public comments received will be considered by Council before a decision is rendered.

Analysis: To be provided in a future planning report.

Financial Implications: To be provided in a future planning report

Staff Recommendation: THAT Council hear all interested persons with respect to Application for Draft Plan of Subdivision 31T24-001 and Application for Zoning By-law Amendment Z04-24.

Recommended by: Marc Bancroft, MPL, MCIP, RPP, Manager of Planning

Reviewed by: Adam Betteridge, MPA, MCIP, RPP, Director of Building and Planning Services

Approved for Council by: André Morin, CPA, Chief Administrative Officer



PLANNING REPORT

Date: October 27, 2025
To: Mayor & Council
From: Alexander Burnett, Intermediate Planner, MCIP, RPP
Report Number: COU25-137
Attachments: Proposed Plan of Condominium

Title: Plan of Condominium Application and Exemption from the Draft Approval Process
 31CDM25-003 – 74 Church Street

Objective: The purpose of this report is to consider the approval of a proposed Plan of Condominium and exemption from the draft approval process to facilitate condominium ownership of the residential units and parking spaces, located at 74 Church Street, associated with the existing building. The exemption process is intended to apply to applications that have previously undergone a complete evaluation, are subject to a site plan agreement, comply with the Zoning By-law, and no further conditions of approval are required by the municipality for the development.

Background: An application for a Plan of Condominium and exemption from the draft approval process was received by the City for the lands known municipally as 74 Church, Reference Plan 44R-2800, Part 1 with an easement over Part 1 Reference Plan 44R-5842 and subject to an easement over Part 2 Plan 44R-5842 in the City of Stratford. The property is located at the south-west corner of the intersection of Church Street and St. Patrick Street.

Site Plan Agreement SP08-24 was approved by the City and registered on title December 12, 2024, for the site plan consisting of two apartment buildings, including a total of 7 dwelling units and 8 parking spaces. The first building closest to the corner of Church Street and St. Patrick Street is existing whereas the second building is nearing completion. The proposed Plan of Condominium contains the existing building comprised of 3 residential units and 3 associated parking units. The remainder of the plan is proposed to contain common elements, including visitor parking spaces, walkways, and storage area. A future phase will include the under construction 4-unit apartment building and associated parking spaces.

Site Characteristics:

Existing Use: Residential

Frontage: Approximately 28 m
 Depth: Approximately 34 m
 Area: Approximately 958 m²
 Shape: Rectangular

Surrounding Land Uses:

North: Single detached dwellings
 East: Parking lot, Downtown Core
 West: Apartment building
 South: Apartment building

Agency Comments

Circulation of the plan to agencies on September 30, 2025 resulted in the following comments:

City of Stratford Building & Planning Department – Building Division:

Prior to sign off on the Condo, the Building Department will require the following for the Condo:

- All buildings are substantially complete, safe, functional and ready for occupancy;
- Certification from the design engineer, that has been accepted by the City, that all site works and servicing have been completed;
- Final Lot Grading Certification will need to be submitted and approved by the City Engineering Department.

City of Stratford Infrastructure Department – Engineering Division:

- No comments or concerns.

The Planning Act does not require a public meeting to be held prior to a municipality considering draft plan approval exemption for a Plan of Condominium.

Analysis:

All planning decisions in the Province of Ontario shall be consistent with the Provincial Planning Statement (PPS) which came into effect on October 20th, 2024, and is intended to streamline the provincial planning framework and replaces the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe, with an emphasis on more enabling housing policies. The 2024 PPS provides policy direction on matters of provincial interest 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

The PPS states that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet the projected needs of current and future residents of the regional market area. Municipalities shall permit and facilitative all housing options required to meet the social, health, economic, and well-being of current and future residents, as well as all types of residential intensification. Municipalities shall promote densities for new housing that efficiently use land, resources, infrastructure and public service facilities and support the use of active transportation and transit in areas where it exists or is to be developed.

The PPS states that new development should take place in designated growth areas that are adjacent to the built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities. The subject lands will be utilized for a residential development and will contribute to a mix of housing types that efficiently use land, resources, and infrastructure within the city. Additionally, the City's infrastructure has adequate capacity to accommodate apartment buildings on the subject lands and the proposed Plan of Condominium provides sufficient off-street parking to support the residential use.

As a result, the request for Draft Plan of Condominium approval is appropriate for the subject lands and is consistent with the PPS.

Official Plan

The property is designated 'Residential Area' in the City of Stratford's Official Plan and is subject to the Residential Area policies. The goals and objectives within the Residential Area policies include ensuring development and intensification is compatible in terms of scale, density and design with neighboring developments and adheres to sound planning principles relating to servicing, traffic, site design and amenities.

In accordance with Section 9.4, Plans of Condominium are to conform to the general policies and designations of the Official Plan and must create a minimum number of units appropriate to allow for the reasonable, independent operation of a condominium corporation. The proposed Plan of Condominium conforms to the general policies and designations of the Official Plan and will allow for the reasonable, independent operation of a Condominium Corporation.

Zoning By-Law

The property is zoned Residential Fifth Density R5(1)-23 and apartment buildings are permitted within this zone. The development meets all requirements of the Zoning By-law as approved through Site Plan agreement SP08-24.

This Plan of Condominium is consistent with the PPS, conforms with the Official Plan provisions and the Zoning By-law, is considered to be appropriate for the development of the lands and represents good planning. Agency comments included in this report have been addressed through the site plan agreement applicable to the subject lands.

There are no further conditions of approval required by the City or any agencies and as such, the request for condominium exemption is appropriate. No further public consultation is warranted considering public consultation was required previously to establish the zoning of the lands.

Financial Implications:

Development charges have been collected as part of the building permit application. No municipal expenses are anticipated to support the condominium development.

Staff Recommendation: THAT the City of Stratford approve the application for exemption from the Draft Plan of Condominium approval (31CDM25-003) submitted by Western Ontario Lending and Recovery Inc., prepared by GRIT Engineering Inc., subject to the plans attached to the Planning Report recommended by the Intermediate Planner dated October 27, 2025 containing a total of 3 condominium units in the form of residential dwelling units and 3 additional condominium units in the form of parking spaces, for a property located at 74 Church Street;

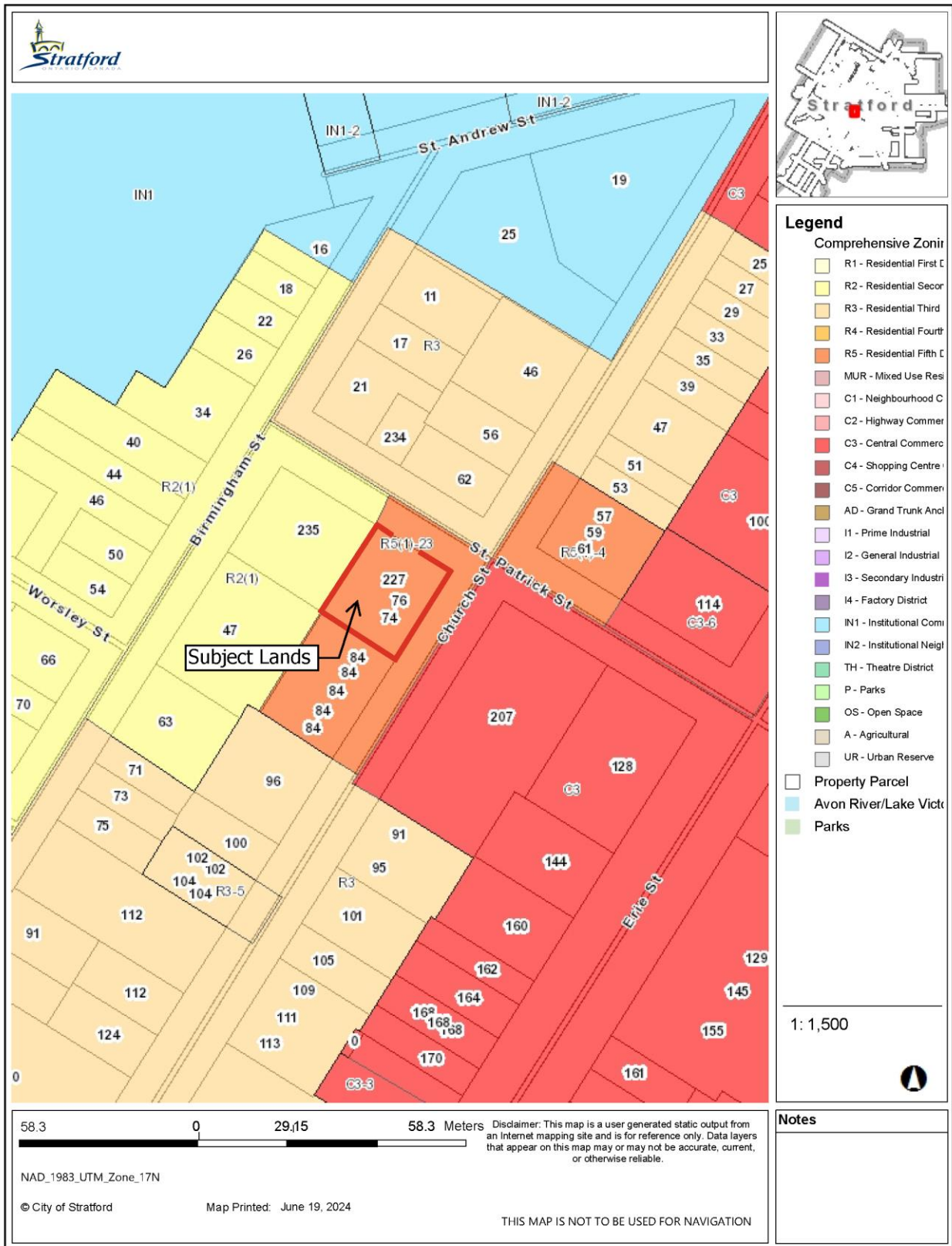
AND THAT the above is recommended for the following reasons:

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

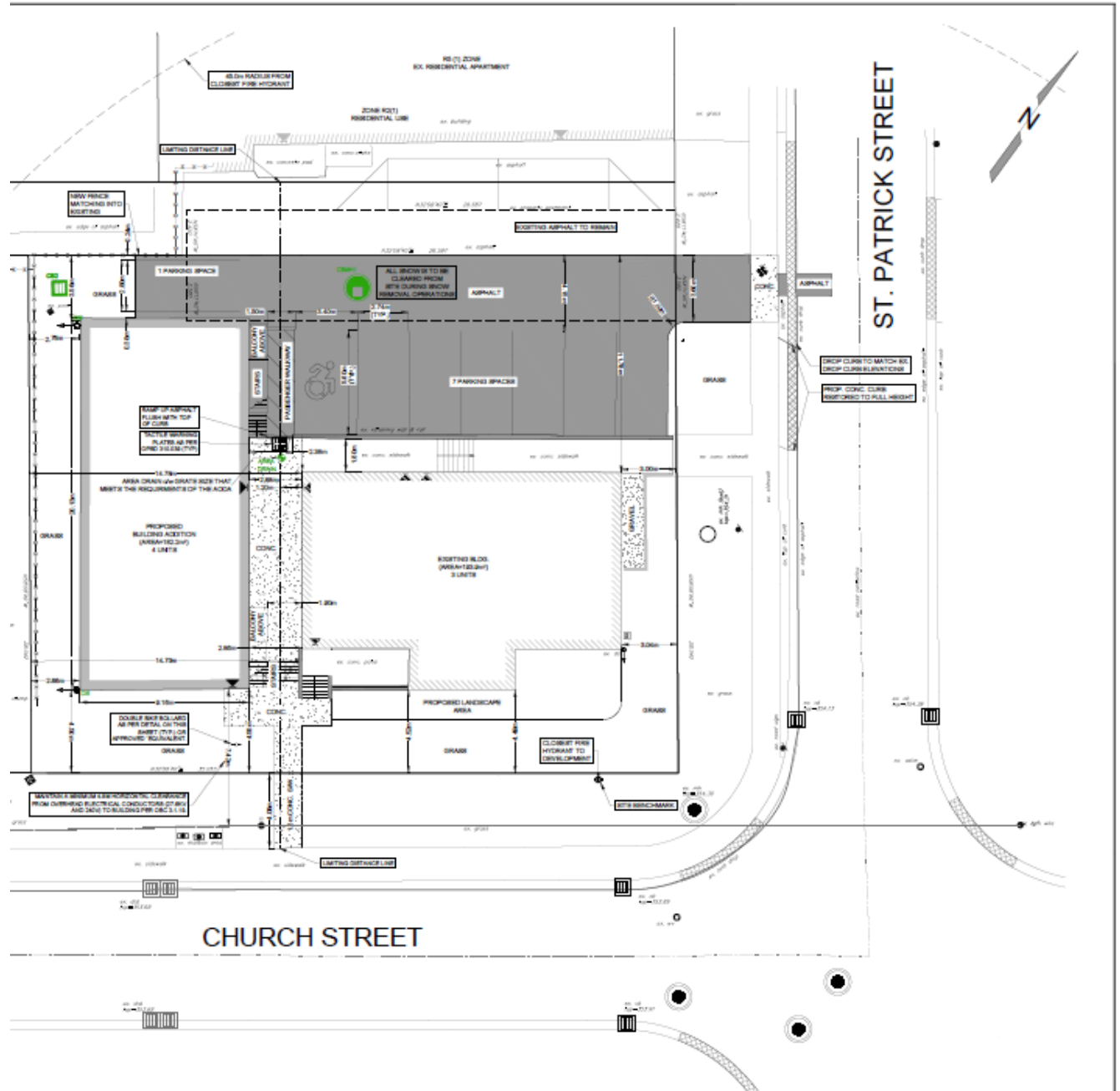
Recommended by: Alexander Burnett, Intermediate Planner, MCIP, RPP

Reviewed by: Marc Bancroft, Manager of Planning, MPL, MCIP, RPP;
Adam Betteridge, Director of Building and Planning Services,
MPA, MCIP, RPP; and
André Morin, CPA, Chief Administrative Officer

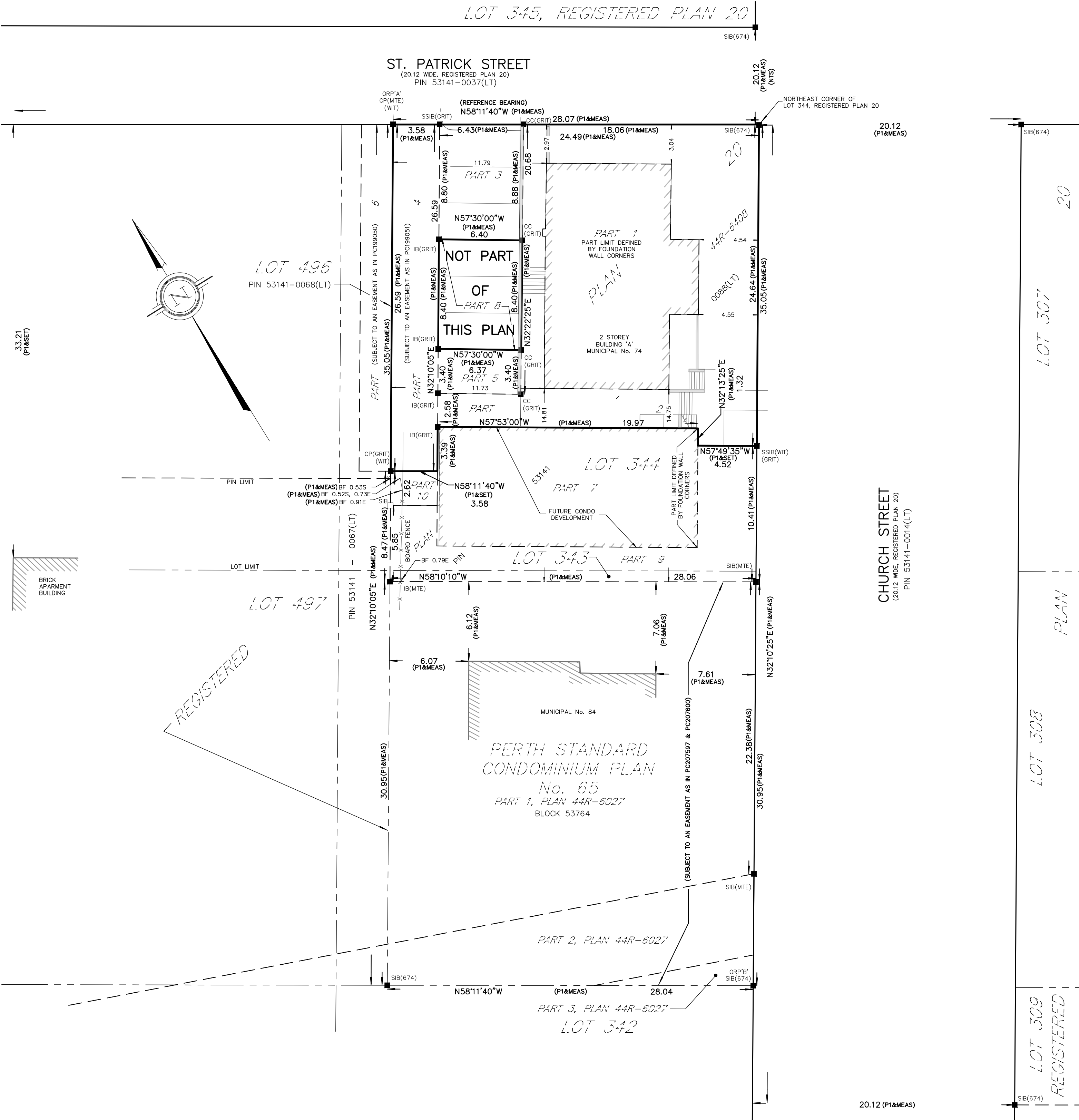
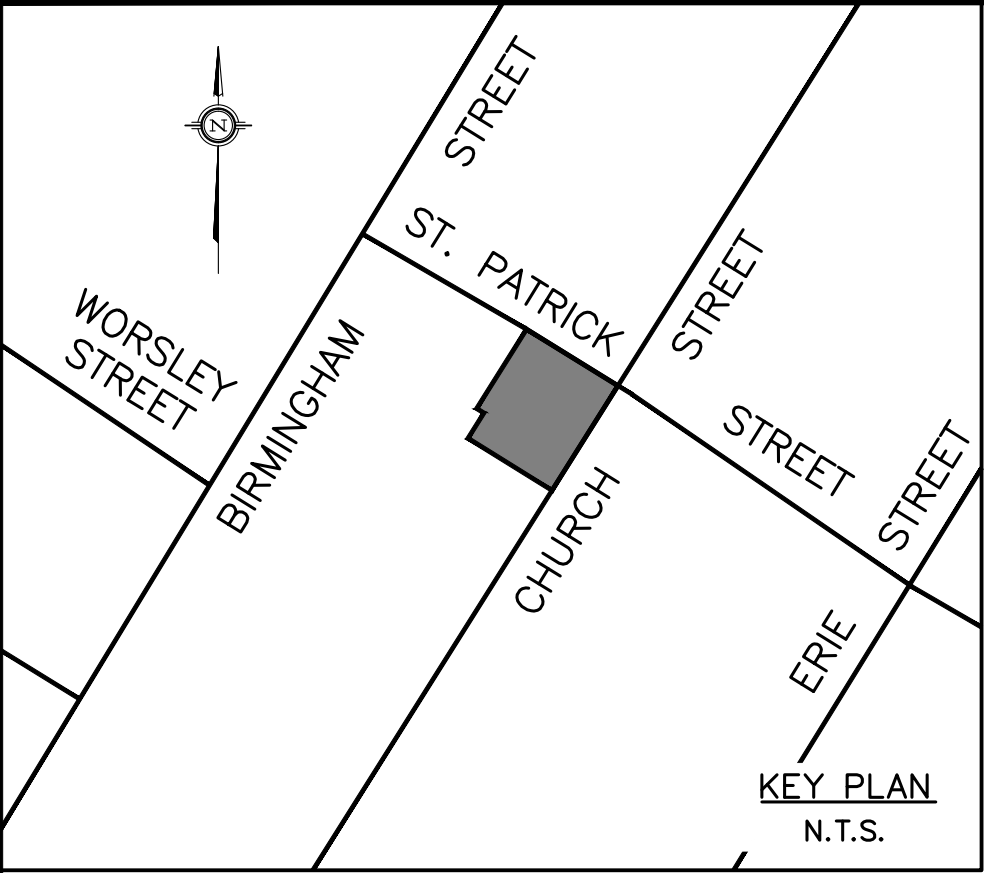
Location and Zoning Map



Approved Site Plan SP08-24



	74 CHURCH STREET RESIDENTIAL DEVELOPMENT		DRAWING NAME SITE PLAN	
	PROJECT INFORMATION 74 CHURCH STREET, BETHANYFORD, ONTARIO		DRAWING No. C200	
	FRED BAUER		PROJECT No. GE24-0016-1	
	CLIENT INFORMATION 74 CHURCH STREET, BETHANYFORD, ONTARIO		SCALE 1:125 METRIC 	
			SHEET B01 No. 1 of 4	



INTEGRATED SURVEY INFORMATION		
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0)		
DISTANCES HEREON ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99954982.		
OBSERVED REFERENCE POINTS (ORP's): UTM ZONE 17, NAD83 (CSRS) (2010.0)		
COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10		
POINT ID	NORTHING	EASTING
ORP A	4801894.49	501129.30
ORP B	4801823.81	501118.00
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

PART 1 OF 4 PARTS, SHEET 1 OF 4 SHEETS		
INDEX OF PARTS		
PART	SHEETS	DESCRIPTION
1	4	PLAN OF SURVEY OF THE CONDOMINIUM PROPERTY. THE ILLUSTRATION OF THE APURTENANT AND SERVIENT INTERESTS AND DESIGNATION OF UNITS ON LEVELS A, 1 & 2.
2	1	PLAN OF SURVEY OF THE EXCLUSIVE USE ELEMENTS.
3	14	ARCHITECTURAL PLANS.
4	0	STRUCTURAL PLANS.
PARTS 1 & 2 ARE APPROVED UNDER THE SECTION 9 OF THE CONDOMINIUM ACT, 1998 AND SECTION 51 OF THE PLANNING ACT, R.S.O. 1990, BY THE COUNCIL OF THE CORPORATION OF THE CITY OF STRATFORD THIS		
____ DAY OF _____, 2025		
THE CORPORATION OF THE CITY OF STRATFORD		
MARTIN RITSMA, MAYOR		
TATIANA DAFOE, CLERK		
WE HAVE THE AUTHORITY TO BIND THE CORPORATION.		

</

PLAN OF SURVEY
OF PART OF
LOT 343 & 344
REGISTERED PLAN 20
IN THE
CITY OF STRATFORD
COUNTY OF PERTH

1 : 200 METRIC

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

LEGEND

- DENOTES PLANTED MONUMENT
- DENOTES FOUND MONUMENT
- x- DENOTES FENCE
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- CP DENOTES CONCRETE PIN
- MEAS DENOTES MEASURED
- NTS DENOTES NOT TO SCALE
- 674 DENOTES F.J.S. PEARCE, O.L.S.
- MTE DENOTES MTE ONTARIO LAND SURVEYORS LTD.
| GRIT | DENOTES GRIT SURVEYING INC. |
| P1 | DENOTES PLAN 44R-6408 |
| BF | DENOTES BOARD FENCE |

NOTES

1) THE MONUMENTS CONTROLLING THE EXTENT OF AND LOCATION OF THE UNITS ARE THE WALLS, THE FLOORS, THE CEILINGS, AS MORE PARTICULARLY DESCRIBED IN SCHEDULE 'C' OF THE DECLARATION

2) TIES TO BUILDINGS ARE PERPENDICULAR TO THE PROPERTY LINES UNLESS OTHERWISE NOTED

CERTIFICATE OF THE DECLARANT

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH MY INSTRUCTIONS.

DATED AT STRATFORD, ONTARIO THIS ____ DAY OF _____, 2025

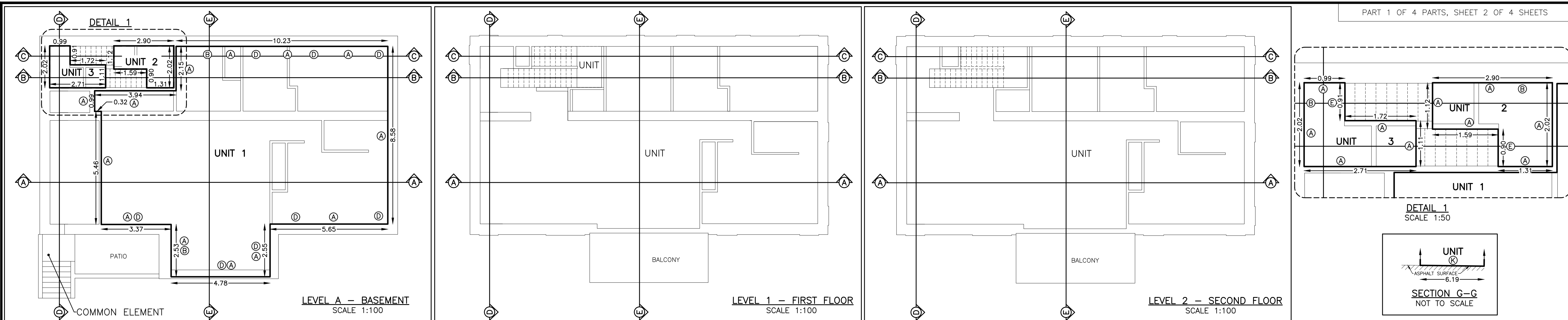
WESTERN ONTARIO
LENDING AND
RECOVER INC.

FRED BAUER
I HAVE THE AUTHORITY
TO BIND THE CORPORATION

GRIT
SURVEYING

133 REGENT STREET
STRATFORD, ON
N5A 3W2
(519) 305-5727
www.gritengineering.ca

DRAWN BY: C.S.R.	FILE No:
CHECKED BY: J.A.N.	GE24-0016-2



PART 1 OF 4 PARTS, SHEET 2 OF 4 SHEETS

PERTH STANDARD CONDOMINIUM PLAN No.

LEVEL A
UNITS 1 TO 3 INCLUSIVEREGISTERED IN THE LAND REGISTRY FOR THE LAND TITLES
DIVISION OF PERTH No. 44 AT _____ O'CLOCK, ON THE
_____ DAY _____, 2025.

REPRESENTATIVE FOR THE LAND REGISTRAR

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON AUGUST 14, 2025.
- THE DIAGRAMS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.

DATE

JAMES A. NICOL

ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO THE AOLS PLAN SUBMISSION
V-114116.

DECLARATION REGISTERED AS NUMBER _____

1 : 200

METRIC
15 metres

METRIC

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

UNIT BOUNDARIES

RESIDENTIAL UNITS: (UNITS 3)

- THE MONUMENTS CONTROLLING THE EXTENT AND LOCATION OF THE UNITS ARE THE WALLS, THE FLOORS AND THE CEILINGS, AS MORE PARTICULARLY DESCRIBED IN SCHEDULE "C" OF THE DECLARATION.

NOTWITHSTANDING THE FOREGOING:

- ANY LOAD BEARING WALL, COLUMN OR THE STRUCTURAL MEMBERS OF ANY LOAD BEARING PARTITIONS CONTAINED WITHIN THE UNIT, AND ANY EQUIPMENT, PIPES, WIRES, CABLES, FLUES VENTS OR DUCTS THAT SERVE OR SUPPLY ANY SERVICE TO MORE THAN ONE UNIT, SHALL FORM PART OF THE COMMON ELEMENTS EVEN WHEN LOCATED WITHIN A UNIT'S BOUNDARIES.
- ANY EQUIPMENT, PIPES, WIRES, CABLES, FLUES VENTS OR DUCTS THAT SERVE OR SUPPLY ANY SERVICE TO ONE UNIT ONLY SHALL BE PART OF THAT UNIT.

EACH RESIDENTIAL UNIT IS BOUNDED HORIZONTALLY BY:

- THE UNFINISHED INTERIOR/RESIDENTIAL UNIT SIDE SURFACE AND THE PLANE AND PROJECTIONS OF THE WALL STUDS AND OTHER STRUCTURAL MEMBERS, AND/ OR THE BACK OF DRYWALL OF ALL WALLS THAT ARE PROXIMATE TO THE RELEVANT HEAVY LINES
- THE UNFINISHED INTERIOR/RESIDENTIAL UNIT SIDE SURFACE OF THE DOORS AND GLASS IN THE DOORS (IF ANY) PROVIDING INGRESS AND EGRESS TO AND FROM THE RESIDENTIAL UNIT
- THE UNFINISHED INTERIOR/RESIDENTIAL UNIT SIDE SURFACE OF THE DOORFRAMES OF DOORS PROVIDING INGRESS AND EGRESS TO AND FROM THE RESIDENTIAL UNIT
- THE INTERIOR/RESIDENTIAL UNIT SIDE SURFACE OF ALL COMPONENTS OF THE WINDOWS THAT ARE PROXIMATE TO THE RELEVANT HEAVY LINES INCLUDING THE INTERIOR/RESIDENTIAL UNIT SIDE SURFACE OF THE GLASS THEREIN;

EACH RESIDENTIAL UNIT IS BOUNDED VERTICALLY BY:

- THE UNFINISHED INTERIOR/RESIDENTIAL UNIT SIDE SURFACE AND THE PLANE AND PROJECTIONS OF BACK OF THE FINISHED FLOORING MATERIAL;
- THE UNFINISHED INTERIOR/RESIDENTIAL UNIT SIDE SURFACE AND THE PLANE AND PROJECTIONS OF BACK OF DRYWALL IN THE CEILINGS THAT ARE PROXIMATE TO THE RELEVANT HEAVY LINES;

PARKING UNITS:

- EACH PARKING UNIT IS BOUNDED HORIZONTALLY BY THE MONUMENTS AND PLANES ESTABLISHED BY MEASUREMENT.
- EACH PARKING UNIT IS BOUNDED VERTICALLY BY THE PARKING UNIT SIDE SURFACE OF THE ASPHALT OF THE PARKING UNIT THAT IS PROXIMATE TO THE RELEVANT HEAVY LINES.

LEGEND

- DENOTES EXTERIOR FACE OF STRUCTURAL WALLS
- DENOTES FACE OF STRUCTURAL ELEMENTS IN FOREGROUND & BACKGROUND
- DENOTES UNIT BOUNDARIES AND BOUNDARIES OF COMMON ELEMENT
- DENOTES CONDOMINIUM BOUNDARY
- DENOTES FUTURE CONDOMINIUM DEVELOPMENT

CERTIFICATE OF THE DECLARANT

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH MY INSTRUCTIONS.

DATED AT STRATFORD, ONTARIO THIS ____ DAY OF _____, 2025

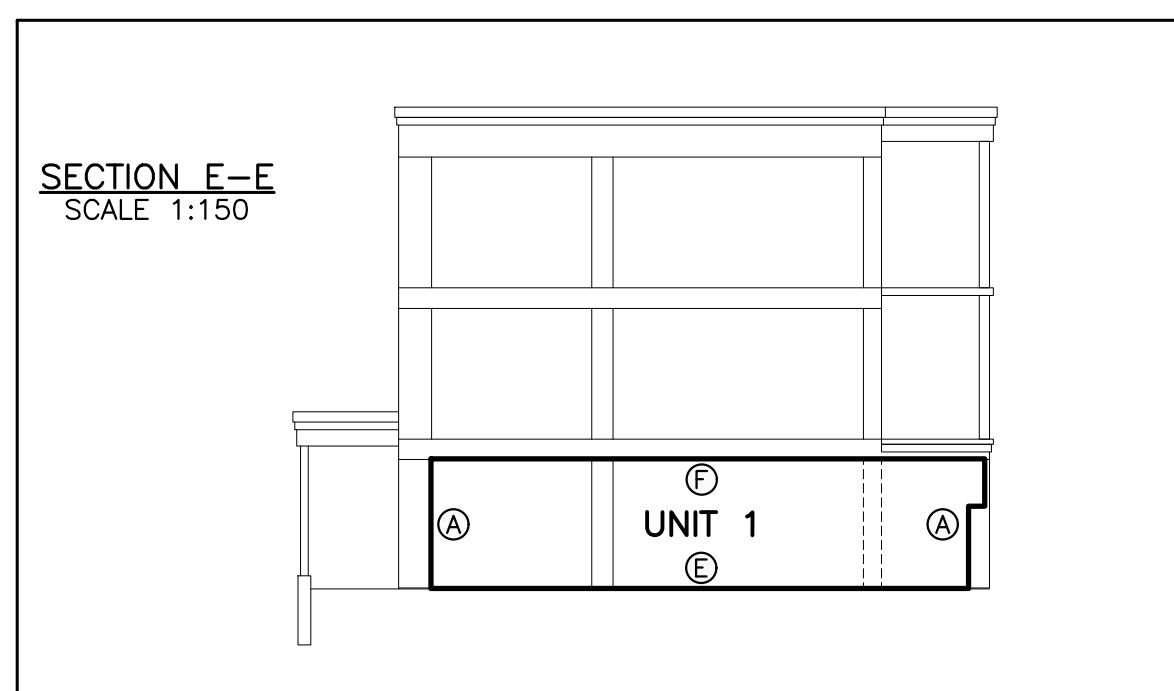
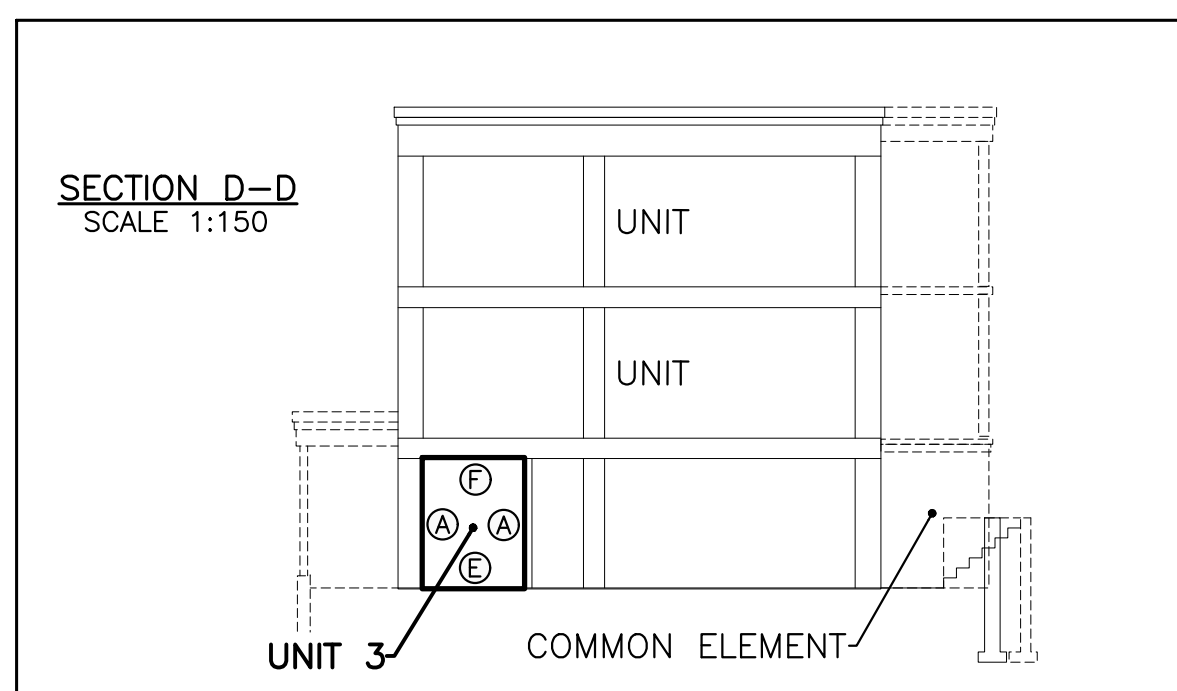
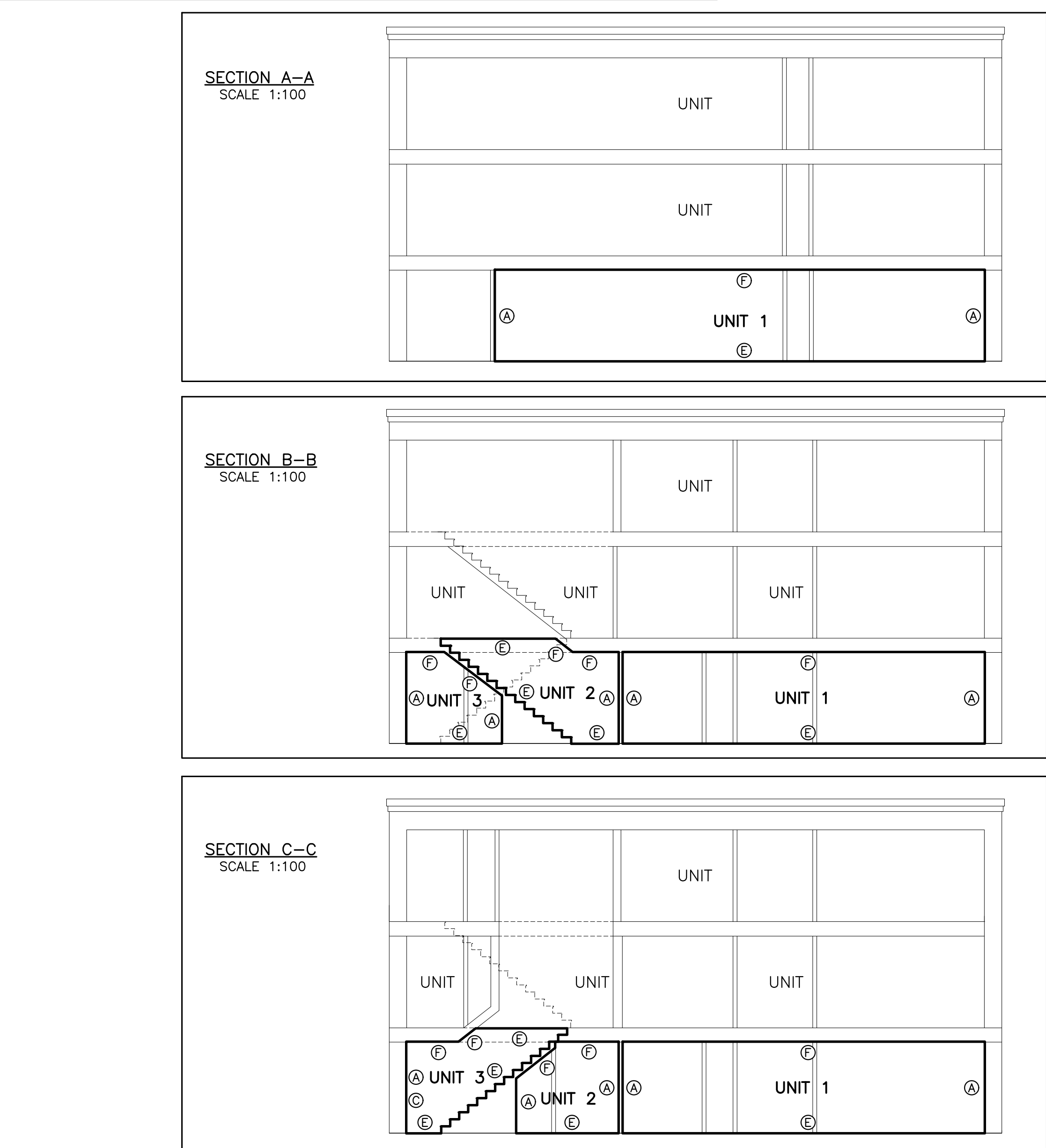
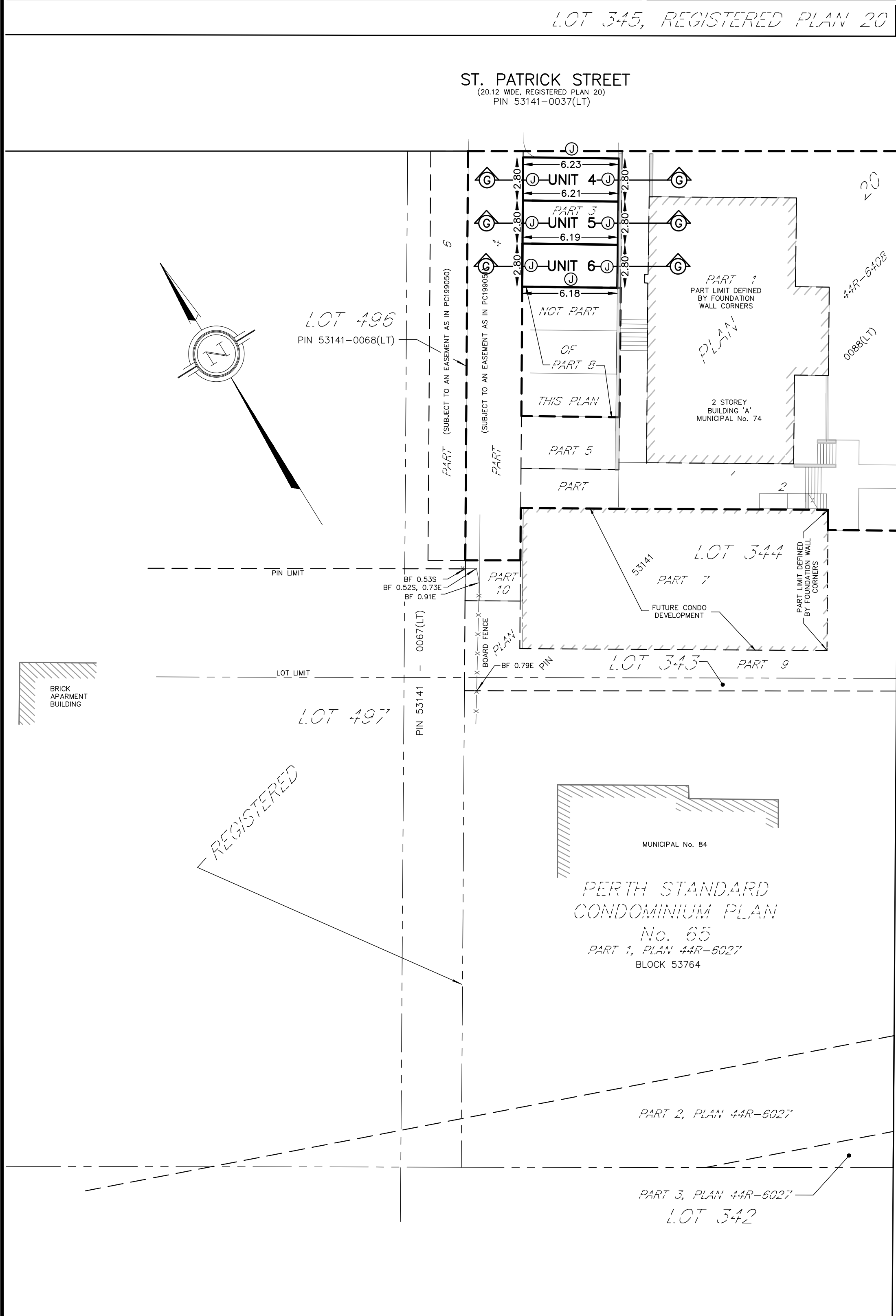
WESTERN ONTARIO
LENDING AND
RECOVER INC.FRED BAUER
I HAVE THE AUTHORITY
TO BIND THE CORPORATION
GRIT
SURVEYING
133 REGENT STREET
STRATFORD, ON
N5A 3W2
(519) 305-5727
www.gritengineering.ca

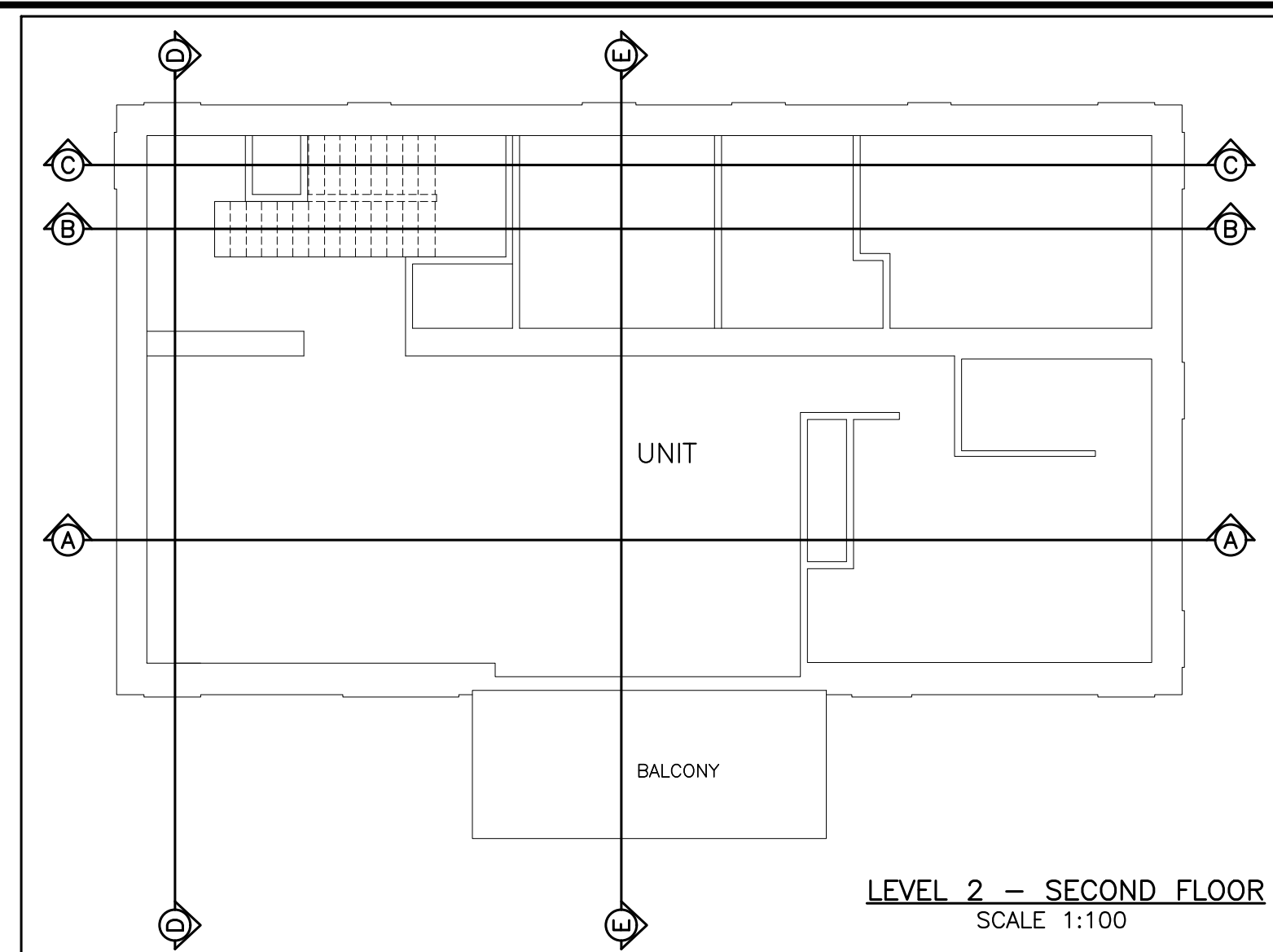
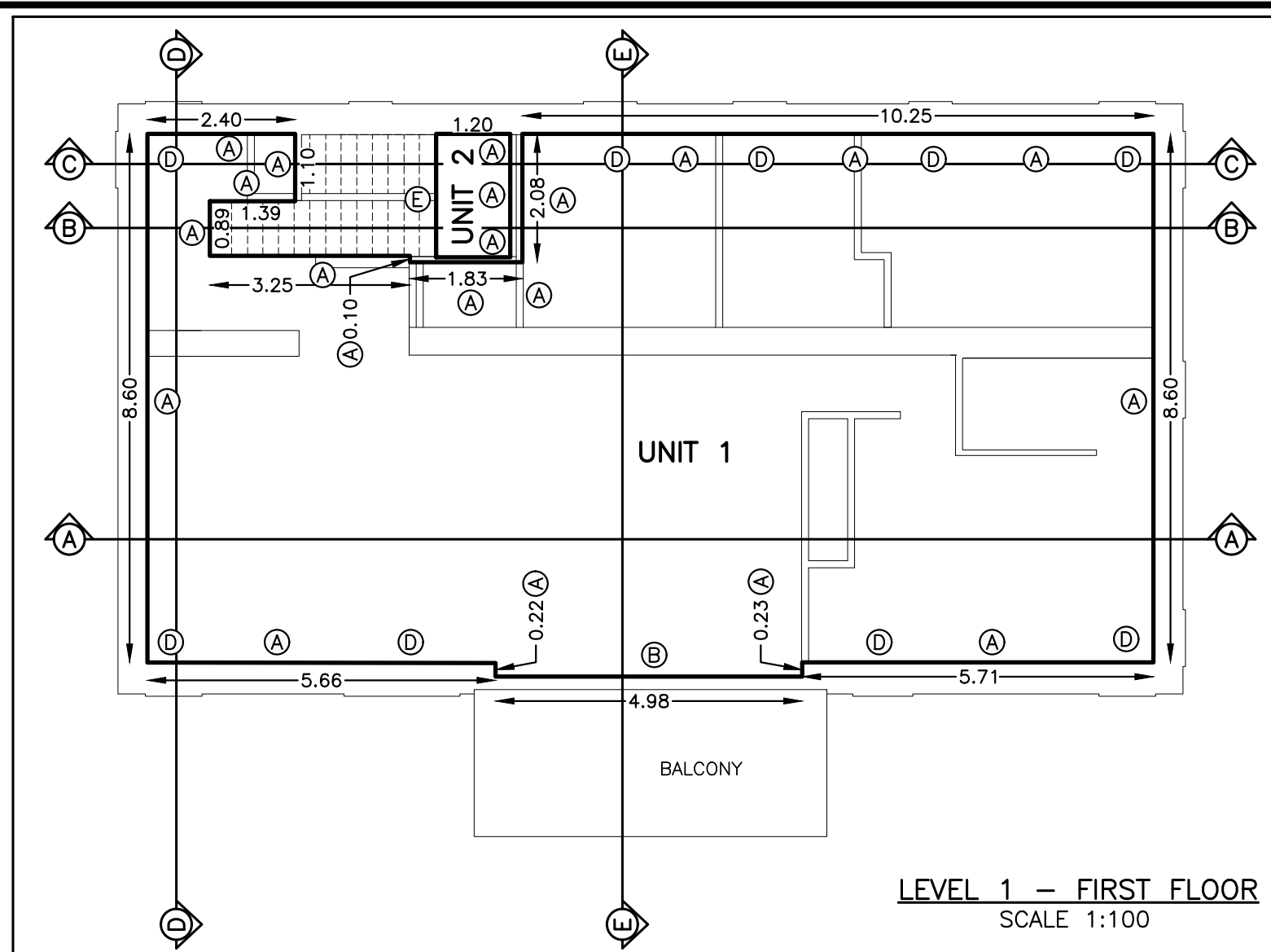
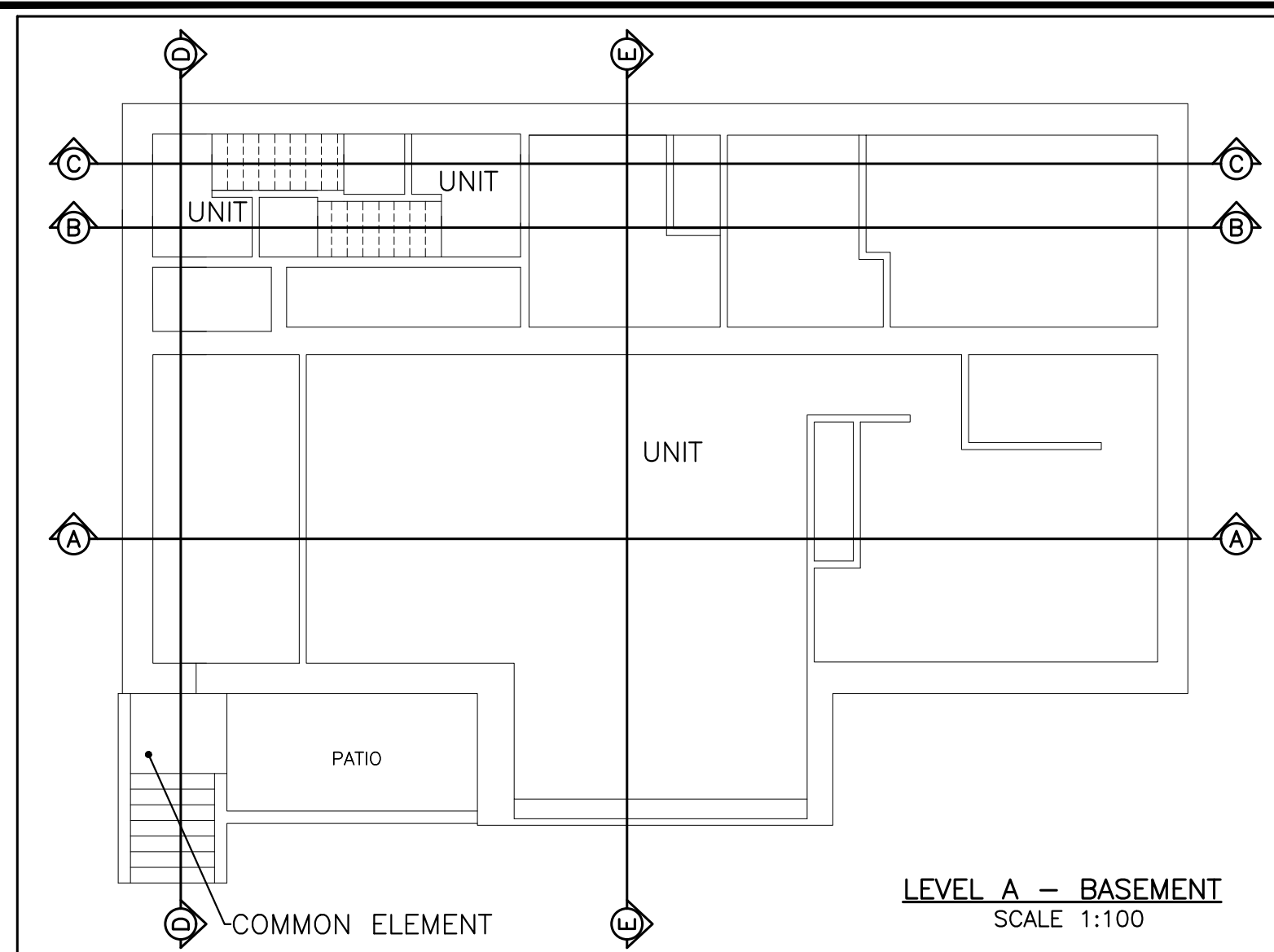
DRAWN BY: C.S.R.

FILE No:

CHECKED BY: J.A.N.

GE24-0016-2





PART 1 OF 4 PARTS, SHEET 3 OF 4 SHEETS

PERTH STANDARD CONDOMINIUM PLAN No.

LEVEL 1
UNITS 1 TO 2 INCLUSIVE
REGISTERED IN THE LAND REGISTRY FOR THE LAND TITLES
DIVISION OF PERTH No. 44 AT _____ O'CLOCK, ON THE
_____ DAY _____, 2025.

REPRESENTATIVE FOR THE LAND REGISTRAR

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT :
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON AUGUST 14, 2025.
 - THE DIAGRAMS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.

DATE

JAMES A. NICOL

ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO THE AOLS PLAN SUBMISSION
V-114116.

DECLARATION REGISTERED AS NUMBER _____

1 : 200 METRIC

5 0 5 10 15 metres

METRIC

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

UNIT BOUNDARIES

RESIDENTIAL UNITS: (UNITS 2)

- 1) THE MONUMENTS CONTROLLING THE EXTENT AND LOCATION OF THE UNITS ARE THE WALLS, THE FLOORS AND THE CEILINGS, AS MORE PARTICULARLY DESCRIBED IN SCHEDULE "C" OF THE DECLARATION.

NOTWITHSTANDING THE FOREGOING:

- ANY LOAD BEARING WALL, COLUMN OR THE STRUCTURAL MEMBERS OF ANY LOAD BEARING PARTITIONS CONTAINED WITHIN THE UNIT, AND ANY EQUIPMENT, PIPES, WIRES, CABLES, FLUES VENTS OR DUCTS THAT SERVE OR SUPPLY ANY SERVICE TO MORE THAN ONE UNIT, SHALL FORM PART OF THE COMMON ELEMENTS EVEN WHEN LOCATED WITHIN A UNIT'S BOUNDARIES.
- ANY EQUIPMENT, PIPES, WIRES, CABLES, FLUES VENTS OR DUCTS THAT SERVE OR SUPPLY ANY SERVICE TO ONE UNIT SHALL BE PART OF THAT UNIT.

EACH RESIDENTIAL UNIT IS BOUNDED HORIZONTALLY BY:

- Ⓐ THE UNFINISHED INTERIOR/RESIDENTIAL UNIT SIDE SURFACE AND THE PLANE AND PROJECTIONS OF THE WALL STUDS AND OTHER STRUCTURAL MEMBERS, AND/ OR THE BACK OF DRYWALL OF ALL WALLS THAT ARE PROXIMATE TO THE RELEVANT HEAVY LINES
- Ⓑ THE UNFINISHED INTERIOR/RESIDENTIAL UNIT SIDE SURFACE OF THE DOORS AND GLASS IN THE DOORS (IF ANY) PROVIDING INGRESS AND EGRESS TO AND FROM THE RESIDENTIAL UNIT
- Ⓒ THE UNFINISHED INTERIOR/RESIDENTIAL UNIT SIDE SURFACE OF THE DOORFRAMES OF DOORS PROVIDING INGRESS AND EGRESS TO AND FROM THE RESIDENTIAL UNIT
- Ⓓ THE INTERIOR/RESIDENTIAL UNIT SIDE SURFACE OF ALL COMPONENTS OF THE WINDOWS THAT ARE PROXIMATE TO THE RELEVANT HEAVY LINES INCLUDING THE INTERIOR/RESIDENTIAL UNIT SIDE SURFACE OF THE GLASS THEREIN;

EACH RESIDENTIAL UNIT IS BOUNDED VERTICALLY BY:

- Ⓔ THE UNFINISHED INTERIOR/RESIDENTIAL UNIT SIDE SURFACE AND THE PLANE AND PROJECTIONS OF BACK OF THE FINISHED FLOORING MATERIAL;
- Ⓕ THE UNFINISHED INTERIOR/RESIDENTIAL UNIT SIDE SURFACE AND THE PLANE AND PROJECTIONS OF BACK OF DRYWALL IN THE CEILINGS THAT ARE PROXIMATE TO THE RELEVANT HEAVY LINES;

LEGEND

- DENOTES EXTERIOR FACE OF STRUCTURAL WALLS
— DENOTES FACE OF STRUCTURAL ELEMENTS IN FOREGROUND & BACKGROUND
--- DENOTES UNIT BOUNDARIES AND BOUNDARIES OF COMMON ELEMENT
--- DENOTES CONDOMINIUM BOUNDARY
--- DENOTES FUTURE CONDOMINIUM DEVELOPMENT

CERTIFICATE OF THE DECLARANT

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH MY INSTRUCTIONS.

DATED AT STRATFORD, ONTARIO THIS ____ DAY OF _____, 2025

WESTERN ONTARIO
LENDING AND
RECOVER INC.

FRED BAUER
I HAVE THE AUTHORITY
TO BIND THE CORPORATION

GRIT
SURVEYING

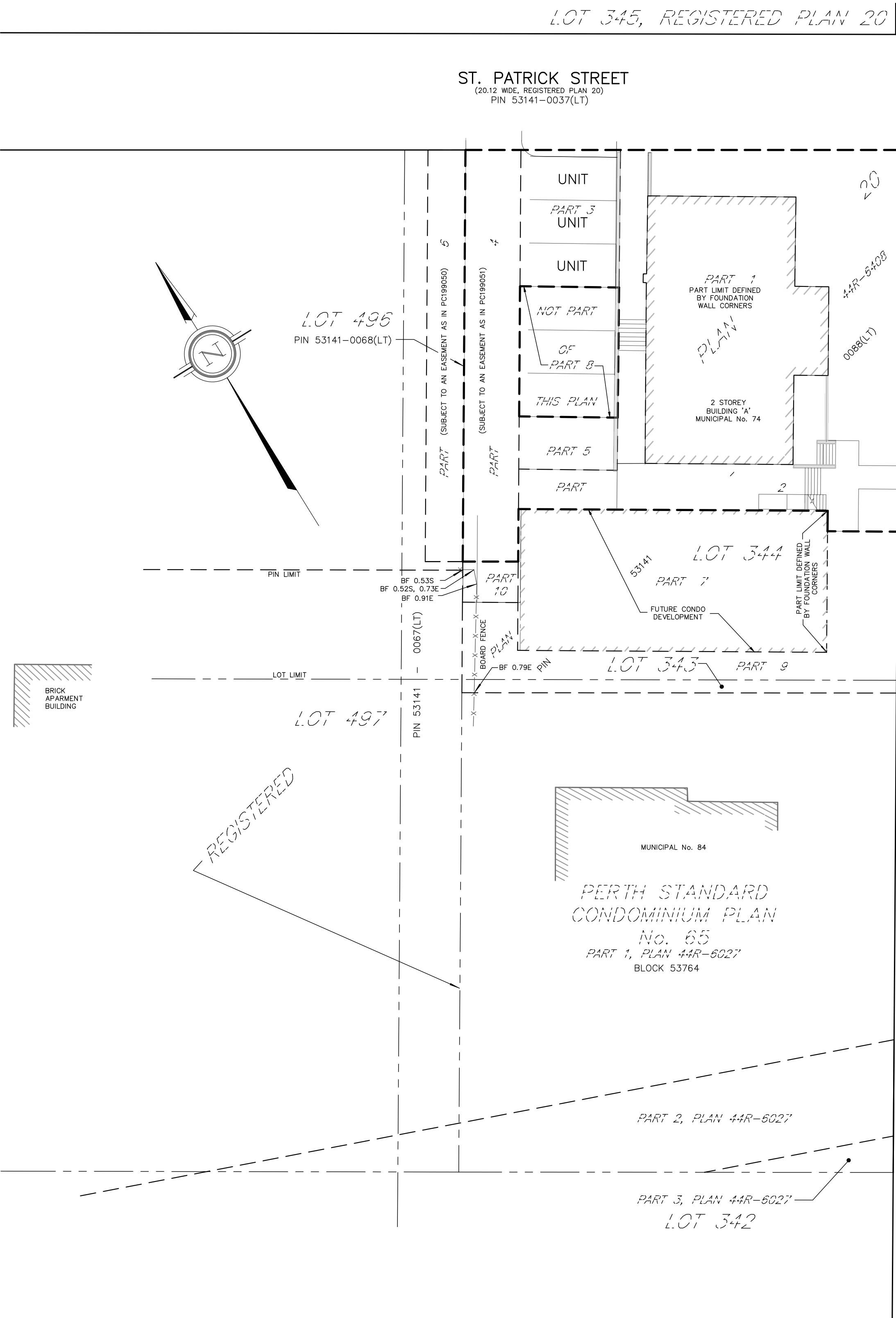
133 REGENT STREET
STRATFORD, ON
N5A 3W2
(519) 305-5727
www.gritengineering.ca

DRAWN BY: C.S.R.

FILE No:

CHECKED BY: J.A.N.

GE24-0016-2



CHURCH STREET
(2012 WIDE, REGISTERED PLAN 20)
PIN 53141-0014(LT)

20

LOT 307

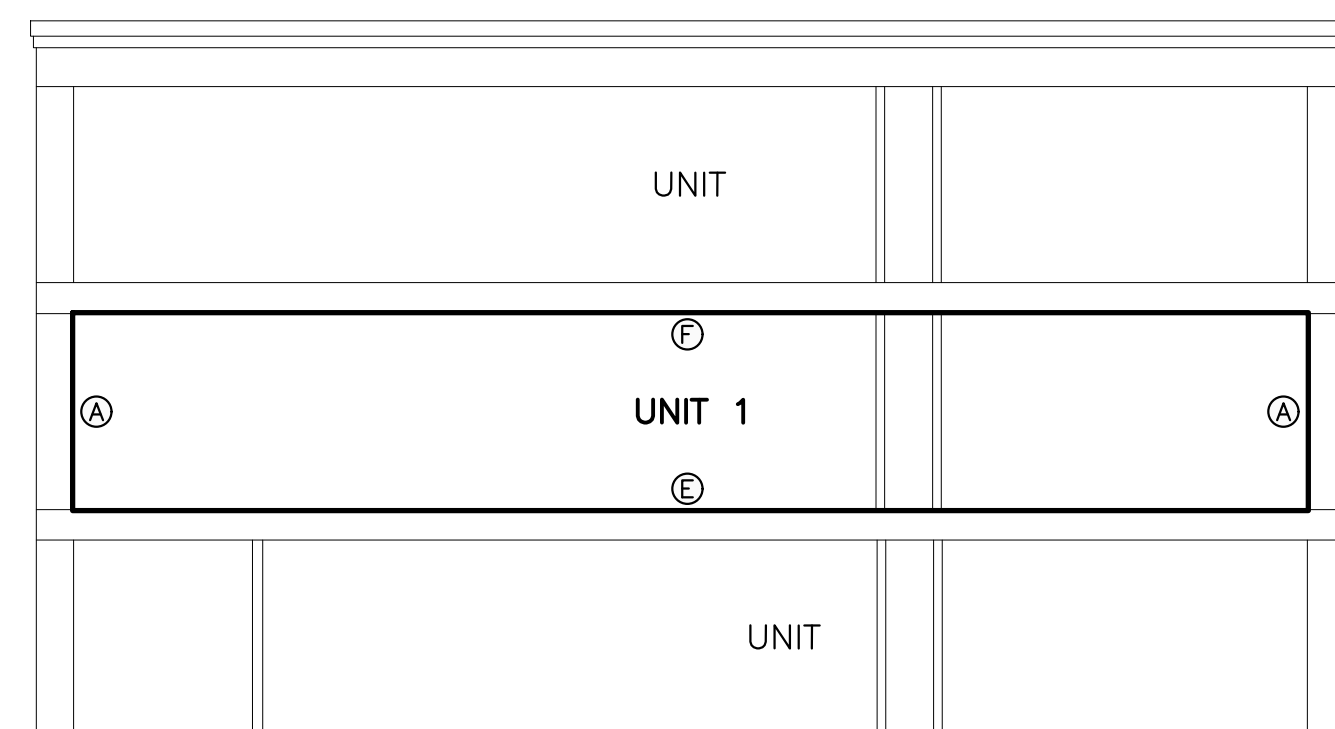
PLAN

LOT 308

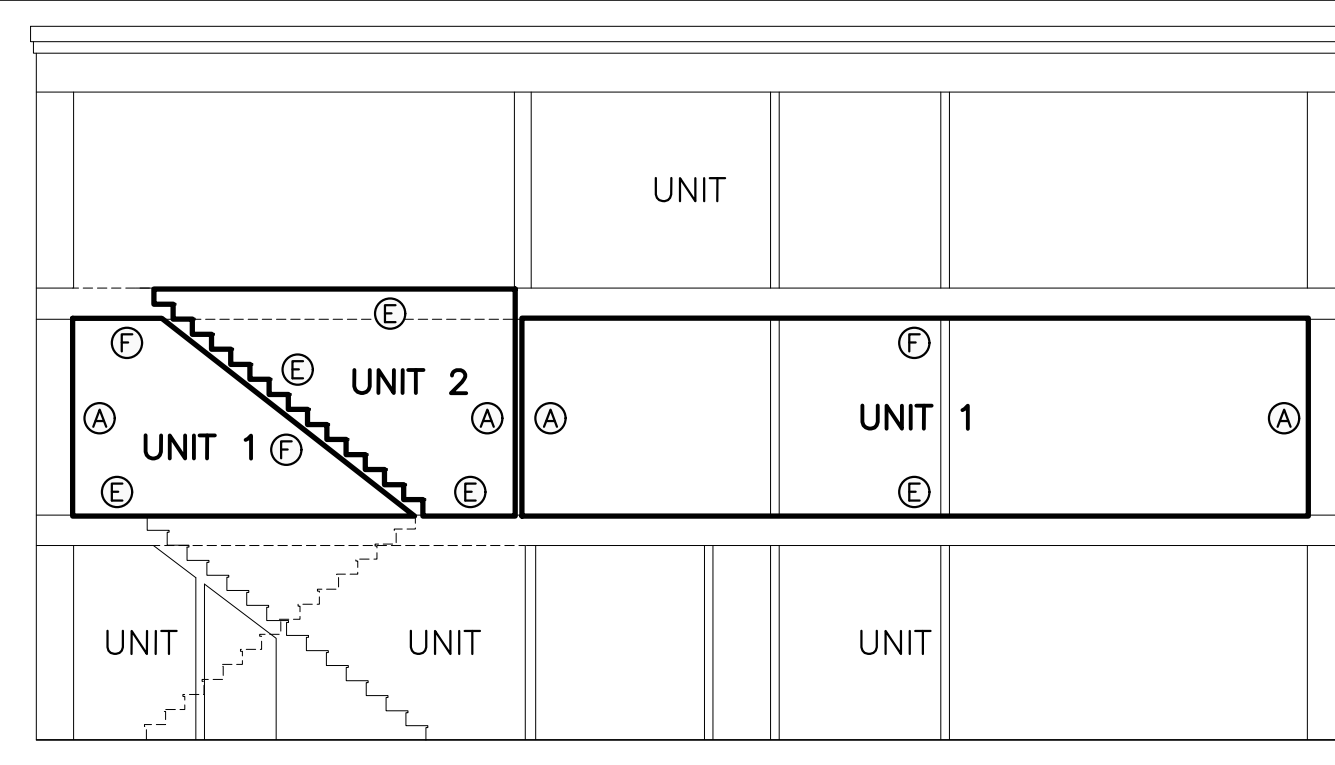
LOT 309

REGISTERED

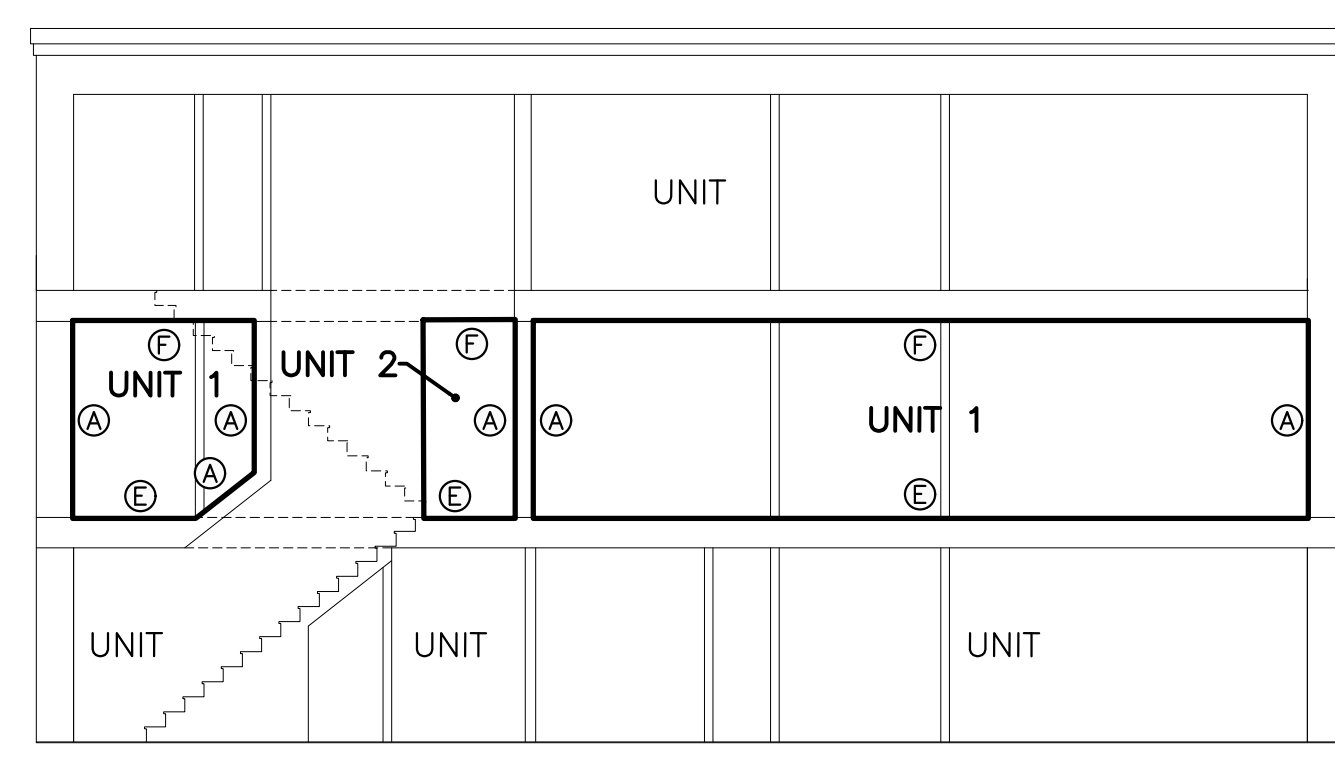
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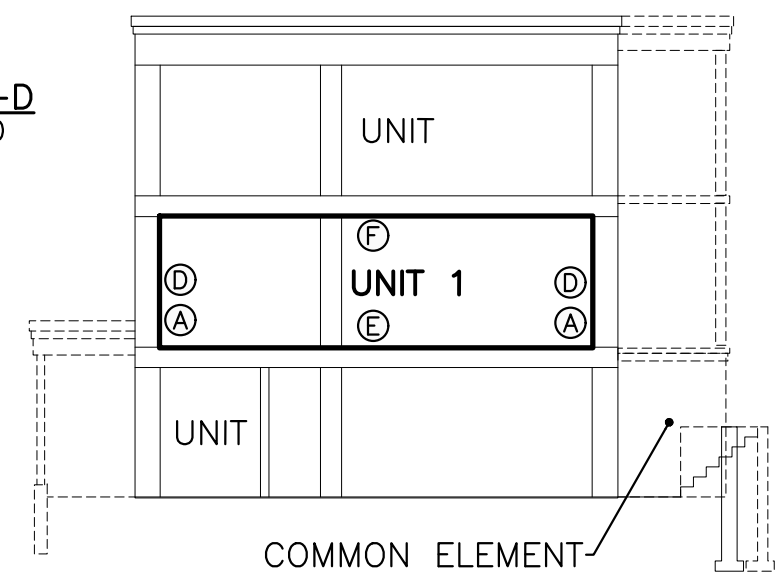
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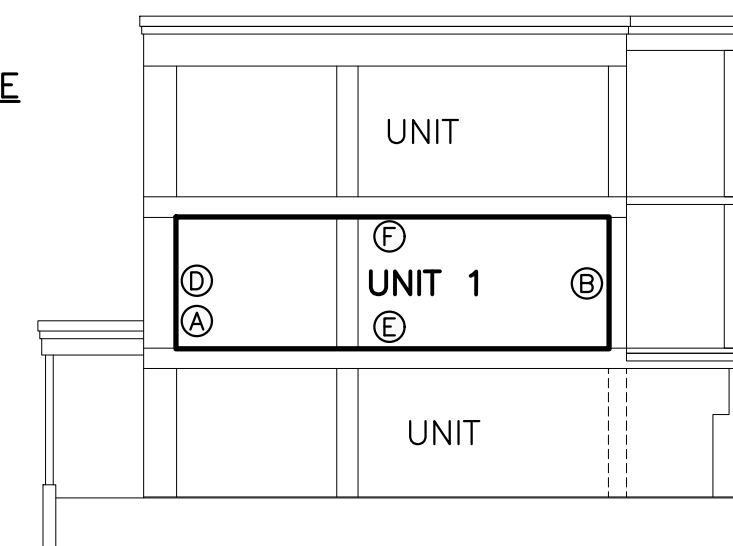
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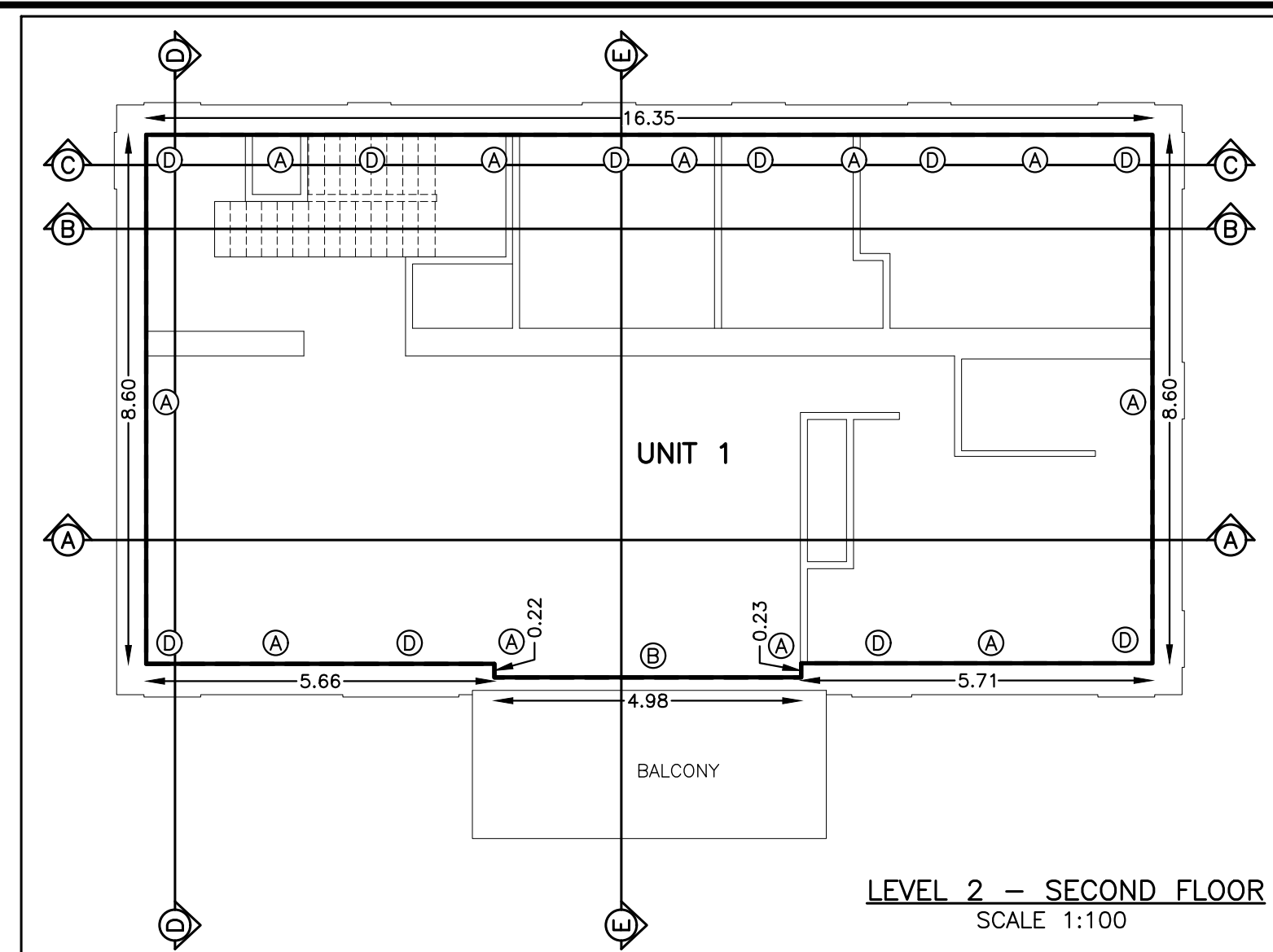
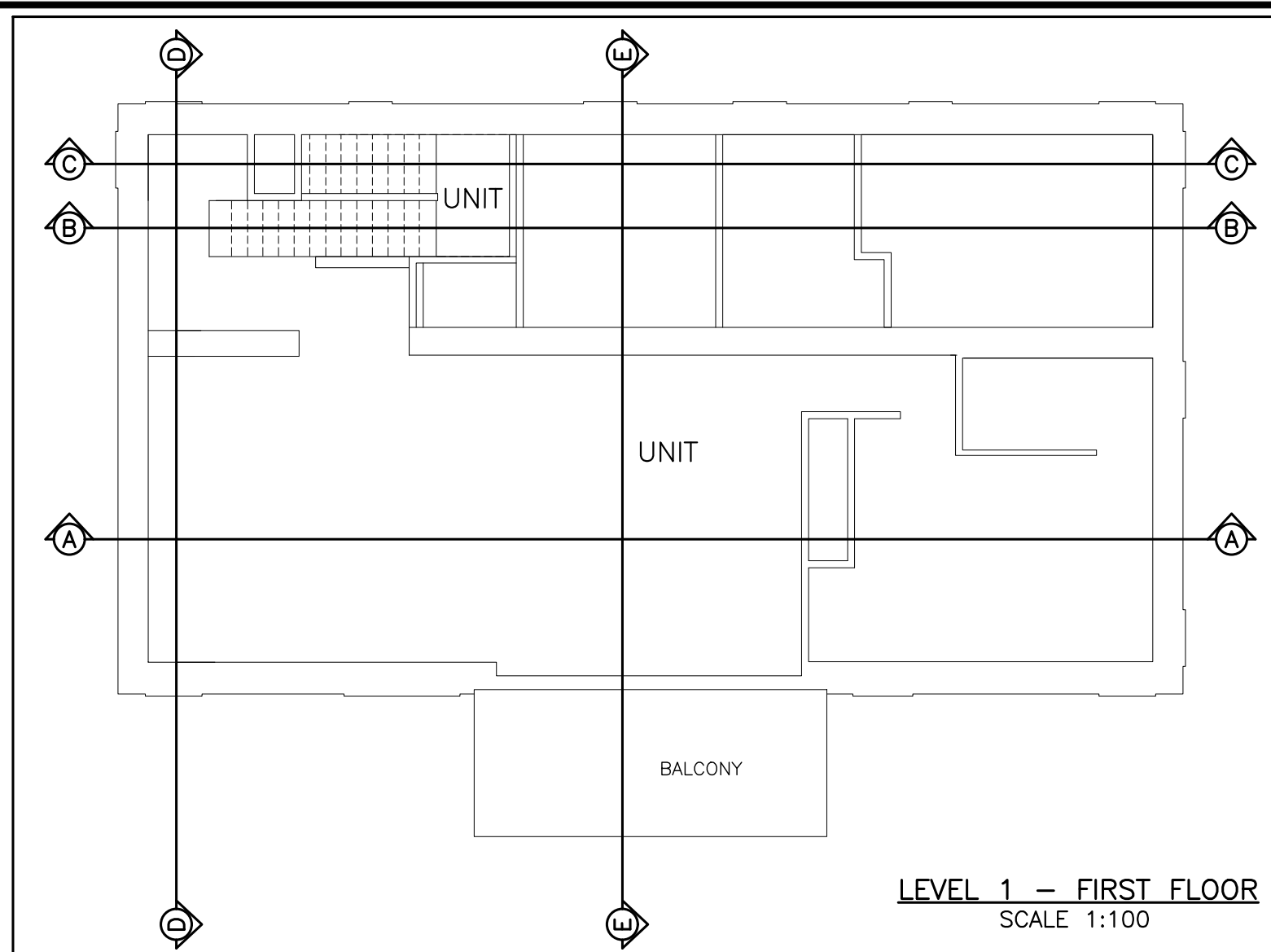
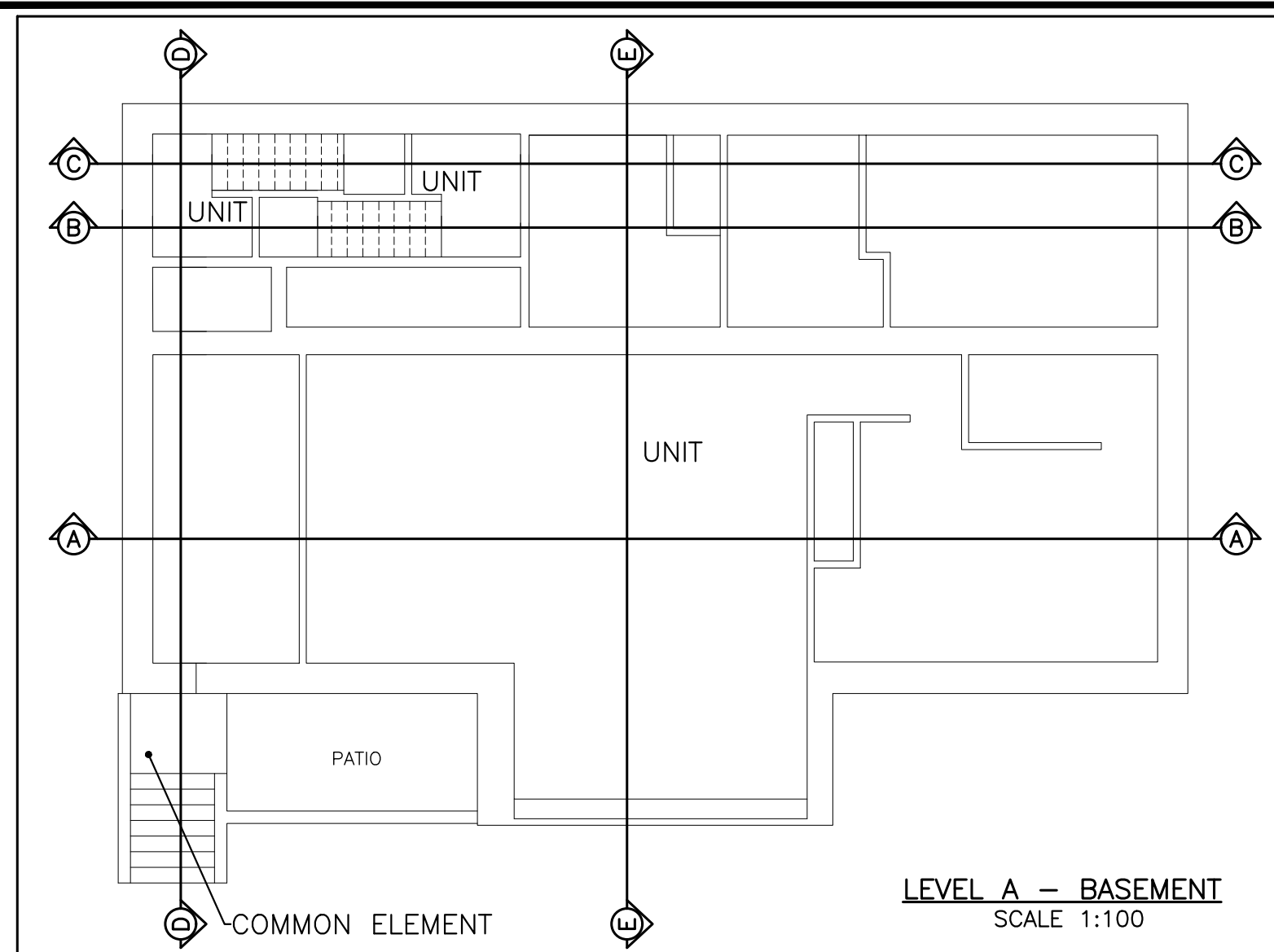


SECTION D-D SCALE 1:150



SECTION E-E SCALE 1:150





PART 1 OF 4 PARTS, SHEET 4 OF 4 SHEETS

PERTH STANDARD
CONDOMINIUM PLAN No.LEVEL 2
UNIT 1 (INCLUSIVE)REGISTERED IN THE LAND REGISTRY FOR THE LAND TITLES
DIVISION OF PERTH No. 44 AT _____ O'CLOCK, ON THE
_____ DAY _____, 2025.

REPRESENTATIVE FOR THE LAND REGISTRAR

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON AUGUST 14, 2025.
- THE DIAGRAMS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.

DATE

JAMES A. NICOL

ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO THE AOLS PLAN SUBMISSION
V-114116.

DECLARATION REGISTERED AS NUMBER _____

1 : 200 METRIC

5 0 5 10 15 metres

METRIC

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

UNIT BOUNDARIES

RESIDENTIAL UNITS: (UNITS 1)

- THE MONUMENTS CONTROLLING THE EXTENT AND LOCATION OF THE UNITS ARE THE WALLS, THE FLOORS AND THE CEILINGS, AS MORE PARTICULARLY DESCRIBED IN SCHEDULE "C" OF THE DECLARATION.

NOTWITHSTANDING THE FOREGOING:

- ANY LOAD BEARING WALL, COLUMN OR THE STRUCTURAL MEMBERS OF ANY LOAD BEARING PARTITIONS CONTAINED WITHIN THE UNIT, AND ANY EQUIPMENT, PIPES, WIRES, CABLES, FLUES VENTS OR DUCTS THAT SERVE OR SUPPLY ANY SERVICE TO MORE THAN ONE UNIT, SHALL FORM PART OF THE COMMON ELEMENTS EVEN WHEN LOCATED WITHIN A UNIT'S BOUNDARIES.

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EACH RESIDENTIAL UNIT IS BOUNDED HORIZONTALLY BY:

- THE UNFINISHED INTERIOR/RESIDENTIAL UNIT SIDE SURFACE AND THE PLANE AND PROJECTIONS OF THE WALL STUDS AND OTHER STRUCTURAL MEMBERS, AND/OR THE BACK OF DRYWALL OF ALL WALLS THAT ARE PROXIMATE TO THE RELEVANT HEAVY LINES
 - THE UNFINISHED INTERIOR/RESIDENTIAL UNIT SIDE SURFACE OF THE DOORS AND GLASS IN THE DOORS (IF ANY) PROVIDING INGRESS AND EGRESS TO AND FROM THE RESIDENTIAL UNIT
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 - THE INTERIOR/RESIDENTIAL UNIT SIDE SURFACE OF ALL COMPONENTS OF THE WINDOWS THAT ARE PROXIMATE TO THE RELEVANT HEAVY LINES INCLUDING THE INTERIOR/RESIDENTIAL UNIT SIDE SURFACE OF THE GLASS THEREIN;
- ⓂCH RESIDENTIAL UNIT IS BOUNDED VERTICALLY BY:
- THE UNFINISHED INTERIOR/RESIDENTIAL UNIT SIDE SURFACE AND THE PLANE AND PROJECTIONS OF BACK OF DRYWALL OF THE FINISHED FLOORING MATERIAL;
 - THE UNFINISHED INTERIOR/RESIDENTIAL UNIT SIDE SURFACE AND THE PLANE AND PROJECTIONS OF BACK OF DRYWALL IN THE CEILINGS THAT ARE PROXIMATE TO THE RELEVANT HEAVY LINES;

LEGEND

- DENOTES EXTERIOR FACE OF STRUCTURAL WALLS
- DENOTES FACE OF STRUCTURAL ELEMENTS IN FOREGROUND & BACKGROUND
- DENOTES UNIT BOUNDARIES AND BOUNDARIES OF COMMON ELEMENT
- DENOTES CONDOMINIUM BOUNDARY
- DENOTES FUTURE CONDOMINIUM DEVELOPMENT

CERTIFICATE OF THE DECLARANT

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH MY INSTRUCTIONS.

DATED AT STRATFORD, ONTARIO THIS ____ DAY OF _____, 2025

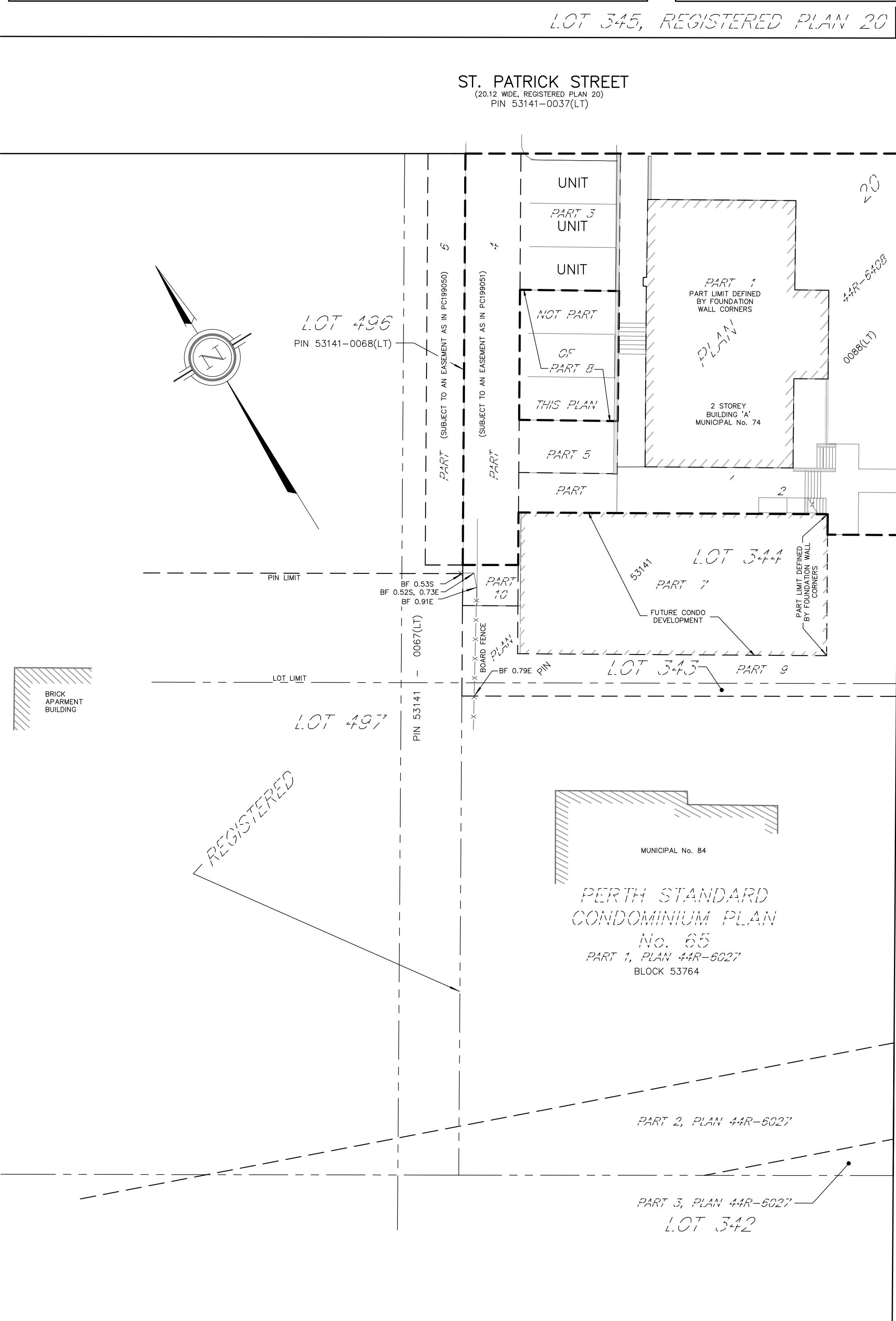
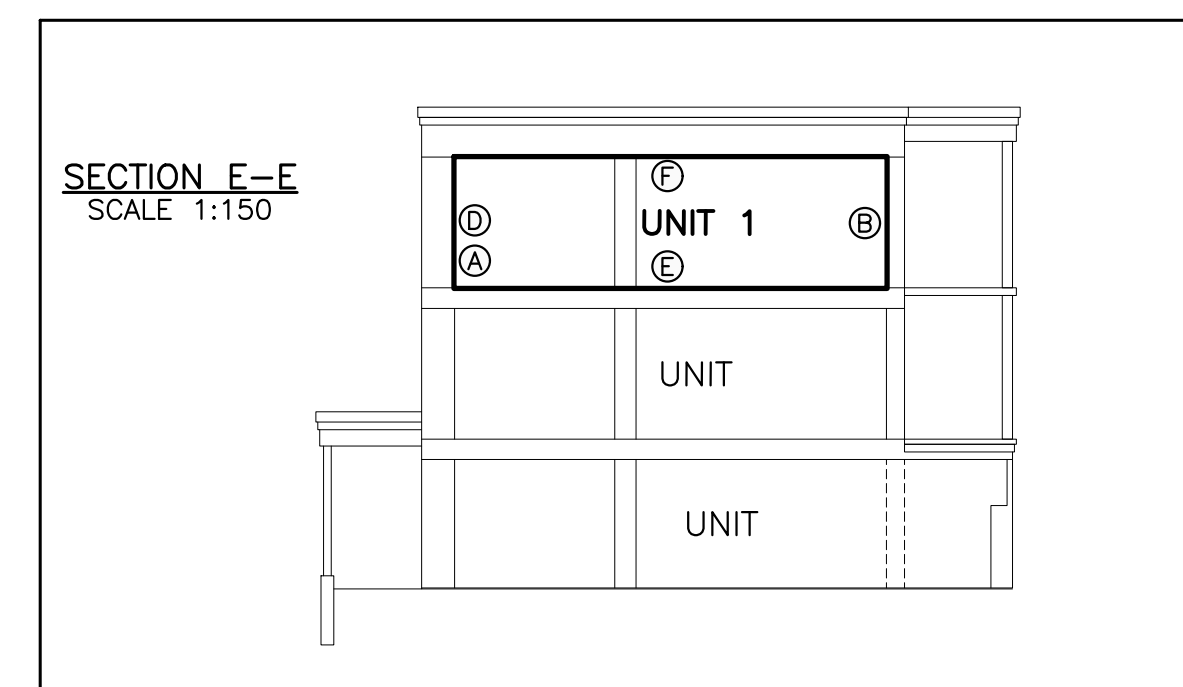
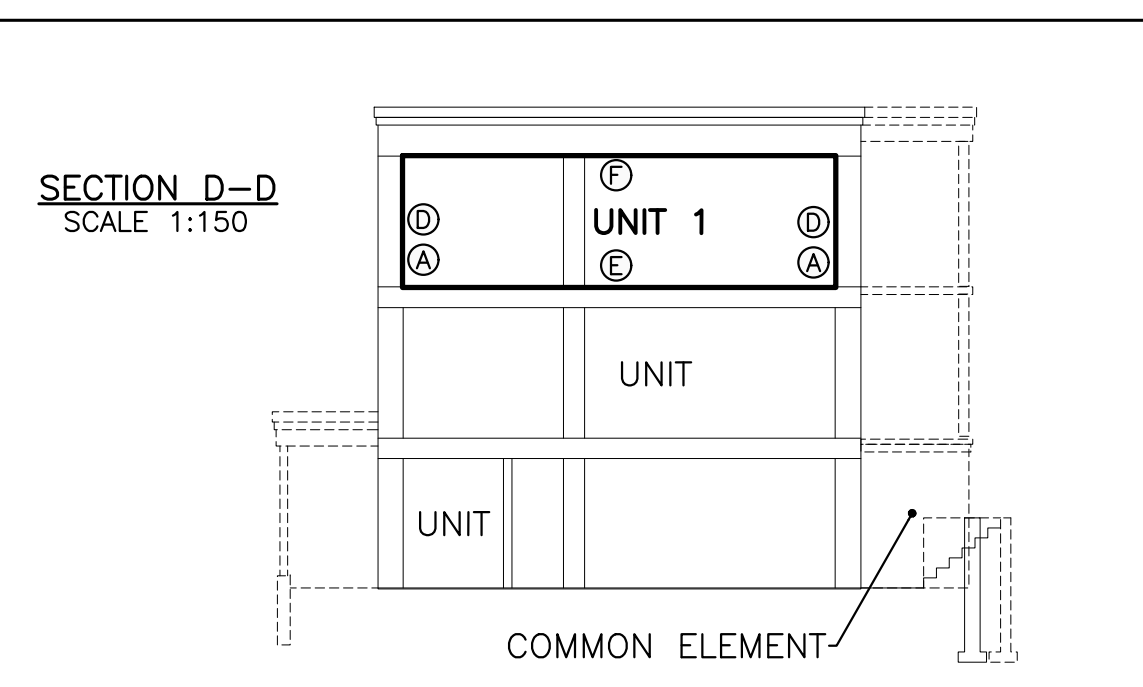
WESTERN ONTARIO
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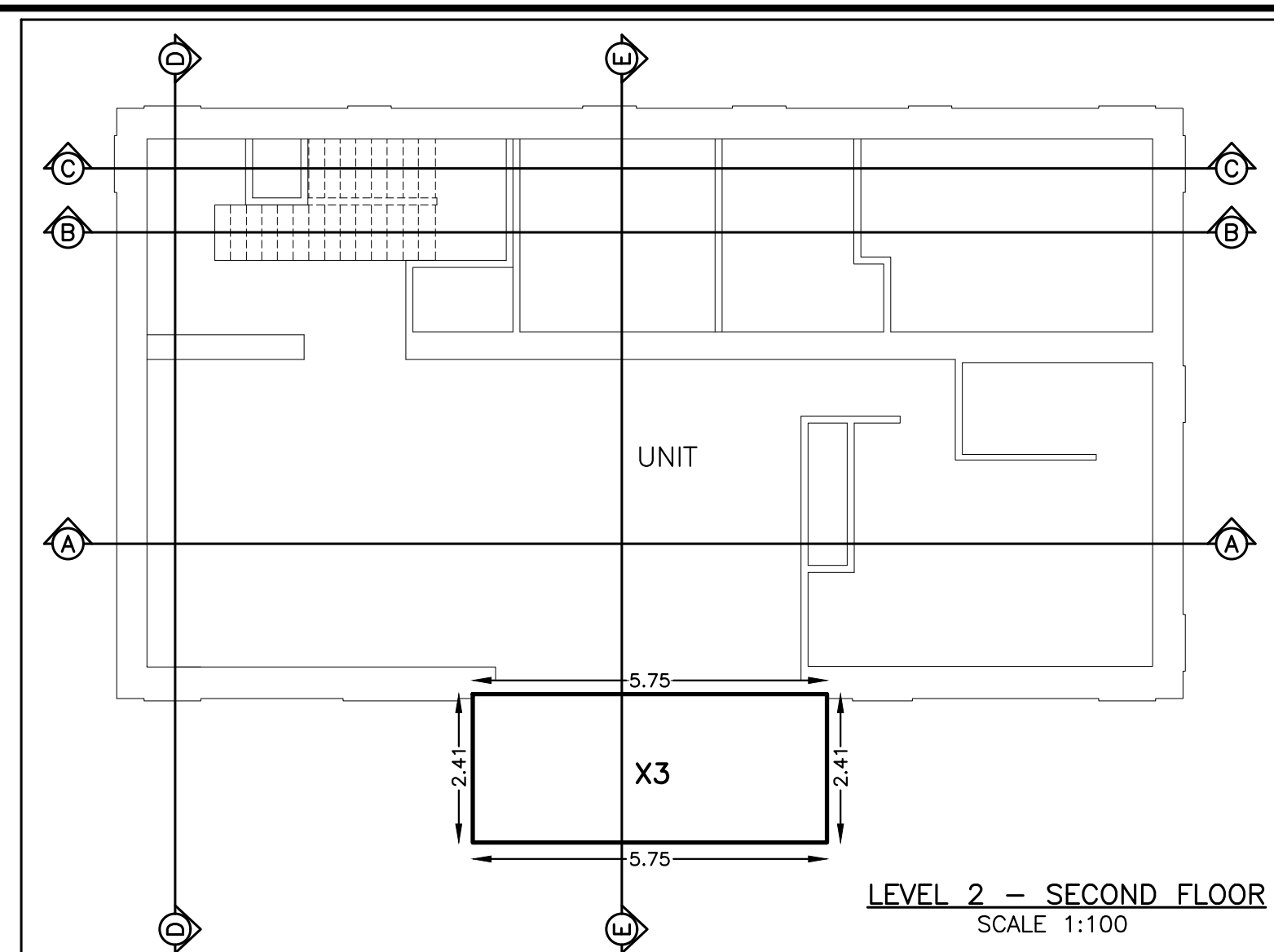
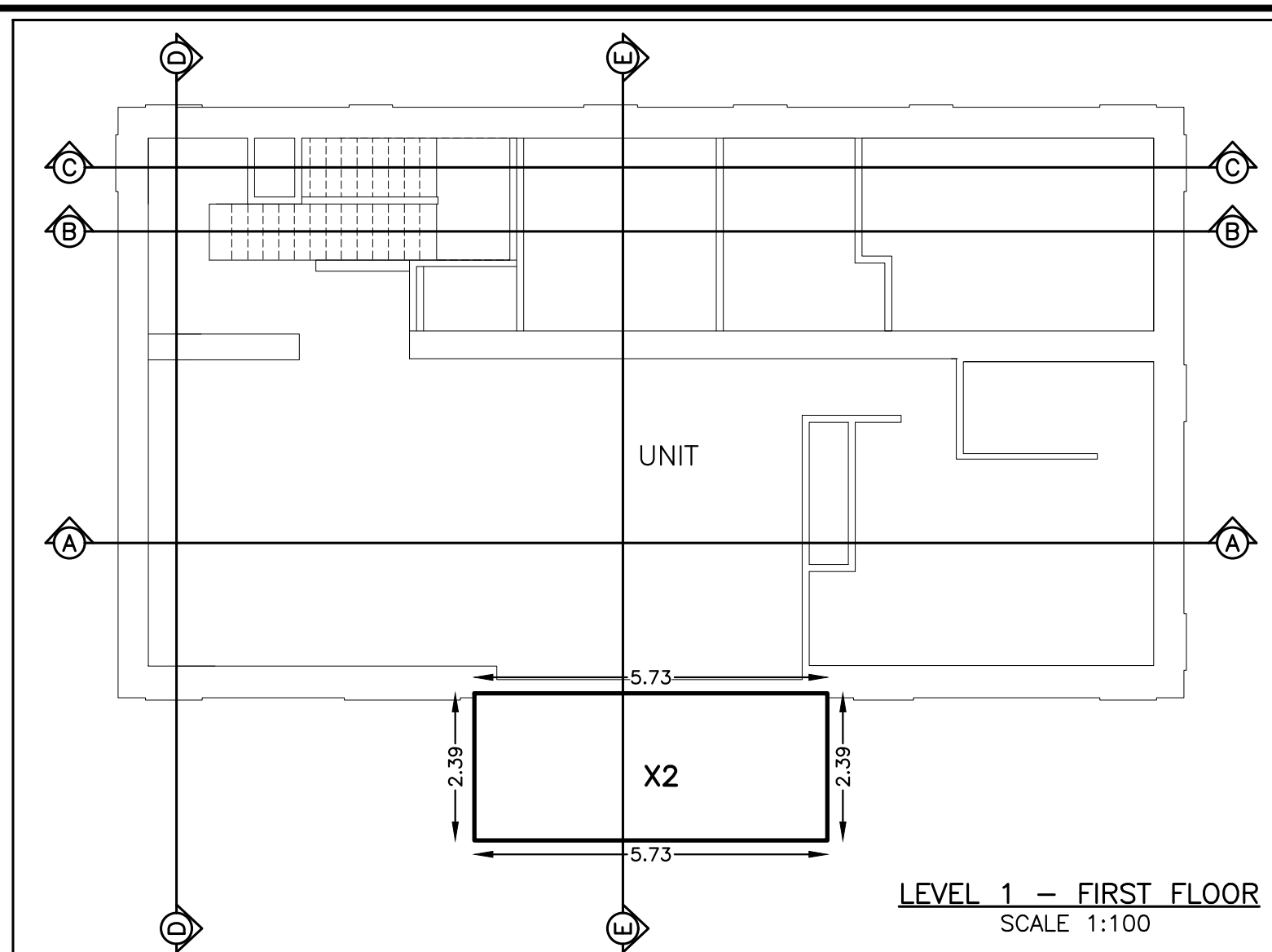
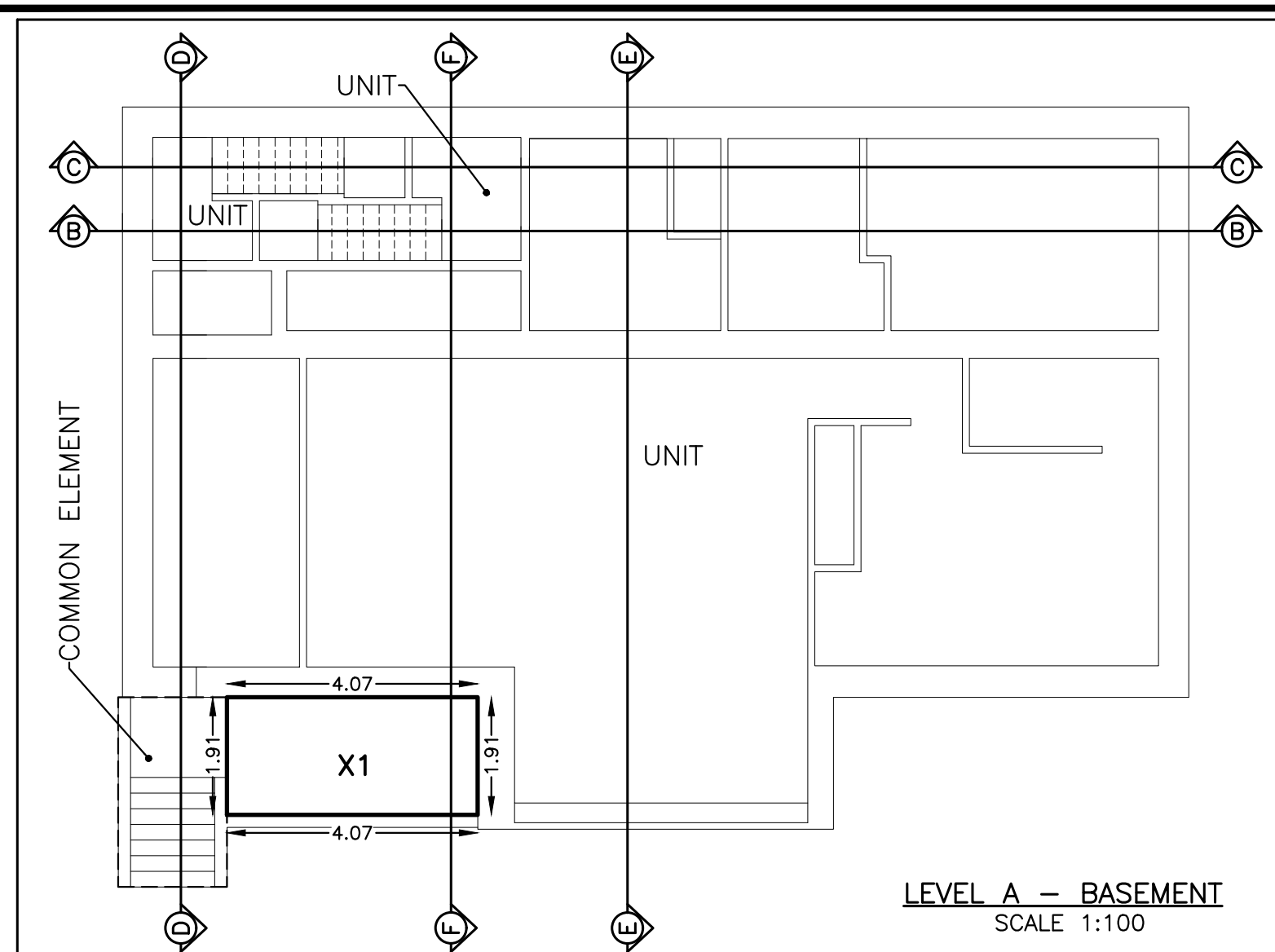
DRAWN BY: C.S.R.

FILE No:

CHECKED BY: J.A.N.

GE24-0016-2

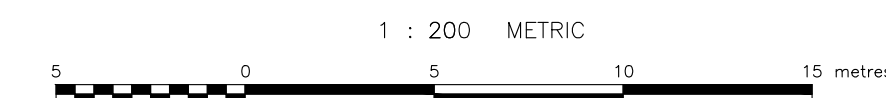
CHURCH STREET
(2012 WIDE, REGISTERED PLAN 20)
PIN 53141-0014(LT)LOT 307
LOT 308
LOT 309
REGISTERED



PART 2 OF 4 PARTS, SHEET 1 OF 1 SHEETS

PERTH STANDARD CONDOMINIUM PLAN No.

PLAN OF SURVEY
SHOWING THE EXTENT AND LOCATION OF THE
EXCLUSIVE USE PORTIONS OF THE COMMON
ELEMENTS

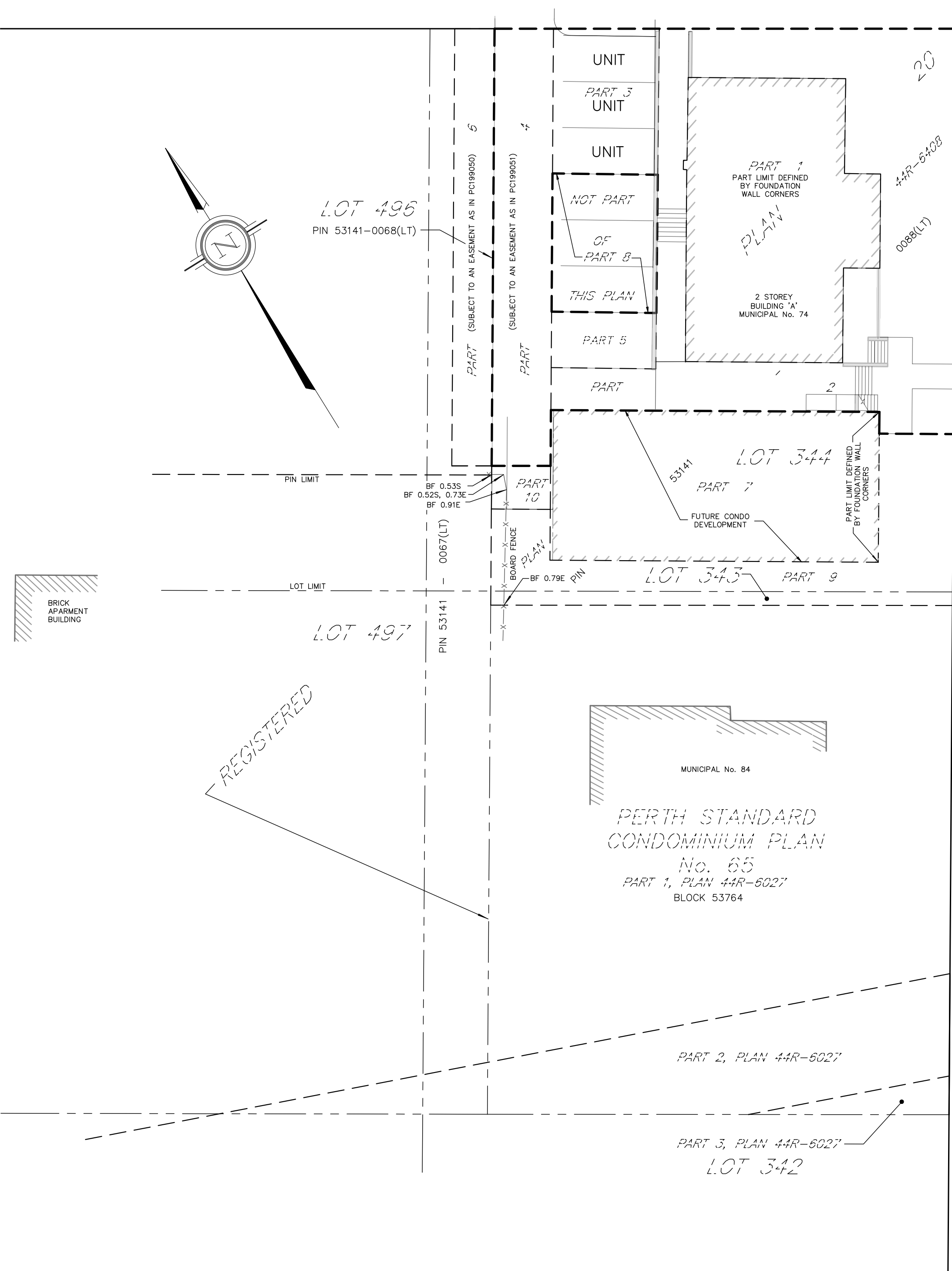


METRIC

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

LOT 345, REGISTERED PLAN 20

ST. PATRICK STREET
(20.12 WIDE, REGISTERED PLAN 20)
PIN 53141-0037(LT)





PLANNING REPORT

Date: October 27, 2025
To: Mayor and Council
From: Ryan Queenan, Planner
Report Number: COU25-136
Attachments: Proposed By-laws

Title: Applications for Part Lot Control (PLC06-25), (PLC08-25), (PLC15-25) for Blocks 83, 93, and 80 respectively, on Plan 44M-101 (31T21-003 / Cachet- "Avon Park").

Objective: The purpose of the subject Part Lot Control Applications is to exempt Blocks 83, 93, and 80 respectively on Registered Plan 44M-101 from Part Lot Control provisions under the Planning Act. The exemption will facilitate the subdivision of each block in accordance with the corresponding Reference Plans included in this Report. These Applications will enable the creation of individual lots for each street townhouse dwelling unit, thereby permitting separate ownership for each unit.

Background:

The subject lands are situated in Cachet Development Inc.'s Avon Park Subdivision located south of Ontario Street East and east of C.H. Meir Boulevard, accessible by the new extension of Douro Street. Blocks 83 and 93 are located on the east side of Worth Street between Douro Street and Manuel Street. Block 80 is located on the north side of Manuel Street between Worth Street and Poett Avenue. The Blocks are identified individually on the Location Map included in this Report. These lands are designated Residential Area under the City's Official Plan and zoned site-specific Residential Fourth Density (R4(1)-33), which permits street townhouse dwelling units.

Applications for Exemption from Part Lot Control were received to further subdivide Blocks 80, 83, and 93, to allow the development of freehold street townhouse dwelling units. Three (3) townhouse building blocks are proposed which would accommodate a total of 17 dwelling units. The dwelling unit count is distributed as follows: 6 units on Block 80, 4 units on Block 83, and 7 units on Block 93.

A Subdivision Agreement was executed on December 23, 2024 and subsequently registered on title on January 7, 2025 under Instrument Number PC228295. This

Agreement includes the approved plans required to facilitate the development of the subject lands.

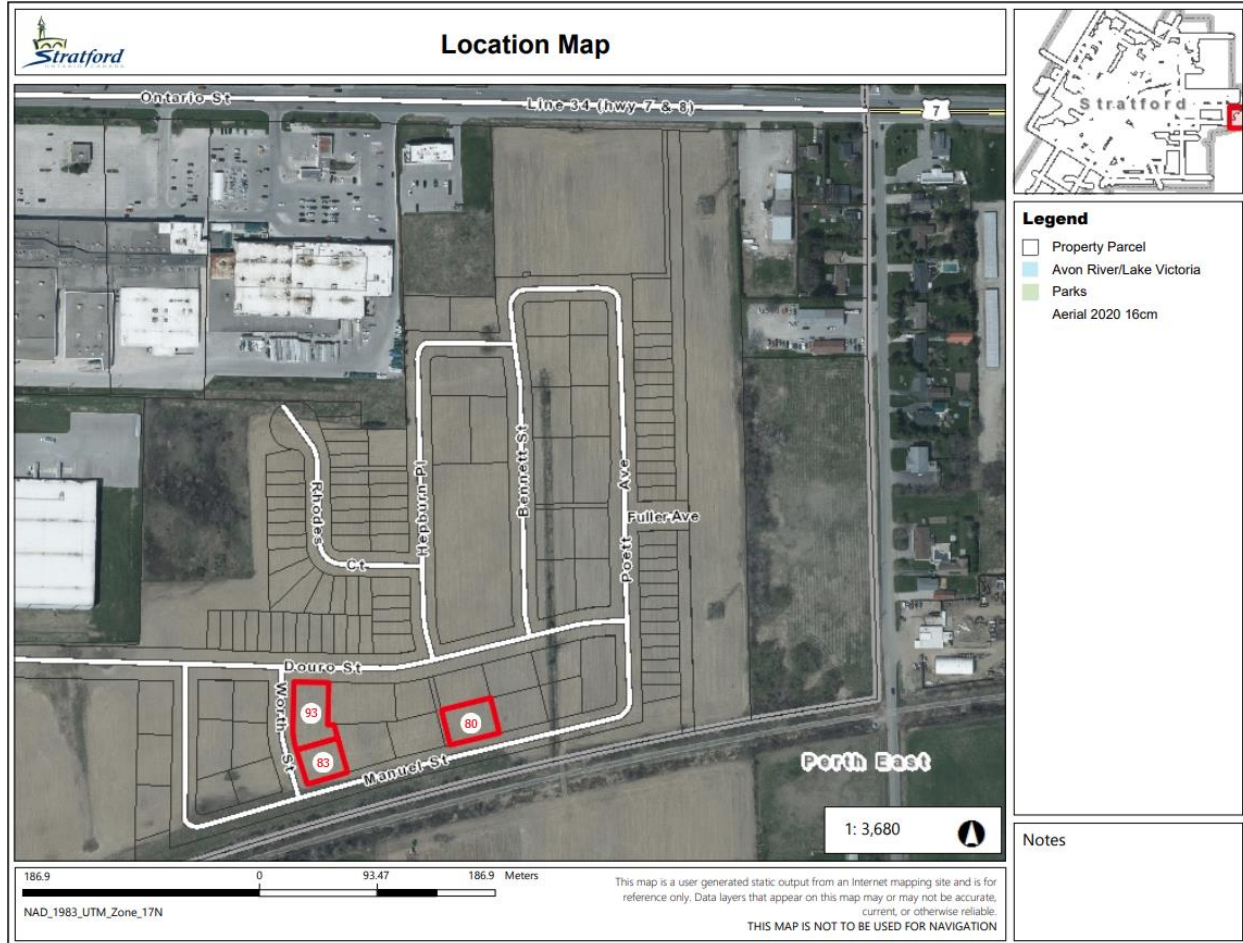
Site Characteristics:

Location:	Block 80	Block 83	Block 93
Existing Use:	Vacant	Vacant	Vacant
Frontage:	40.00 m	33.12 m	36.43 m
Depth	28.39 m	28.16 m	27.50 m
Area	1,140 m ²	948 m ²	1,444 m ²
Shape	Rectangular	Rectangular	Irregular

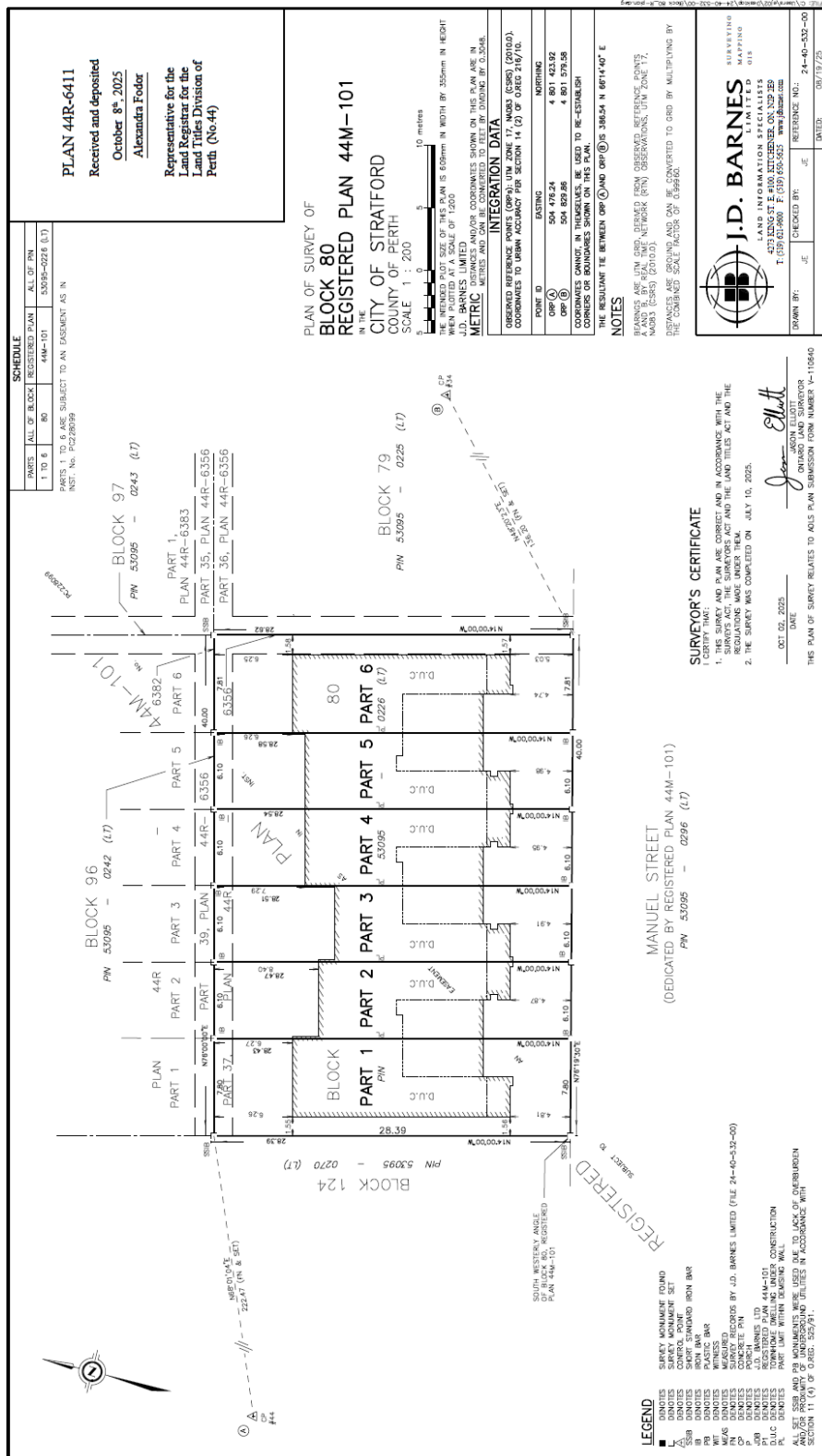
Surrounding Land Uses:

Direction	Use
North	Future Low density residential
East	Future Low density residential
South	Future Low density residential, CN Railway
West	Future Low density residential

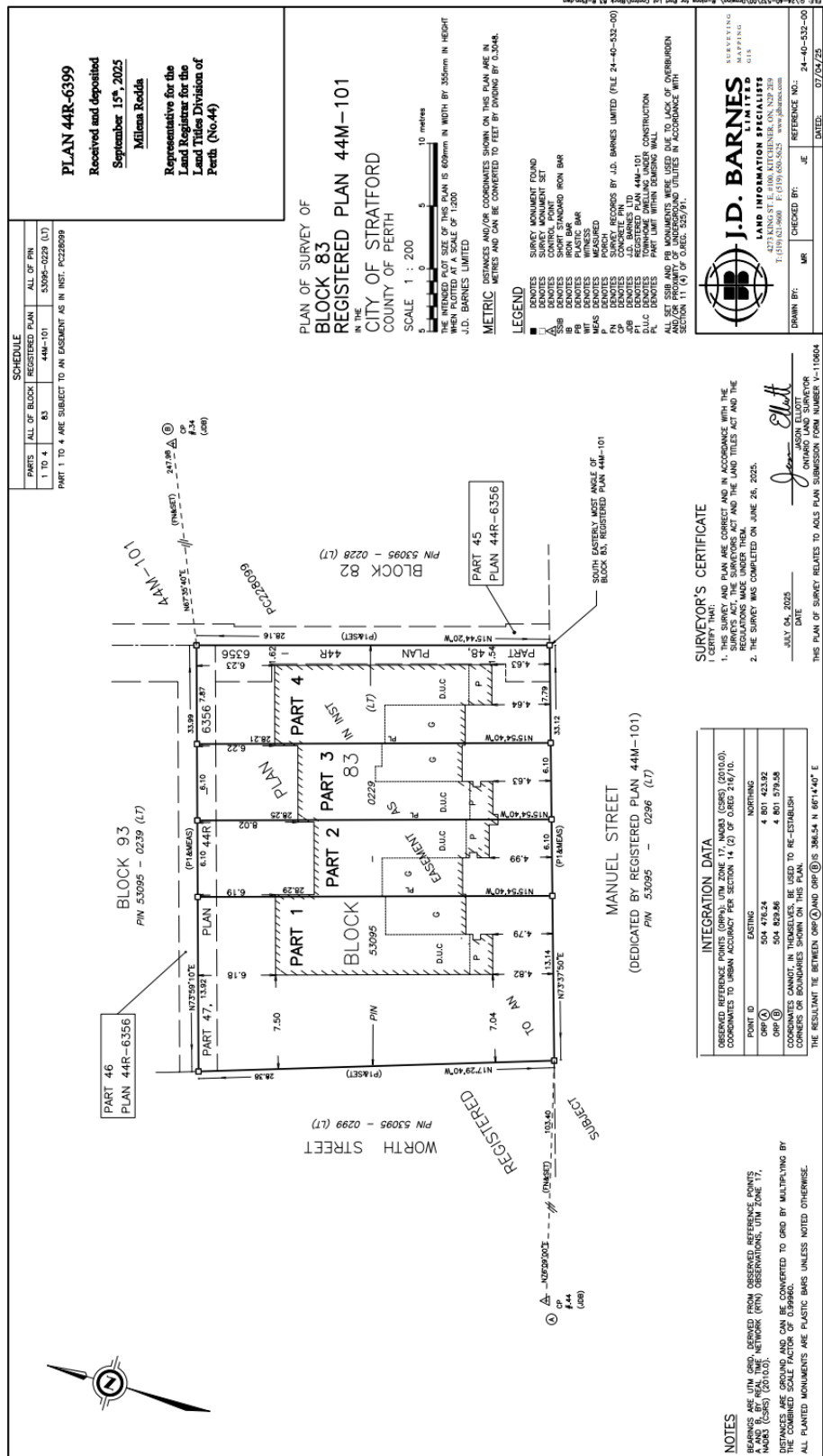
Location Map



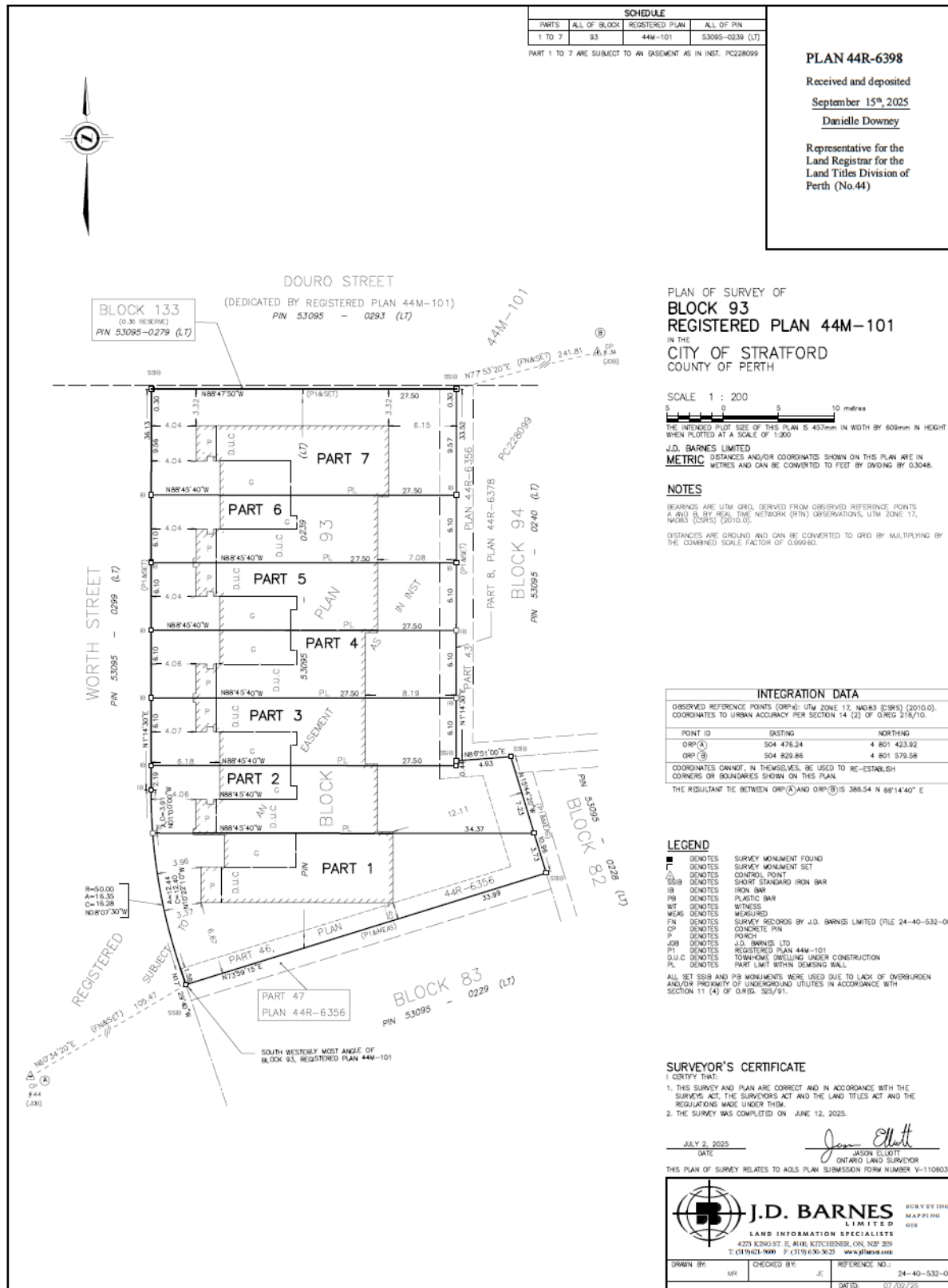
Block 80
Reference Plan 44R-6411



Block 83
Reference Plan 44R-6399



Block 93 Reference Plan 44R-6398



Analysis:

A comprehensive evaluation was undertaken in the planning report for the Draft Plan of Subdivision Application (31T21-003) and Zone Change Application (Z13-21) to allow the development of street townhouse dwellings and which demonstrated consistency with provincial policy and conformity with the City of Stratford's Official Plan. This proposal also conforms to the City's Comprehensive Zoning By-law through By-law 40-2023. In all, this proposal is considered appropriate for the subject lands.

The developer's Engineer has provided written confirmation that individual services to each unit for Blocks 80, 83, and 93 have been installed to the property line to facilitate freehold street townhouse units as per the approved plans. The Engineering Division has confirmed the foregoing and as such, have no concerns with the subject applications.

Financial Implications:

No municipal expenses are anticipated. Development Charges will be calculated for the dwelling units and collected at the time of the issuance of a building permit.

Staff Recommendation: THAT Council approves Part Lot Control Applications PLC06-25, PLC08-25, and PLC15-25 to exempt Blocks 80, 83, and 93 respectively, on Registered Plan 44M-101 from Part Lot Control for one year from the date of the passing of the By-law to permit the creation of separate lots for each of the street townhouse dwelling units such that each unit will be under separate ownership.

Recommended by:

Ryan Queenan, Planner

Reviewed by:

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

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

Approved for Council by:

André Morin, CPA, Chief Administrative Officer



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

BEING a By-law to exempt Block 80 on Plan 44M-101, being Parts 1 to 6 (inclusive) on Plan 44R-6411 from the provisions of part-lot control for a period of one (1) year for the purpose of conveying street townhouse dwelling units to individual owners.

WHEREAS Section 50(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 municipality may, by by-law, provide that the part-lot control provisions contained in Section 50(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-6411 from the part-lot control provisions of the Planning Act for the purpose of conveying street townhouse dwelling units 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 Section 50(5) 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, in the Province of Ontario and described as Block 80 on Plan 44M-101, being Parts 1 to 6 (inclusive) on Plan 44R-6411 for the purposes of conveying street townhouse 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 October, 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 Block 83 on Plan 44M-101, being Parts 1 to 4 (inclusive) on Plan 44R-6399 from the provisions of part-lot control for a period of one (1) year for the purpose of conveying street townhouse dwelling units to individual owners.

WHEREAS Section 50(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 municipality may, by by-law, provide that the part-lot control provisions contained in Section 50(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-6399 from the part-lot control provisions of the Planning Act for the purpose of conveying street townhouse dwelling units 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 Section 50(5) 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, in the Province of Ontario and described as Block 83 on Plan 44M-101, being Parts 1 to 4 (inclusive) on Plan 44R-6399 for the purposes of conveying street townhouse 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 October, 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 Block 93 on Plan 44M-101, being Parts 1 to 7 (inclusive) on Plan 44R-6398 from the provisions of part-lot control for a period of one (1) year for the purpose of conveying street townhouse dwelling units to individual owners.

WHEREAS Section 50(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 municipality may, by by-law, provide that the part-lot control provisions contained in Section 50(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-6398 from the part-lot control provisions of the Planning Act for the purpose of conveying street townhouse dwelling units 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 Section 50(5) 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, in the Province of Ontario and described as Block 93 on Plan 44M-101, being Parts 1 to 7 (inclusive) on Plan 44R-6398 for the purposes of conveying street townhouse 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 October, 2025.

Mayor – Martin Ritsma

Clerk – Tatiana Dafoe



MANAGEMENT REPORT

Date: October 27, 2025
To: Mayor and Council
From: Emily Skelding, Supervisor of Waste Operations
Report Number: COU25-134
Attachments: None

Title: Non-Eligible Blue Box Processing, January 1, 2026, to October 31, 2026

Objective: To obtain approval for an exemption to the purchasing policy to single-source the procurement of the non-eligible blue box processing to Bluewater Recycling Association for the term of January 1, 2026 - October 31, 2026.

Background: At the Regular Council Meeting held on February 24, 2025, Council approved a change in scope to Tender 2019-18 Waste Collections Contract with Canadian Waste Management, to continue the collection of recycling materials from non-eligible sources (businesses, municipal buildings, places of worship, and others) for the period of January 1, 2026-October 31, 2026.

The estimated total cost for providing this service during the approved period is up to \$355,000, which includes both collection and processing. However, at the time of approval, the processing contractor had not yet been identified.

Within the next 12 months, Mayor and Council will need to determine whether to continue servicing non-eligible sources beyond October 31, 2026 or transition responsibility for recycling to these entities. A follow-up report outlining updated costs and available options will be presented to Council for consideration in Q1 or Q2 of 2026.

Analysis: BRA currently handles the City's blue box materials and is located within 60 km of the City boundaries, minimizing transportation costs and environmental impacts.

Bluewater Recycling Association has provided the City with a quote of \$175 per metric tonne (MT) for the processing of non-eligible blue box materials. Bluewater also provided a quote of \$275/MT with revenue, with revenue sharing based on 75% of the current monthly market price of corrugated cardboard for tonnage received. However, given the small difference, it is not recommended to go with the latter based on market uncertainties with the new program.

Based on this quote, and anticipated volumes, the City is projected to incur costs of approximately \$3,500 to \$5,000 per month for the processing of these non-eligible materials, for a total of up to \$50,000, including HST for a 10-month period. This is consistent with the amount estimated in the initial Management Report that was approved during Regular Council dated February 24, 2025.

Given BRA's existing relationship with the City, their proximity, and the limited term and value of the contract, staff recommend proceeding with BRA as the processor for this period.

Financial Implications:

Financial impact to current year operating budget:

This does not impact the current year operating budget as the contract is to begin January 1, 2026.

Financial impact on future year operating budget:

Approximately \$50,000 has been allocated in the 2026 budget for non-eligible blue box processing for this 10-month period, between January 1, 2026 – October 31, 2026. Therefore there is no additional impact anticipated.

Alignment with Strategic Priorities:

Work Together For Greater Impact

This report aligns with this priority as the City would be supporting businesses, municipal buildings, places of worship and other non-eligible sources with their recycling needs starting January 1, 2026, until October 31, 2026.

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.

Zero Waste

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

Staff Recommendation: THAT Council approve an exemption from Section 34 of the Purchasing Policy to sole source the procurement for processing non-eligible blue box materials between January 1, 2026-October 31, 2026;

AND THAT Bluewater Recycling Association be retained for blue box processing between January 1, 2026-October 31, 2026, at an estimated cost of up to \$50,000, including HST.

Prepared by:

Emily Skelding, Supervisor of Waste Operations

Recommended by:

Taylor Crinklaw, Director of Infrastructure Services

André Morin, CPA, Chief Administrative Officer



MANAGEMENT REPORT

Date: October 27, 2025
To: Mayor and Council
From: Johnny Bowes, Manager of Asset Management
Report Number: COU25-133
Attachments: None

Title: 2026 Building Condition Assessments and Accessibility Audits

Objective: To authorize the award of RFP-2025-52 for the completion of Building Condition Assessments of 171 City and shared housing facilities across Community Services (37), Infrastructure Services (20) and Social Services (114). The only building assets not included in this project are the Discovery Centre (Normal School) and the Water Pollution Control Plant.

Background: Building Condition Assessments (BCAs) provide detailed evaluations of facility components such as roofs, mechanical systems, and structural elements. These assessments identify current asset condition, future replacement needs, estimate remaining service life, and provide updated replacement values of the facilities.

Completing these BCAs for City facilities and shared facilities that fall under the Perth and Stratford Housing Corporation (PSHC), will ensure the City has accurate, current information to support long-term asset management planning and forecasting of future capital requirements. This information will reduce the likelihood of unexpected failures, and these benefits will allow staff and Council to plan future budgets more effectively.

In addition to the BCAs, accessibility audits will also be completed. These audits will identify physical barriers within facilities and recommend improvements to ensure compliance with accessibility standards and enhance inclusiveness for all community members.

Together, the BCAs and accessibility audits will provide a comprehensive understanding of both capital renewal needs and accessibility priorities across 171 municipal facilities.

Analysis: Staff from several departments worked together to issue this RFP rather than issuing separate RFPs divisionally. The intent is to ensure efficiency and cost management at a corporate level as well as ensure the data gathered would not only

assist the operational departments but also align with the City's corporate Asset Management Strategy.

RFP-2025-52 closed on Thursday, September 4th, 2025, with 16 proposals received. Proposals were evaluated using a weighted scoring system based on company experience, team qualifications, start-up plan, and methodology. Scoring emphasized relevant municipal experience, qualified personnel, communication plans, and understanding of the project requirements. Additional points were given for proposals aligning with the City's strategic priorities.

After the initial technical review by staff, there were seven companies that did not meet the benchmark scoring to move ahead to the financial score which left the following nine companies:

- Accent Building Sciences Inc.
- BLDG Sci Advisory Inc.
- EVNA Engineering & Consulting Ltd.
- Facility Risk Solutions
- Nadine International Inc.
- Paradigm Engineering Group Ltd.
- Pryco Global Inc.
- Rimkus Consulting Group Canada Inc.
- Turner & Townsend Canada Inc.

After the financial scores were factored into the technical scoring for proposals that met the benchmark, BLDG Sci Advisory Inc. had the highest total combined ranking out of all submissions received.

In addition to the recreation facilities such as the Rotary Complex and the Agriplex, this project also covers City Hall, Administration of the Justice building as well as all other corporate service facilities. The Infrastructure Services facilities consist of all public works, water treatment pump houses and wastewater pumping stations. The Water Pollution Control Plant (WPCP) is not included as it will require a separate BCA done in coordination with the Ontario Clean Water Agency (OWCA) who operates the WPCP on behalf of the City, under contract.

The expected completion of this project is March/April 2026. The project is intended to be funded from reserve funds as noted:

Total Project Cost: \$276,000

- Perth Stratford Housing: \$138,000 (R-R11-HOUS) – noting that this is a shared service, with reserve contributions made proportionally from each member
- Community Services: \$100,000 (R-R11-RECR)
- Infrastructure Services: \$38,000 (Split between R-R11-WWTR, R-R11-WATR, R-R11-PWCA based on the number of facilities per division)

Completion of these BCAs by spring 2026 will allow staff to consider the recommendations and implications of the report in future capital planning forecasts.

Financial Implications:

Financial impact on current and future year operating budgets:

No anticipated impact to the 2025 operating budget. This project may span this year and next but will not directly impact the operating budgets.

Link to asset management plan and strategy:

At a high level, the Asset Management Strategy outlines how the City will consistently manage its asset portfolio. Regular BCAs form a foundational practice within that strategy by ensuring decisions are based on accurate, up-to-date information.

BCAs provide the detailed technical data on the state of City facilities and social housing units, including the condition of key components, remaining service life, and projected renewal costs.

This information is a critical input into the Asset Management Plan, which consolidates condition and cost data to forecast long term capital needs, prioritize investments, and align funding with service expectations.

Alignment with Strategic Priorities:

Enhance our Infrastructure

This report aligns with this priority by providing detailed information on the condition and performance of facilities and social housing units. With this information, the City can prioritize maintenance, plan timely upgrades, and make data based investment decisions. The result of these decisions will extend asset lifespans, improve reliability, and ensure infrastructure continues to support community needs effectively.

Build Housing Stability

This report aligns with this priority by ensuring social housing units are well maintained, safe, and accessible. By proactively assessing building conditions and planning for timely repairs or replacements, the PSHC can prevent unexpected failures or service interruptions, reduce long-term costs, and provide residents with reliable, secure housing over the long term.

Work Together For Greater Impact

This report aligns with this priority as collaboration across departments ensures this project delivers measurable enhancements to the quality, safety, and sustainability of City facilities and services.

Alignment with One Planet Principles:

Culture and Community

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

Sustainable Water

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

Staff Recommendation: THAT the Request for Proposal (RFP-2025-52) for Building Condition Assessments of 171 City and Housing facilities, be awarded to BLDG Sci Advisory Inc. in the amount of \$276,000, including HST.

Prepared by: Johnny Bowes, Manager of Asset Management

Recommended by: Karmen Krueger, CPA, CA, Director of Corporate Services/Treasurer
André Morin, CPA, Chief Administrative Officer



Building Skilled Trades in our Community

ttgtraining.org

Objectives

- To increase the Council's knowledge of how the Technical Training Group builds skilled trades in our community
- Ask Council to write letters of support to Ministers of LITSD, Rural Affairs, and Agriculture to repair the Skilled Trades Ontario registration portal quickly
- Request a replacement Council Representative for the TTG Board of Directors

Guiding Principles

Vision

Promote and deliver technical and skilled trades training in Stratford and the surrounding area.

Mission

To serve the need for local, relevant technical and skilled trades training.

Mandate

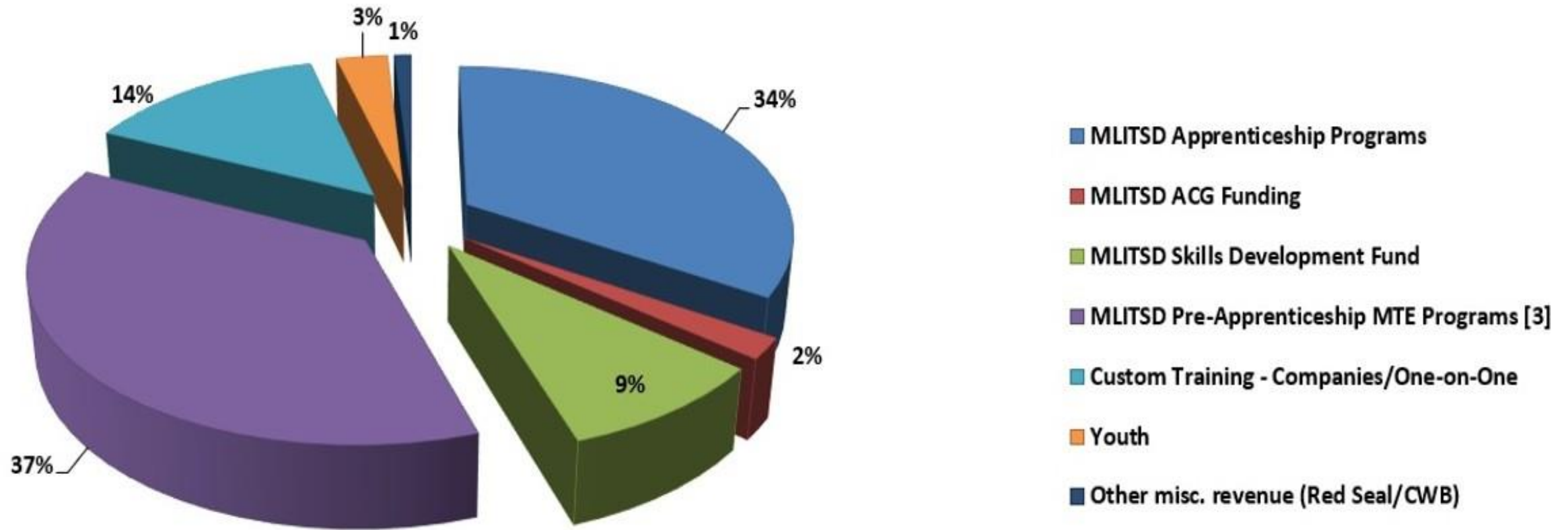
- Facilitate and promote partnerships to support community technical training needs.
- Provide competitive market-driven training
- Provide local training options to Individuals and Companies
- Support opportunities for Youth to explore career options in skilled trades.

Background

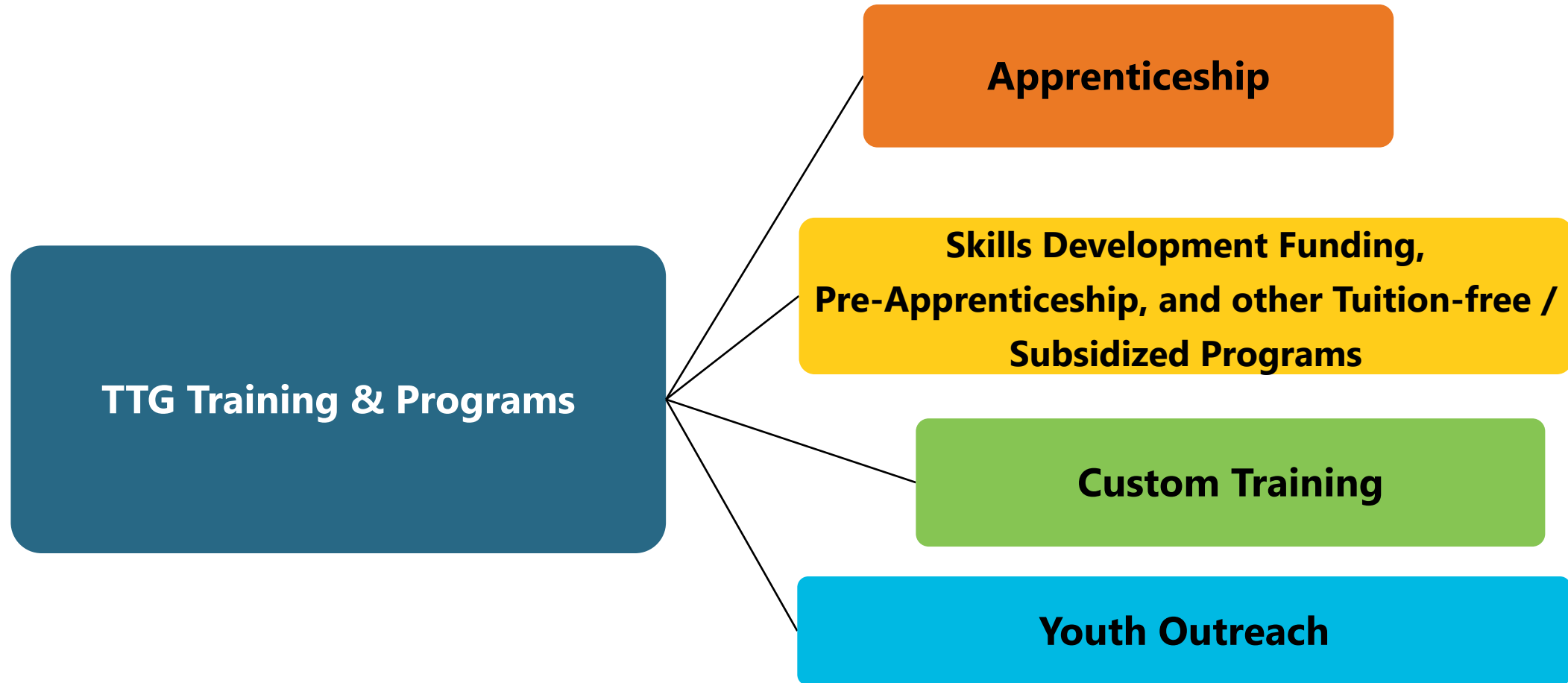
- 2002 Established as a not-for-profit
 - A diverse twelve-member Board of Directors representing Business, Industry, Education, and Government (City of Stratford)
- Operates
 - Approved non-college Training Delivery Agency
 - Delivering apprenticeship training – welding, metal fabrication, machining
 - Partner with SDSS to deliver local training on evenings & weekends
 - Deliver customized skills development training

Revenue

Revenue by %



Training Delivery Options



QUALIFIED INSTRUCTORS

Our Instructors are highly skilled and are specialists in their respective fields.

Many are licensed journeypersons who are graduates of our Apprenticeship Programs.



TTG Training Facilities

Strong partnerships with the Avon Maitland and Huron-Perth Catholic District School Boards allow TTG to utilize secondary school technical facilities and classroom space when not in use. Besides increasing school usage, TTG pays a facility fee.

Facilities fees are used to maintain equipment to current industry standards. The fees are used to keep equipment current and to industry standards.

As a Non-College TDA, TTG also receives Apprenticeship Capital Grant Funding (ACG), which is also reinvested into the schools to help upgrade equipment and facilities and support increased apprenticeship placements.

Training & Program Delivery Snapshot

- Welder and Metal Fabricator Apprenticeship (Level 1, 2 and 3)
- OYAP / Dual Credit Level 1 Welder Apprenticeship
- General Machinist – (Level 1 & Level 2 starts October 2025)
- Welder and Metal Fabricator Red Seal Prep and Welder Practical Assessment testing.

Training & Program Delivery Snapshot (cont.)

- Skills Development Fund (SDF) Training
- Manufacturing Pre-Apprenticeship Multiple Trades Exposure programs (Try a Trade)
- When funding is available, Ministry and Non-Ministry Tuition-free / Subsidized Training Programs
 - Youth MIG Readiness Training (Libro Credit Union)
- Programs include in-class training, employment preparation, and a paid work placement

SDF 2025 Newcomers Skilled Trades Pathway

In 2025, TTG received Skills Development Funding to deliver a Newcomer Construction and Manufacturing Focused Introductory Training Program in Stratford.

- 14-week program designed for 13 recent Newcomers (including 3 Youth Participants, 18-27) interested in gaining the skills required to work in the Construction and/or Manufacturing Sectors.
- The program is a collaborative employment model designed to help deliver the necessary skills and implement a smooth and safe workplace integration.
- Participants learned basic carpentry skills, introductory MIG welding, measuring, introductory blueprint reading, and hand and power tool use. They received a range of safety certifications, such as Working at Heights and First Aid.
- Participants are currently on work placements with a range of local employers

Youth Outreach Overview

Early exposure to experiential learning opportunities can inspire youth to sign up for tech studies in high school.

We provide a range of activities and experiences to introduce the trades, such as virtual welding.

TTG's youth engagement initiatives are delivered in conjunction with community partners such as the Avon Maitland and Huron-Perth Catholic District School Boards, Huron and Perth County Economic Development, local service providers, businesses, and industry organizations.

Custom Training

- Design and deliver flexible online or onsite practical training solutions for companies and individuals, such as
 - Trade Readiness (Blueprint reading, measurement tools, geometric dimensioning & tolerancing fundamentals, trade math, etc.)
 - Basic to Advanced Welding and Machining Courses
 - Supervisory and Safety Training
 - Safety Training
 - Basic to Advanced Carpentry Skills
 - One-on-One skills development – i.e. CBW Certification

Community Partnerships

Strong Partnerships are a critical component of the success of TTG's model – these include:

- School Boards and individual schools
- Local Industry
- Employment Ontario Providers and other local service providers and community partners
- Other Colleges and local training Institutions
- Economic Development
- Local and Provincial Government
- Industry associations (such as Perth-Huron Builders Association and Huron Manufacturing Association).

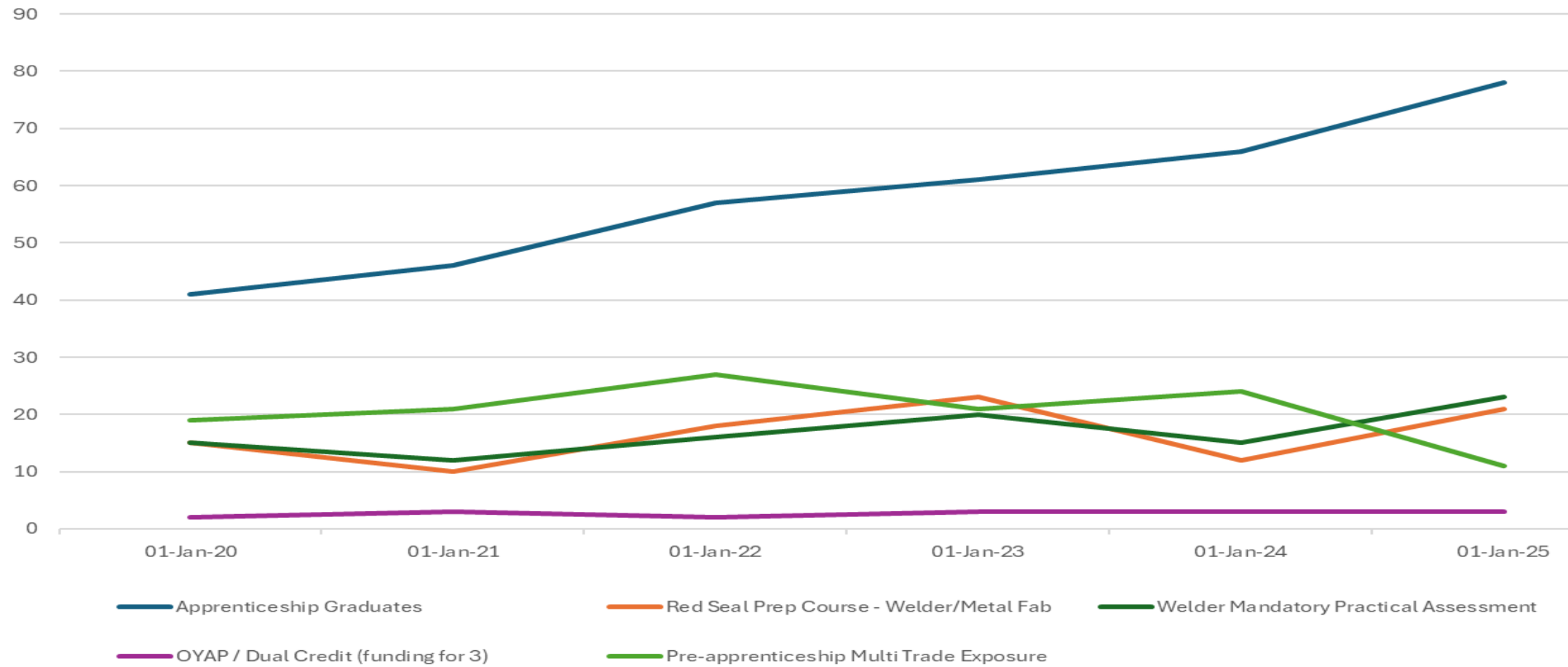
BENEFITS OF TTG TRAINING MODEL

- A **cost-effective and innovative training model** by partnering with local communities and industries.
- Use existing resources to deliver high-quality, relevant skills development.
- A **proven track record** of creating and delivering customized training solutions for employers and individuals.
- **Extensive experience** collaborating with community partners on ministry programs and pilot projects.
- **Alumni are excellent mentors** and ambassadors for skilled trades

Benefits continued

- Leverage **established relationships** with local employers and community organizations to address local labour shortages and skills gaps effectively.
- Give students hands-on exposure through local events, job fairs, and school programs
- **Alumni are excellent mentors** and ambassadors for skilled trades
- Use local schools' shop facilities outside of regular school hours (nights and weekends). In return, schools receive facility fees and equipment upgrades, which benefit students

Building Skilled Trade Capacity



Impact on our Community

- **Building the Skilled Workforce:** Each year, we train over 50 apprentices in Stratford, directly strengthening our local skilled trades workforce.
- **Launching New Careers:** Since 2016, we delivered 18 Tuition-free Pre-Apprenticeship programs to over 200 individuals - launching careers in welding, metal fabrication, millwrighting and machining.
- **Inspiring the Next Generation:** Our youth outreach programs connect with hundreds of local students annually, sparking interest in skilled trades.

Community Impact

- **Keeping Skills Local:** Our customized training solutions provide local businesses and individuals with convenient access to essential, relevant skilled trades training, preventing the need to go elsewhere for development.
- **Investing in Education:** Since 2004, we have reinvested over \$1 Million into local high schools, funding facility upgrades and new equipment that directly benefit students and enhance local education.

Challenges

Current Economic Climate

- Due to the uncertainty of our economic partnerships, employers are cautious and opting to hire experienced, skilled tradespeople where they previously invested in apprentices.

Transition to Skilled Trades Ontario

- Employers and apprentices are frustrated with the new registration process
- Negatively impacts TTG's ability to deliver training and revenue

Challenges

Variable Funding and Revenue

- Revenue streams are not guaranteed. We must negotiate apprenticeship training seats annually, and payment is based on actual enrollment, which can be inconsistent.
- Funding for other core programs, such as SDF and Pre-Apprenticeship, requires new applications each year with no guarantee of approval.
- Custom training revenue is also variable, making it difficult to rely on for consistent operational costs.

Facility Limitations

- The availability of technology facilities within local schools limits our ability to offer training. These site restrictions impact our capacity and can hinder program expansion.



THANK YOU!

“Change will not come if we wait for some other person or some other time. We are the ones we’ve been waiting for. We are the change that we seek.”

— *President Barack Obama*

ttgtraining.org

To whom it may concern,

I am writing to you today on behalf of the City of Stratford to discuss a matter of critical importance to our community's economic future: the skilled trades. We wholeheartedly support the province's commitment to building a strong skilled workforce and recognize the immense potential of a unified system under Skilled Trades Ontario (STO). However, the recent transition has introduced unexpected challenges that are creating significant obstacles for our local businesses and apprentices.

The demand for skilled trades professionals is higher than ever, and municipalities like ours depend on a clear and efficient pathway for new and existing apprentices. Unfortunately, the feedback we've received from our local employers, apprentices, and training partners indicates that the current STO system is struggling to meet this need.

The previous model, which provided a dedicated Ministry Employment Training Consultant for personalized support, offered a crucial lifeline for those navigating the apprenticeship process. Now, the reliance on a centralized call center has led to inconsistent information and prolonged delays. We're hearing reports of backlogs with no clear resolution timelines, and a high level of frustration with the STO portal, which is not as intuitive as it needs to be.

These barriers not only hinder the registration and progress of individual apprentices but also strain the resources of our local Training Delivery Agent (TDA), who are dedicating valuable time to try and help troubleshoot a system they cannot control.

Our local TDA has noted that the low level 1 apprenticeship enrollment numbers they are seeing for schooling this year in our area will have an adverse impact on apprenticeship completion numbers over the next three years.

Furthermore, we are deeply concerned about the recent removal of the **Apprenticeship Incentive Grant (AIG)** and **Apprenticeship Completion Grant (ACG)**. These grants were a lifeline for many of our apprentices, particularly those in part-time schooling who don't qualify for other forms of financial support. Their removal of these grants has created a significant financial hurdle, evidenced by a substantial increase in requests for payment plans to our local TDA and apprentices choosing to delay their training.

To ensure the new STO system fulfills its promise, we respectfully propose the following collaborative solutions:

- **Establish a Consistent Support Model:** Reintroduce a case-based management system to ensure that apprentices and employers receive consistent, ongoing support from a single representative.

- **Expedite Backlogged Processes:** Prioritize and fast-track the processing of apprenticeship agreements and classroom training offers.
- **Refine the Digital Experience:** Address the technical issues with the STO portal to make it an efficient and user-friendly tool for registration and document management.
- **Reinstate Apprenticeship Grants:** Re-evaluate the decision to remove the AIG and ACG. These grants are a small investment with a huge return, ensuring that financial barriers do not prevent skilled workers from completing their training.

The City of Stratford is committed to working with the Ministry to refine these processes and support our skilled trades community. Thank you for your consideration of these urgent matters.



MANAGEMENT REPORT

Date: September 16, 2025
To: Finance and Labour Relations Sub-committee
From: Karmen Krueger, CPA, CA, Director of Corporate Services/Treasurer
Report Number: FIN25-027
Attachments: 1) SEEDCo. Update to June 30 2025
 2) SEEDCo. Annual Report 2024
 3) Summer Company Success Stories

Title: SEEDCo./investStratford Update to June 30 2025

Objective: To receive an update on SEEDCo.'s activities for the period April 1 to June 30, 2025, as well as a financial update to August 30, 2025.

Background: SEEDCo. gives regular updates to Council through the Finance and Labour Relations Sub-committee.

An additional attachment titled, "Budget Variance Analysis January to August 2025," does not meet accessibility standards and has not been attached to the report. To receive a copy of the document please email info@investstratford.com or call 519-271-0250 ext. 5202.

Analysis: Joanie Gerber will be attending to present the attached update.

Financial Implications:

Financial impact to current year operating budget:

SEEDCo. receives financial contributions from the City as approved through the annual budget process. The 2025 contribution is \$650,069 for general operations, \$132,439 for Small Business Enterprise Centre, plus an additional amount to fund the hiring of Grand Trunk Project Coordinator and Specialists totalling \$200,000, funded from reserve.

Beyond this, there are no additional direct financial implications to the City's operating budget for current or future years.

Alignment with Strategic Priorities:

Enhance our Infrastructure

This report and the activities of SEEDCo./investStratford align with the City's strategic priorities by focusing on infrastructure, housing, economic development and cooperation with various organizations within the community and beyond.

Alignment with One Planet Principles:

Equity and Local Economy

This report and the activities of SEEDCo./investStratford align with creating safe, equitable places to live and work which support local prosperity and international fair trade.

Staff Recommendation: THAT the Stratford Economic Enterprise Development Corporation (SEEDCo./investStratford) Update to June 30, 2025, (FIN25-027) be received for information.

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

August 26, 2025

Title: Report to Finance & Labour Relations Sub-Committee

Councillor Hunter, Chair & Sub-Committee Members

CC: Karmen Krueger, Director of Corporate Services & André Morin, CAO

Activities of the Stratford Economic Enterprise Development Corporation

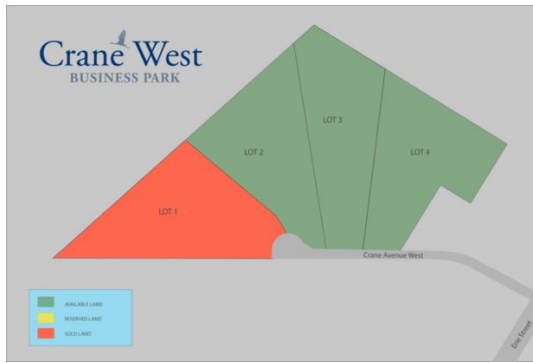
Aligning to the strategic priority of Council, **Widening our Economic Opportunities**, the following projects and activities are ongoing and underway.

Key Metrics (April 1, 2025 – June 30, 2025):

- Staff worked with over 20 ongoing investment opportunities for both City-owned and privately held industrial and commercial properties and responded to 55 inquiries.
- Staff are working with 8 existing companies supporting their retention and expansion plans.
- The Small Business Centre held 47+ consultations, including 14 businesses started and 6 businesses expanded.
- 30 Jobs were created by businesses supported by the Small Business Centre.
- The Summer Company program had a 10-participant cohort this summer, helping 10 new student businesses to launch creating 10 jobs.
- Staff participated in many Workforce Development activities (e.g., Stratford-Bruce Peninsula Employment Service System Manager (SMM) and Attainable Market Housing Project).
- With our SOMA Partners, Stratford participated and/or was represented at 4 international lead generation events and trade shows, providing more than 50+ leads in sectors including automotive manufacturing, batteries, energy, and construction.

City-Owned Industrial Land Activity (April 1, 2025 – June 30, 2025):

- All lots in the Wright Business Park are sold, apart from one 4.7-acre parcel for future development and a 12-acre parcel sale set to close in October 2025.
- One of the four lots in the Crane West Business Park is sold and the remaining three 5.5. acre lots are available for sale. In addition to investStratford online marketing, the available lots have been added to the Invest Ontario portal for promotion by Invest Ontario.
- There continues to be on-going interest in City-owned industrial lots for new investments and local company expansions.



Attainable Market Housing Project (April 1, 2025 – June 30, 2025):

- Housing Specialist contract extension was approved by Council from July 2025 to the end of December 2025.
- Last Mile Funding to support the demolition of 398 Erie Street was successfully obtained, enabling the development of a supportive housing project.
- Following the identification of 246 Railway Avenue as a surplus city building, an RFP was issued seeking contractors to renovate the cement block building into a full two-bedroom home to be used by Social Services for affordable housing. A proponent was selected in May with a timeline for completion of October/November 2025.
- A Stratford Housing Needs Assessment was undertaken by the Windsor University, Centre for Cities and the Housing Specialist Consortium to calculate forward-looking projections and review historical data. The 64-page document was completed for March 31st and will be used for funding purposes.
- Work continues with local not for profit housing advocates to assist them in their endeavors to create affordable housing.

Budget Variance Analysis (Jan 1, 2025 – August 30, 2025) Attached.

- Note 1 – construction related staffing for the Grand Trunk Project has been reallocated to Government Relations work for the project.
- Note 2 – all housing, lead generation and special project consultants (including Grand Trunk Government Relations)
- Note 3 – majority of all annual memberships are paid in January (first quarter).
- Note 4 – all SBEC related expenses are reported on a fiscal year end (April-March).
- Note 5 – starter company grant program begins in January 2026

Looking Ahead to Q3 (July-September 2025)

- The Stratford Centre for Business will host the Stratford AI Summit at the end of September with field expert, Avery Swartz from Camp Tech.
- Season 2 of the Evolving Entrepreneurship podcast will launch.

- Staff will continue to support current and planned expansions for existing companies and respond to on-going investment inquiries.
- investStratford continues its work with local companies and partners at the Provincial and Federal governments to address impacts from U.S. Tariffs. A Task Force comprised of key stakeholders and business leaders is keeping the lines of communication open to disseminate information as it becomes available.
- As part of the Southwestern Ontario Marketing Alliance, investStratford will also continue its efforts to lead foreign direct investment (FDI) missions to not only nurture our relationships with our Japanese and German companies, but also to explore and open new markets and opportunities. This is in addition to implementing strategies to support our many home-grown and Canadian-based businesses here in Stratford, such as new domestic and inter-provincial markets.
- The Community Improvement Plan (CIP) initiative went before Council. Public meetings will occur in the fall with the intent to have the Tax Increment Equivalency Grant available for affordable home builders by late fall 2025, pending Council approval.
- In addition, funding proposals to the Canada Mortgage and Housing Corporation (CMHC) are ongoing to further leverage investment in new housing projects.
- Work continues with NOW Housing and the Emily Murphy Centre for the installation of 6 modular units.
- The negotiations on 161 East Gore Street and 38 Coriano Street continue. The plan is to build 8 units of affordable housing in a 27-unit mixed market development with Pol Quality Homes. Staff are in the process of completing negotiations and will return a proposed agreement to Council in October. These initiatives reflect a collaborative effort across municipal departments including Planning, Building, Engineering, and Social Services.
- An inter-departmental comprehensive review of all city-owned properties is underway to identify any other potential surplus or underutilized parcels for potential affordable housing projects.

Respectfully Submitted,



Joani Gerber
CEO, investStratford
jgerber@investstratford.com

Attachments: Budget Variance Analysis, Jan-August 2025
SEEDCo. Annual Members Meeting 2024 Report; 2025 Summer Company Success Stories

STRATFORD ECONOMIC ENTERPRISE DEVELOPMENT CORPORATION (SEED CO.)

ANNUAL REPORT

2024

YEAR IN REVIEW



ADVANCING STRATFORD'S ECONOMIC FUTURE

STRATFORD ECONOMIC ENTERPRISE DEVELOPMENT CORPORATION (SEED CO.)

MISSION: Advancing the economic future of Stratford through excellence, creativity and collaborative leadership

VALUES: Professional integrity, collaborative leadership, proactive and responsive solutions, excellence in service delivery

VISION: Relentlessly pursue community prosperity by being a globally recognized City for innovation, sustainability, and inclusivity



Advancing Stratford's Economic Future

LAND ACKNOWLEDGEMENT:

SEED Co. acknowledges that Stratford is located on land that was shared between the Neutral (Attawandaron), Anishinaabe and Haudenosaunee peoples. It is also important to acknowledge that municipal buildings are on territory governed by two treaties: The Dish with One Spoon Wampum Belt Covenant of 1701, made between the Anishinaabe and the Haudenosaunee Confederacy, and the Huron Tract Treaty of 1827, an agreement made between eighteen Anishinaabek Chiefs and the Canada Company. Today, this land is still home to many Indigenous Peoples from across Turtle Island, and we are grateful to have the opportunity to live, work, and play on this land.

Annual Members Meeting
 Thursday, June 12, 2025
 Main Lobby, Stratford Festival Theatre
 55 Queen Street, Stratford, ON, N5A 6V2
 8:30am - 9:30am



AGENDA

8:00am Arrival of Board Members & Continental Breakfast

8:30am Call to Order

- 1.0 Board Business Meeting Call to Order – 11th Annual Members Meeting of the Stratford Economic Enterprise Development Corporation
- 2.0 Land Acknowledgement
- 3.0 Prepared Greetings from John Nater, Member of Parliament, Perth-Wellington
- 4.0 Greetings from Matthew Rae, Member of Provincial Parliament, Perth-Wellington and Chief Government Whip
- 5.0 Declarations of Pecuniary Interest and the General Nature Thereof
- 6.0 Adoption of the Minutes from Annual General Meeting “2023 Year in Review” and Approval of the Agenda for the 11th Annual Members Meeting of SEEDCo. “2024 Year in Review”
- 7.0 2024 CEO Report – Joani Gerber
- 8.0 SEEDCo. By-law No. 2 Amendments
- 9.0 Auditor’s Report and unaudited 2024 Financial Statements – Karmen Krueger, Director of Corporate Services, City of Stratford
- 10.0 Appointment of Auditors
- 11.0 Appointment and Confirmation of Directors
- 12.0 Guest Speaker: John Kastner, former General Manager, Stratford Perth Museum
- 13.0 Adjournment

Thursday, June 13, 2024 • 8:00 to 9:30 AM
 Stratford Festival Theatre, 55 Queen St., Stratford
MINUTES from AGM: 2023 Year in Review
(held June 13, 2024)



2024/25 Directors Present: Kate Dekok; Michael Adams; Ekin Alfieri; Bill Boon; Jeff Graham; Mark Hunter; Andrew Jantzi; Trevor McNeil; Joan Thomson; Lori Radke; Martin Ritsma

Regrets: Brad Beatty

2023/24 Directors Present: Franklin Famme; Colin Schmidt; Shelley Stevenson

Staff Present: Joani Gerber; Mike Pullen; Elke Bidner; Janis Auster; Meredith Pearce (intern)

Guests & Speakers: Anita Gaffney, Executive Director, Stratford Festival

1.0 Board Business Meeting Call to Order

Board President, K. Dekok made welcoming remarks, read the City's Land Acknowledgement and called the Annual General Meeting: 2023 Year in Review to order at 8:30 AM.

2.0 Declarations of pecuniary interest and the general nature thereof

None.

3.0 Approval of the Minutes from the Annual General Meeting: 2022 Year in Review (held June 8, 2023) and approval of the 10th Annual AGM Agenda

K. Dekok noted an amendment to the Agenda re: change in the guest speaker.

Moved by: M. Ritsma

Seconded by: S. Stevenson

That the Minutes of the 2022 Annual General Meeting: 2022 Year in Review dated June 8, 2023 be approved; and that the Agenda for the 10th Annual General Meeting be approved, as amended.

Carried.

4.0 Chief Executive Officer Report – 2023 Year in Review

J. Gerber provided an overview and highlights of the 2023 Year in Review Report, thanked retiring Board Members and welcomed new Board Members.

K. Dekok thanked J. Gerber and the investStratford Team.

Moved by: J. Graham

Seconded by: A. Jantzi

That the 2023 in Review Report be received as information.

Carried.

5.0 By-Law 2 and Articles of Amendment Review in Preparation for ONCA Compliance

J. Gerber provided an overview of ONCA Compliance requirements for the Corporate By-Law 2 to be in place by September 2024 and provided an explanation that the vote and motion is by the 'Members' of the Corporation. Moving forward, the AGM next year will be referred to as the Annual Members Meeting.

Moved by: F. Famme

Seconded by: T. McNeil

THAT the Members have received the draft By-Law No. 2 and Articles of Amendment as prepared by the corporate legal counsel of the Corporation and as approved by the Board of Directors on April 11, 2024 and, together with the Board of Directors recommendation to repeal the current By-Law No. 1 in it's entirety, and replace same with the draft By-Law No. 2 as circulated with the agenda package;

THAT by an unanimous/majority vote, the Members hereby resolve to:

- *Repeal the current By-Law No. 1 in its entirety, and approve, adopt and enact the new By-Law No. 2;*
- *Approve, adopt and enact the Articles of Amendment as circulated with the agenda package and authorize the Articles of Amendment to be submitted for filing with the Ministry of Public and Business Service Delivery.*

Carried.

6.0 Auditor's Report and unaudited 2023 Financial Statements

Karmen Krueger, Director of Corporate Services, City of Stratford, provided an overview of the 2023 Financial Statements.

Moved by: M. Hunter

Seconded by: T. McNeil

That the unaudited 2023 Financial Statement be received as printed and presented.

Carried.

7.0 Confirmation and Appointment of Board Directors

K. Dekok provided the following overview of appointments, executive positions, term renewals and retirements. Following the recommendation from the SEED Co. Board of Directors at the March 14, 2024 Board of Directors Meeting, and at the April 22, 2024 Regular City Council meeting, Council adopted the following resolution:

THAT the following candidates be appointed to the SEED Co. Board of Directors:

Michael Adams, representing the Digital Media/Creative Economy sector, is hereby appointed to the Stratford Economic Enterprise Development Corporation Board of Directors for a three-year term to June 2027 or until a successor is appointed by Council;

Ekin Alfieri, representing the Banking/Financial sector, is hereby appointed to the Stratford Economic Enterprise Development Corporation Board of Directors for a three-year term to June 2027 or until a successor is appointed by Council;

Bill Boon, representing the Technology sector, is hereby appointed to the Stratford Economic Enterprise Development Corporation Board of Directors for a three-year term to June 2027, or until a successor is appointed by Council.

AND THAT the following candidates be re-appointed to the SEED Co. Board of Directors:

- Kate Dekok, President and representing the Small Business sector.
- Jeff Graham representing Festival Hydro.
- Andrew Jantzi representing the Manufacturing sector.
- Trevor McNeil, VP and representing the Agriculture sector.
- Lori Radke, representing Citizens at large.

City Council Appointments to the SEED Co. Board of Directors are:

- Councillor Brad Beatty
- Councillor Mark Hunter

Ex Officio Board Members are:

- Mayor Martin Ritsma
- Joan Thomson, City Chief Administrative Officer

Moved by: S. Stevenson

Seconded by: C. Schmidt

THAT the slate of SEED Co. Directors be approved as presented for the 2024-2025 term.

Carried.

Acknowledgement of retired and retiring Directors' Service

K. Dekok acknowledged the service and thanked retired and retiring Board Members:

- Franklin Famme
- Colin Schmidt
- Shelley Stevenson

8.0 Appointment of Auditors

Moved by: L. Radke

Seconded by: M. Ritsma

THAT the City of Stratford's auditor, be appointed as auditors for the Stratford Economic Enterprise Development Corporation for the fiscal year ending December 31, 2024.

Carried.

9.0 Guest Speaker:**Anita Gaffney, Executive Director of the Stratford Festival**

K. Dekok introduced Anita Gaffney, Executive Director of the Stratford Festival.

A. Gaffney provided an insightful presentation on the history of the Stratford Festival and its evolution into a major economic driver for the City. She also celebrated the many unique characteristics of Stratford and the Festival, along with the many linkages between the various industries of the City.

K. Dekok thanked Anita Gaffney and made closing remarks.

10.0 Adjournment – 9:12 AM

Moved by: F. Famme

Seconded by: M. Ritsma

That the Annual General Meeting: 2023 Year in Review adjourn.

Carried.

Board of Directors 2024/2025

Kate Dekok, National Director of Sales, Demant (Board President)

Trevor McNeil, Manager, MTE Consultants, Inc. (Board Vice President)

Michael Adams, Senior Director of Marketing and Audience Development, Stratford Festival (resigned January 2025)

Sarah Hamza, Director, Audience Engagement, Stratford Festival (joined February 2025)

Ekin Alfieri, Account Manager, TD Commercial Banking

Brad Beatty, Councillor, City of Stratford

Bill Boon, General Manager of Administration, Aisin Canada, Inc.

Jeff Graham, President & CEO, Festival Hydro & Rhyzome Networks

Mark Hunter, Councillor, City of Stratford

Andrew Jantzi, Engineering and Quality Management, New-Form Tools

Lori Radke, Citizen-at-Large

Martin Ritsma, Mayor, City of Stratford

Joan Thomson, CAO, City of Stratford (retired March 2024)

Adam Betteridge, Interim CAO, City of Stratford (joined April 2025)

investStratford Team

Joani Gerber, Chief Executive Officer

Mike Pullen, Managing Director

Janis Auster, Operations and Administration Lead

Elke Bidner, Marketing and Communications Lead

Holly Mortimer, Business Specialist, Stratford Perth Centre for Business

Kendra Fry, Housing Specialist, investStratford

Meredith Pearce, Intern, investStratford

Cindy Teknedjian, Intern, Stratford Perth Centre for Business

JOINT MESSAGE FROM THE BOARD PRESIDENT AND CHIEF EXECUTIVE OFFICER

2024 has been a year of action, resilience, and unwavering focus. As we face the real and growing implications of new tariffs and U.S. trade dynamics, one thing is clear: Stratford's strength lies not in standing still, but in being ready to move forward—together.

This year, we leaned into our greatest asset: economic diversity. Whether it's advanced manufacturing, small business innovation, or the fusion of arts and industry, Stratford has proven once again that adaptability and creativity fuel our growth. Our new arts and industry collaborations are just the beginning—proof that Stratford doesn't just react to change, we lead through it.

Small businesses remain the beating heart of our economy. Through the Starter Company Plus and Summer Company programs, we celebrated dozens of new business launches and expansions across our region. These entrepreneurs are building the future of Stratford—and we are proud to help them grow right here at home.

In 2024, we also strengthened partnerships and created powerful moments of unity. Hosting successful and sold-out community events which included the Ontario Auto Mayors Meeting and the Stratford and Perth County Housing Symposium underscored our commitment to community and business. These events are not just about economic development; they're about building a community that stands together and looks ahead.

As we close this chapter and face a rapidly changing global environment, our message is clear: Stratford is prepared, Stratford is resilient, and Stratford is built to thrive. With the commitment of our community and the leadership of our local entrepreneurs, we are more than ready for whatever lies ahead.

Sincerely,

Kate Dekok



Kate Dekok
Board President, investStratford

Joani Gerber



Joani Gerber
CEO, investStratford

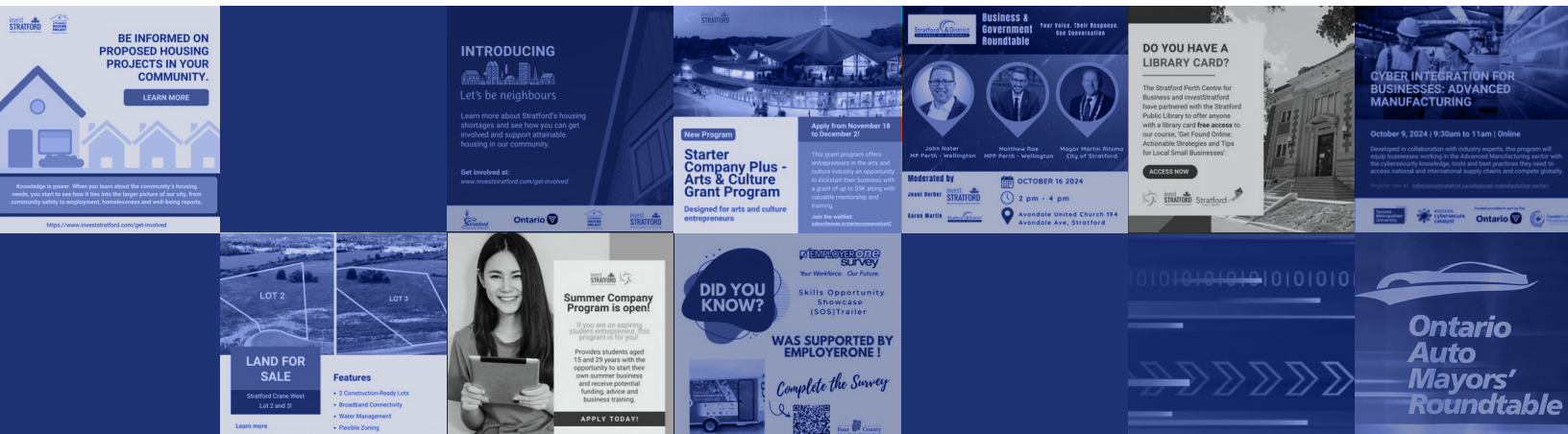
investStratford is committed to advancing the economic future of Stratford through excellence, creativity, and collaborative leadership. The Corporation offers concierge-style advice, support, and guidance to businesses to attract, maintain and grow business and economic growth in the City of Stratford. The Stratford Perth Centre for Business supports entrepreneurship programs for Stratford, Perth County, and St. Marys.

2024

YEAR IN REVIEW

2024 YEAR IN REVIEW – INTRODUCTION

Stratford's 2024 was a year of growth, momentum, and meaningful progress across economic development, housing, and entrepreneurship. Industrial expansion surged with over 300,000 square feet of new builds underway, adding to the city's strong advanced manufacturing base. Local companies continued to grow, with investStratford supporting over 10 active expansions, while new investment interest grew through domestic outreach and foreign direct investment missions. Housing remained a central focus, with the Attainable Market Housing Project advancing policy reviews, incentive programs, and partnerships to address critical workforce housing needs. The Housing Consortium led transformative public engagement, secured funding, and moved key affordable housing projects forward. Stratford's small business ecosystem thrived with over 250 consultations, new business launches, and innovative programming supporting youth and creative entrepreneurs alike. Community events—from the landmark Auto Mayors Roundtable to the Housing Symposium and Provocations Festival—showcased Stratford's leadership, connectivity, and cultural vibrancy. Together, these achievements reflect a bold, resilient community preparing for tomorrow while building on the successes of today.



MAJOR HIGHLIGHTS FOR THE 2024 OPERATIONAL YEAR INCLUDE:

GROWTH, GOALS AND OBJECTIVES FOR 2024/2025

- Stratford companies continue to grow and are underway with expansions that represent significant new industrial assessment. Beginning in 2024 and into 2025, there are expansions underway that total over 300,000 square feet in new industrial buildings in the Wright Business Park. These include, but are not limited to Aisin Canada, CleanFix North America, Magest Inc. and the Tri-Mach Group. These expansions add to the already 6.8 million square feet of industrial buildings in the City.
- In 2024 and into 2025, the City continued to experience strong activity in industrial, commercial and residential development. Automotive and other advanced manufacturing expansions comprise a large portion of industrial growth, along with the construction and trades sectors. Since 2015, approximately 75% of City land sales have been to existing companies for expansion purposes, with 25% to companies that have chosen to invest and locate in Stratford.
- investStratford and City staff continue to work with over 10 Stratford companies to support their expansion plans, while also positioning the City to benefit from the opportunities resulting from the electric vehicle supply chain and other new and expanding markets, such as agri-business and food processing.
- FDI Missions: As part of the Southwestern Ontario Marketing Alliance, investStratford will also continue its efforts to lead foreign direct investment (FDI) missions to not only nurture our relationships with our Japanese and German companies, but also to explore and open new markets and opportunities. This is in addition to implementing strategies to support our many home-grown and Canadian-based businesses here in Stratford, such as new domestic and inter-provincial markets.
- Housing: The Corporation's commitment to fostering a robust economy continues to extend to our current and new Canadian employees and entrepreneurs. As such, housing continues to be top of mind to our businesses to support their workforce. Significant work started in 2024 and continues through 2025 on the implementation of the Attainable Market Housing Project. By prioritizing affordable housing initiatives, our community can create an environment conducive to sustained growth and prosperity for all stakeholders involved.

Housing: Consortium Annual Report

This year, the Housing Consortium at investStratford made significant progress in advancing affordable housing through strategic initiatives in culture change, policy development, project execution, and funding acquisition.

1. Advancing a Culture Shift

In partnership with the Stratford Public Library, the Provocations Ideas Festival, CBC Ideas, and other local stakeholders, the Consortium facilitated three major public engagement events.

- The Fall Housing Symposium convened provincial experts to discuss policy tools and strategies to accelerate affordable housing development.
- A CBC Ideas/ Provocations Festival event in collaboration with investStratford, Shaping Tomorrow's Cities, explored urban innovation and community design.
- A third event, co-hosted with the Library, focused on local planning challenges and opportunities.

** All three events reached full capacity, underscoring the community's engagement and appetite for constructive dialogue on housing issues.*

2. Policy Analysis and Strategic Planning

In collaboration with the City's Planning Division and Corporate Services Department, the Consortium advanced a Community Improvement Plan, securing \$150,000 in budget allocations for the current fiscal year. This work was complemented by a Housing Needs Assessment, conducted in partnership with the Centre for Cities at the University of Windsor, which provides a data-driven foundation for future planning.

3. Delivery of Affordable Housing Units*

Progress was achieved on several key housing projects:

- 246 Railway Avenue: A two-bedroom affordable unit has completed the RFP and proponent selection phase. Construction is on schedule for completion in October 2025.
- 161 East Gore and 38 Coriano: The RFEI process is at the selection stage, with development expected to begin in early 2026 and completion anticipated by summer 2027.

** These initiatives reflect a collaborative effort across municipal departments including Planning, Building, Engineering, and Social Services.*

4. Securing Funding

The Consortium successfully obtained Last Mile Funding to support the demolition of 398 Erie Street, enabling the future development of a supportive housing project. In addition, funding proposals to the Canada Mortgage and Housing Corporation (CMHC) are ongoing to further leverage investment in new housing projects.

2024 SMALL BUSINESS AND ENTREPRENEURSHIP

Under the management of investStratford and its Board, the Stratford Perth Centre for Business (SPCB) is a provincially funded and municipally supported program dedicated to small business in Stratford, Perth County and St. Marys. The Centre offers core services to advise small businesses and entrepreneurs looking to build their businesses. In addition to the core services and grant programs, workshops and events round out our programming to provide skills and networking opportunities.

- Stratford Perth Centre for Business held over **250** business consultations, including **34** new businesses and assisting **57** small businesses to continue or expand over the last 12 months.
- Our small businesses added over **179** new jobs during the last year.
- Invested more than **\$50K** into **12** new businesses over the last year through the Summer Company student entrepreneur program and the Starter Company Plus Program.
- The **2024 Starter Company Plus Program*** mentored **7** new small businesses and helped launch the local entrepreneurs within Stratford, St Mary's and Perth County. Each received \$5K and mentorship from the Centre. The most recent graduates started businesses in retail, tourism, agriculture and education. The 2024 program supported new business owners that included entrepreneurs like Janis Antonio. Janis was able to use the funds to support the purchase of an existing business and grow its' revenues for that business's two locations. The program also was able to help Erin Swinkels take her services private in order to build custom programming for the children she supported and at the same time, purchase a building that is now becoming a hub for the families she supports in our region. And finally, the program help Shari Matucci take a dream and make it a reality. She now operates a successful service that finds rare books for people, using the grant to purchase shelving and a trailer to travel around the province serving her vast clientele.
- The **Summer Company program**** helped to launch **5** new student-run small businesses with \$3K grants in areas of food sales, care detailing services, custom computer designs, and marketing. These young entrepreneurs are the business leaders of tomorrow and the majority of these students made the decision to continue with their businesses over their school year.

** Both the Starter Company Plus Program and the Summer Company Program are funded by the Province of Ontario, the Ministry of Economic Development, Job Creation and Trade, supported by the City of Stratford and managed by investStratford. The Starter Company Plus provides participating entrepreneurs with 6 weeks of business education including mentorship opportunities, business planning, marketing, financial literacy, and brand development. At the end of the program, participants are eligible to receive a \$5K grant.*

*** The Summer Company Program offers an opportunity for students (enrolled in secondary and post-secondary education) to launch their own businesses. These budding entrepreneurs operated their businesses with great success using mentorship meetings and check-ins to help them organize, market, and build their businesses.*

OTHER EVENTS, NEWS AND 2024/2025 HIGHLIGHTS:

- **Aisin Canada Expansion:** In January 2024, Aisin Canada announced an expansion of their Stratford location, stating that the Tier One automotive supplier planned to double the size of its current plant and office. Construction began in March, 2024, with completion in April, 2025. The expansion included 135,000 square feet of new manufacturing and office space. <https://tinyurl.com/bdhfnn9b>
- **FoodPreneur Advantage Program Launch:** Stratford Perth Centre for Business and Perth County partnered to present The Foodpreneur Advantage Program, a new free program for food and beverage entrepreneurs: <https://tinyurl.com/46ka2sa9>
- **Project Arrow Visits Stratford:** In March, Canada's first zero emission Canadian built concept vehicle visits Stratford and inspires local highschool students. Valued at over \$20 million, the car was displayed for SDSS students in the "Specialist High Skills Major Program in Transportation" with representatives from the Automotive Parts Manufacturers' Association (APMA) on hand to answer questions. <https://tinyurl.com/3xde29ud>
- **Women in Business Event 'If Improv was your Superpower':** The sold-out evening of improv featured co-hosts Rebecca Northan and Christy Bruce, two of Canada's top award-winning improv comedians and alumni of Toronto's Second City, who taught women how to harness improv techniques and use them as a business superpower.
- **Starter Company Plus Program.** In April, the Stratford Perth Centre for Business announced the launch or expansion of 7 local businesses with the Starter Company Plus Program, a provincially supported program aimed at entrepreneurs within Stratford, St Marys, and Perth County including Bookcellar365, Bilingual Dairy Services, Odyssey Indigo, Coles and Keys Optical, Dunny's Source for Sports, Pearl Inspirations and Stratford Walking Tours.
- **Green Manufacturing Awards:** In May, the City of Stratford recognized local manufacturer Dyna-Mig, MTE Consultants, Schaeffler and Vicwest for Sustainability Efforts. <https://tinyurl.com/5x429x6z>
- **10th Annual General Meeting:** The Corporation held its tenth annual AGM at Stratford Festival Theatre on June 13, 2024 featuring Anita Gaffney, the Executive Director of the Stratford Festival. The event featured a keynote address by Ms. Gaffney, who highlighted the synergies between the cultural and economic sectors of the city. <https://tinyurl.com/46d79fa3>
- **Summer Company Launch:** In July, the Stratford Perth Centre for Business announced that 5 new student-run small businesses have launched with the assistance of the Summer Company Program which includes mentorship and provincial grants totaling \$15K for young, local entrepreneurs in Stratford and Perth County. Businesses included The Keyboard Wizard, Voros Sales, Redgrift VFX, Stratford Summer Hockey League and Premier Detailing <https://tinyurl.com/4brtcc4j>

- **Here for Now Theatre Launch Event** – Sept 17. The Here For Now (HFN) Theatre began construction on their new theatre which will become the year-round home for HFN. It will also be made available to other small- and mid-sized local arts organizations, filling a vital need in the community for accessible, affordable performance space. Our organization assisted in planning, organizing and messaging of the event. The \$1.3-million project was supported by the Department of Canadian Heritage Canada Cultural Spaces Fund, Government of Canada's Tourism Growth Program delivered by FedDev Ontario and the Ministry of Rural Affairs' Rural Economic Development Program.
- **Stratford and Perth County Housing Symposium** – Oct. 1, this Housing focused day was filled with insights from industry experts. The event was made possible thanks to the Ollie Henry Housing Development Fund and special partnerships with the City of Stratford, Perth County, Perth-Huron Builders Association and United Way Perth-Huron. *Video: <https://www.youtube.com/watch?v=LzddL-LSpvI>

The Keynote was delivered by Housing innovator Christine Hempel, and featured Melissa Schenk, Perth-Huron Builders Association (PHBA), Christopher Valeri Manager of Business Improvement & Strategic Initiatives City of Mississauga Planning & Building, Rino Bortolin, Strategic Advisor/Project Manager and Lead on the Housing Innovation Lab, University of Windsor, Len Overbeek, Tilt Wall Ontario Inc., Kathy Vassilakos, United Housing, United Way Perth-Huron, Kyle Zhang, Tapestry Capital, Growth and Impact Associate, Gurveer Birk, Canada Mortgage and Housing Corporation, Client Relations, Krystal Valencia, Rental Rescue. Media release: <https://tinyurl.com/yw2jbzdr>

- **Climate Momentum Mixer** – Oct. 2 at the Parlour Inn. Supported Climate Momentum Group's agenda and event which featured presentation from Mark McIntosh, sustainability officer at Vicwest and featured industry personnel doing innovative projects in the area of energy conservation and reducing carbon footprints.
- **Rogers Cybersecurity for Manufacturers Event** – Oct. 9. Rogers Cybersecurity Catalyst Event focused on equipping Manufacturers with the cybersecurity knowledge, tools and best practices needed to better access national and international supply chains. Funding provided in part by the Government of Ontario (MEDJCT) with no cost to participants in the Advanced Manufacturing Sector.
- **Chamber's Business and Government Roundtable** – Oct 16, Partnered with Chamber to present the Stratford & District Chamber of Commerce for their Business & Government Roundtable. Moderated by Joani Gerber, CEO of investStratford alongside Aaron Martin, Manager of the Stratford & District Chamber of Commerce.
- **Stratford Public Library Partnership** – Oct. 22, In honour of Small Business Week, investStratford and the Stratford Perth Centre for Business partnered with the Stratford Public Library to provide all library card holders free registration to an online Small Business course. The course, "Get Found Online: Actionable Strategies and Tips for Local Small Businesses" cost \$59 but all Stratford library card holders were given free access. Stratford library card holders could also obtain a unique access code, allowing them to register for the course free of charge. <https://tinyurl.com/4hk6sxttr>
- **Fresh Ideas Collective Partnership** – Oct. 23, The Stratford Perth Centre for Business sponsored and promoted the Idea Lounge, presented by the Fresh Idea Collective at the Stratford School of Interaction Design and Business. The evening featured speaker Ajoa Mintah, a Ghanaian Canadian engineer and founder of Four All Ice Cream as well as a showcase of young, female entrepreneurs who joined the conversation on the importance of business mentorship for women in our region.

- **Employer One Survey** – Promoted the ongoing EmployerOne survey which collects and summarizes local workforce data directly from employers. This survey and extracted information are crucial to local organizations engaged in workforce attraction and retention strategies, strategic planning, and other community projects requiring local labour market data.
- **Ontario Auto Mayors Roundtable:** Hosted by the City of Stratford, as the first “outside of GTA” as well as the highest attended since inception. Ontario Auto Mayors’ caucus held its first meeting outside the GTA on Nov. 1, 2024, at Stratford’s Tom Patterson Theatre, with 45 municipal representatives and industry leaders in attendance.

Chaired by Oakville Mayor Rob Burton, the meeting featured keynotes from Ford Canada CEO Bev Goodman and PowerCo CFO Brent Hinson. Goodman discussed the state of Canada’s auto industry and the potential impacts of the upcoming United States-Mexico-Canada Agreement (USMCA) review. Hinson highlighted Volkswagen’s \$7 billion investment in St. Thomas and Ontario’s advantages in green technology and EV supply chains. MPP Matthew Rae (Perth-Wellington) and MPP Brian Saunderson (Simcoe-Grey) also addressed the group. Media release: <https://tinyurl.com/4y532jsn>

- **New Arts-focused Starter Co. Plus Program:** Announced by Stratford Perth Centre for Business, on November 18, the new “Arts focused” Grant Program was designed for Arts and Culture entrepreneurs and offered those in the arts and culture industry an opportunity to kickstart their business with a grant of up to \$5K along with valuable mentorship and training. Training sessions began January 2025. Media release Nov. 18, 2024 <https://tinyurl.com/ycc58ty3>
- **Provocation Festival Partnership for 2024-25**, included the sponsorship of two events; CBC Ideas on November 28 and RE-Imagine Stratford on November 30. The Festival seeks to unite extraordinary voices—community members, artists, performers, actors, musicians, journalists, scholars, urban planners, and culinary innovators—to delve into a theme, which this year was “City of Dreamers.”
 - *CBC Ideas – Provocation Festival*, Nov. 28, led by CBC IDEAS host Nahlah Ayed, and featuring: Jay Pitter, an award-winning placemaker focused on bridging divides in urban spaces across North America; Robin Mazumder, an environmental neuroscientist studying the impact of urban design on well-being; and Greg Lindsay, a futurist exploring the role of AI and augmented reality in shaping cities.
 - *RE-imagine Stratford – Provocation Festival*, Nov. 30, A dynamic community-based exploration of citizen-powered urban development, envisioning the future we want for Stratford and the path to achieving it. The discussion will address current and future needs for housing, transportation, environment, culture, and economic development, strive to build genuine mutual understanding, and embrace future possibilities, offering a platform for meaningful dialogue and shared vision-building.
- **Attainable/Affordable Housing Initiatives:** The corporation continued to support Housing Initiatives in the City of Stratford and, in July, hired a Housing Specialist to liaise with the private sector; City of Stratford Departments; City Council and the Mayor’s Office to assess lands (new & existing), infill opportunities and all Government funding programs to improve the service delivery & process of housing development.

2024 ASSOCIATIONS AND MEMBERSHIPS

SEED Co. has been active in the following associations and organizations:

- Economic Developers Council of Ontario (EDCO)
- Economic Development Association of Canada (EDAC)
- Stratford and District Chamber of Commerce
- Intelligent Communities Forum
- Perth-Huron Builders Association (PHBA)
- Automotive Parts Manufacturers Association (APMA)
- Southwestern Ontario Marketing Alliance (SOMA)
- Ontario Food Cluster Group (OFC)
- Ontario Manufacturing Communities Alliance (OMCA)
- South Central Ontario Region (SCOR)
- Centre for Automotive Research (CAR)/ Automotive Communities Partnership (ACP)
- Japan Society and Canadian Chamber of Commerce in Japan (CCCJ)
- Western Ontario Warden's Caucus (WOWC)
- Site Selectors Guild

ACTIVE PARTNERSHIPS:

- City of Stratford
- Perth County
- Town of St. Marys
- Province of Ontario (Various Ministries)
- Rural Economic Development Program
- Government of Canada
- Trade Commission Service
- Invest Ontario
- Invest Canada
- Stratford and District Chamber of Commerce
- National Research Council (NRC)
- Stratford City Centre BIA
- Destination Stratford
- Stratford Public Library
- Federal Economic Development Agency for Southern Ontario (FedDev Ontario)
- Perth Community Futures Development Corporation
- Stratford-Perth Community Foundation
- Stratford Festival
- University of Waterloo – Stratford School of Interaction Design and Business
- Festival Hydro/Rhizome Network
- Four County Labour Marketing Planning Board
- Stratford-Bruce Peninsula Employment Service System Manager
- Partners in Employment
- Conestoga College Stratford Campus

GOALS AND OBJECTIVES FOR 2025 AND BEYOND

- As part of the Southwestern Ontario Marketing Alliance, investStratford continues its efforts to lead foreign direct investment (FDI) missions to not only nurture our relationships with our Japanese and German companies, but also to explore and open new markets and opportunities. This is in addition to implementing strategies to support our many home-grown and Canadian-based businesses here in Stratford, such as new domestic and inter-provincial markets.
- Land for future industrial growth continues to be top of mind to support existing company expansions and attract new investment to further diversify and strengthen the City's economy. A key objective in the City of Stratford's Strategic Priorities 2024-2027 is to support economic growth and diversification by bringing new industrial lands to market. investStratford and City staff will continue their work to bring City Council strategic options for servicing and opening new lands.
- Stratford Perth Tariff Task Force: While current expansions and growth are positive, we are now also working with our local companies and partners at the Provincial and Federal governments to plan for the impacts of U.S. Tariffs and a potential trade war. A Task Force comprised of key stakeholders and business leaders has been formed to keep the lines of communication open and disseminate information as it becomes available.
- The Stratford Perth Centre for Business will continue to support focused sectors such as food producers through the Foodpreneur Advantage Program and arts and culture entrepreneurs using the Starter Company Plus grant program.
- The Stratford Perth Centre for Business will continue to develop new and unique programming that will support a new generation of entrepreneurs, focusing in on overcoming challenges of young entrepreneurs and new Canadian entrepreneurs. This will include programming in the areas of AI, private funding, navigating government support and the relaunch of the podcast, Evolving Entrepreneurship.



CITY OF STRATFORD
Corporate Services Department
City Hall, P.O. Box
818 Stratford, ON N5A
6W1

(519) 271-0250
Fax: (519) 273-5041
www.stratford.ca

May 7, 2025

Joani Gerber, CEO
Stratford Economic Enterprise
Development Corporation (SEED Co.)
82 Erie Street, 3rd floor
Stratford, ON
N5A 2M4

RE: 2024 Unaudited Income Statement

I have attached the unaudited income statement for SEED Co. operations for the year ended 2024.

Please be advised that the City of Stratford's annual audited financial statements will be available later this year and will be presented to Council through the Finance & Labour Relations Sub-committee.

SEED Co. is part of the City's consolidated financial statements and will be separated as a note to the statements.

Yours truly,

Karmen Krueger, CPA, CA
Director of Corporate Services/Treasurer

STRATFORD ECONOMIC ENTERPRISE DEVELOPMENT CORPORATION (SEED Co.)**Income Statement - General****For the year ended December 31, 2024**

	2024 Budget	2024 Unaudited
REVENUE		
City Funding - SEED CO	\$ 592,300	\$ 632,300
City Funding - SBEC	129,842	129,842
Federal funding - SEED CO		27,006
Provincial funding - SBEC	217,806	191,417
Recoverable Expenses	8,250	47,545
City Funding - Housing Special Project	80,000	-
TOTAL REVENUE	\$ 1,028,198	\$ 1,028,110
EXPENDITURES		
Operational		
Salaries & Benfits - SEED CO	712,140	608,772
Training/Professional development	7,500	13,256
Insurance & Custodial	6,400	-
Equipment & Capital	5,000	2,747
Support services & fees	30,000	31,939
Office Supplies, Telephone & Communications	46,300	24,520
Rent & Common Area Maintenance	22,308	19,452
Consultants	5,000	102,015
Legal & Audit	5,000	836
Meals & meeting expenses	6,800	12,736
Contingency	10,000	-
Total Operational Expenditures	\$ 856,448	\$ 816,273
Core Programs		
Conferences/trade shows/travel/mileage	46,000	58,251
Promotions/marketing/collateral materials	30,000	27,120
SBEC Grants	86,000	50,000
Memberships	39,750	36,601
Events	10,000	34,717
Total Core Programs Expenditures	\$ 211,750	\$ 206,689
TOTAL EXPENDITURES	\$ 1,068,198	\$ 1,022,962
SURPLUS (DEFICIT)	\$ (40,000)	\$ 5,148

STRATFORD ECONOMIC ENTERPRISE DEVELOPMENT CORPORATION (SEED Co.)
Income Statement - Special Projects
For the year ended December 31, 2024

	2024 Budget	2024 Unaudited
REVENUE		
Housing Special Project Contribution from Reserve	40,000	-
	0	-
TOTAL REVENUE	\$ 40,000	\$ -
EXPENDITURES		
	0	-
	0	-
	-	-
TOTAL EXPENDITURES	\$ -	\$ -
SURPLUS (DEFICIT)	\$ 40,000	\$ -

STRATFORD ECONOMIC ENTERPRISE DEVELOPMENT CORPORATION (SEED Co.)
Statement of Accumulated Surplus
As at December 31, 2024

BEGINNING SURPLUS	\$ 159,874
EXCESS REVENUE OVER EXPENDITURES (EXPENDITURES OVER REVENUE) FOR THE YEAR	
General	\$ 5,148
Special Projects	\$ -
ENDING SURPLUS	\$ 165,022

STRATFORD ECONOMIC ENTERPRISE DEVELOPMENT CORPORATION (SEED Co.)
2024 Small Business Enterprise Centre - Expenditure Details
As at December 31, 2024

	2024
	Unaudited
EXPENDITURES	
Salaries & Benefits	197,884
Promotions/marketing/collateral materials	-
Training/Professional development	-
Insurance & Custodial	-
Equipment & Capital	-
Support services & fees	-
Office Supplies, Telephone & Communications	9,184
Consultants	-
Legal & Audit	-
Meals & meeting expenses	12
Conferences/trade shows/travel/mileage	-
Contingency	-
Rent & Common Area Maintenance	19,452
Events	34,717
SBEC Grants	50,000
TOTAL EXPENDITURES	\$ 311,249

FOODPRENEUR WORKSHOP | AUG 22

Starting A Food Business And Regulatory Compliance

August 22 @ 10 a.m.

This webinar will assist you in navigating the permits and legislation requirements for a food and beverage business. You will leave with a better understanding of the regulatory compliance in the food and beverage industry!

Perth County foodpreneur ADVANTAGE Centre for Business



Congratulations to all of our Starter Company Grads!

www.stratfordperthbusiness.ca




CBC IDEAS: Shaping Tomorrow's Cities

Stratford and Perth County Housing Symposium!

Join us for a day filled with insightful discussions on "what's next" for the future of our community.

October 1, 2024
9am-2pm
(Doors open 8:30am)

Stratford Country Club,
53 Romeo Street North

REGISTER NOW

In partnership with:
Innovative Perth County

Supported by the Olla Henry Housing Development Fund within the Stratford Perth Community Foundation





NEW THEATRE

Here For Now (HFN) Theatre Begins Construction on New Theatre

The new theatre will become the year-round home for HFN. It will also be made available to other small- and mid-sized local arts organizations, filling a vital need in the community for accessible, affordable performance space. Learn more about Here For Now Theatre at <https://www.herefornowtheatre.com/>

Supported by: Canada Ontario





WOMEN+ BUSINESS EVENT

IF IMPROV WAS YOUR SUPERPOWER

Monday, March 25th at 5:30 pm
Stratford Country Club

In celebration of Women's month we're inviting Women+ participants to join us as we welcome back our favourite improv artists who are going to teach you how to harness improv and use it as your superpower.

Supported by our partners at Perth County and the Town of St. Marys
The Stratford-Hell course for Business is funded by the Province of Ontario, and the Ministry of Economic Development, Job Creation and Trade

www.stratfordperthbusiness.ca

Summer Company Success Stories 2025

Story 1 – Grace Slater

Grace Slater, a forward-thinking student from Stratford saw a need that often goes overlooked: financial literacy for teens. Realizing that many young people reach adulthood without learning the basics of budgeting, saving, or investing, Grace launched *Cents and Sensibility* to change that.

Through her online course, *Money Basics 101*, Grace provides teens with practical and engaging lessons designed to build confidence around money. The course covers essential topics like setting up a budget, understanding savings goals, and making smart investment decisions all tailored to be accessible and empowering for her audience.

Grace's goal is to help teens build good money habits early, so they feel more prepared for the future. Her approachable teaching style, combined with real-world financial strategies, has already started making a meaningful impact.

Looking ahead, Grace hopes to expand her course offerings as well as keeping a strong and committed audience. Her drive and passion for financial education show how one idea can spark real change in the lives of others.

You can view Grace's course via: www.moneybasics101.ca

Story 2 – Brooke Wilhem

Brooke Wilhem, a student from Perth East, turned her love for organizing and cleaning into a successful business called *Brooke Wilhem's Simply Spotless Cleaning*. She offers reliable and detailed interior cleaning services to help people enjoy clean, comfortable homes.

From quick tidy-ups to deep cleans, Brooke takes pride in doing the work so her clients can focus on what's most important to them. What makes *Simply Spotless Cleaning* stand out is Brooke's personal approach, she listens to each client's needs and makes sure every space feels fresh and welcoming.

Over the summer, Brooke built a strong base of regular customers and gained confidence running her own business. She was proud to create a full-time job for herself, helping clients across Stratford and the surrounding area every day.

Brooke's story shows how hard work and dedication can turn a simple idea into a successful business that makes a real difference.



MANAGEMENT REPORT

Date: September 16, 2025
To: Finance and Labour Relations Sub-committee
From: Mike Koktan, Manager of Financial Services
Report Number: FIN25-029
Attachments: Q2 2025 Variance Report

Title: Operating Budget Variance Report at June 30, 2025

Objective: To identify variances between operating results and the budget as of June 30, 2025 (Quarter 2) and report potential year-end impacts to Council.

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. As such, the finance division is required to prepare regular updates on budget performance, including variances from approved budgets.

Analysis: As this data represents the first six months of the year, the attached variance summary is preliminary. The overall projected operating surplus for the year is \$228,130.

Overall corporate variances, departmental analysis, and commentary support this on the report attachment. No concerns have been identified to date.

The forecasted variance from budget includes planned accounting transfers and represents department and finance staff's best preliminary estimate of the final financial position.

Department variances have been included in the attachment with this report. A high-level early corporate overview has been provided below.

Mayor, Council, Committees

Special events and strategic priorities activities are expected to occur in the second half of 2025. A significant variance is not anticipated.

Chief Administrative Officer

Outcomes may be affected by the timing of the new CAO. A significant variance is not anticipated.

Human Resources

No significant variance expected at this time but is dependent upon decisions for the HR department, and use of consultants.

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

Overall, there is a projected surplus of \$109,800. This is due to a position vacancy in the Clerks department for the first five months of 2025, and lower costs from a new service provider for the Crossing Guard department which will commence in September of this year. Also adding to the surplus is the hiring of the new Supervisor of Financial Services position which will be filled later than anticipated in the budget.

Building and Planning Services

The Planning division is tracking close to budget and a significant variance is not expected.

Later than anticipated onboarding of new positions approved in the 2025 budget has resulted in a \$75,000 projected surplus for By-Law enforcement.

Infrastructure Services

The Infrastructure Services Department as whole, is tracking reasonably close to budget. Significant variances are not anticipated.

Fire and Airport

For the Fire Department, unplanned generator work required by a new fuel provider resulted in unanticipated costs of \$6,670.

A significant variance is not anticipated for the Airport operations.

Community Services

As of June 30, 2025, significant variances are not anticipated within the Community Services department.

Social Services

Overall, the department is projecting a \$50,000 surplus. This surplus is driven by lower than budgeted encampment response costs, staffing vacancies and changes in Ministry funding methodology for Canada-Wide Early and Child Care (CWELCC) expenditures. This surplus has been partially offset due to increased insurance and repair expenditures for the Perth & Stratford Housing Corporation and snow removal and repair costs for Affordable Housing.

Police

Department salaries and benefits are lower than budget due to gapping of positions and long-term absences. Conversely, overtime has increased because of vacancies and absences. Additionally, an unbudgeted feasibility study to identify police facility options will also impact the year end variance. Any surplus or deficit will be managed from the police reserve.

Library

The Library is expected to track to budget, and any minor surplus or deficit is balanced via the Library reserve.

Conclusion

As of the end of the second quarter, departments remain aligned with operational workplans, and most departments are reporting no significant variances. As the City works to keep budgets and costs as low as possible, the likelihood of large surpluses to fund the tax stabilization reserve reduces as well. This means reduced flexibility and potentially passing along all budget impacts in future years, versus using prior year surpluses to mitigate increasing costs.

Financial Implications:

Financial impact to current year operating budget:

There are no impacts to the 2025 or subsequent operating budgets because of this report. This report is for information only.

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, "Operating Budget Variance Report as at June 30, 2025" (FIN25-029), dated September 16, 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
André Morin, Chief Administrative Officer

City of Stratford Q2 Operating Variance Report as at June 30, 2025						
Department	2025 Net Budget	Unaudited as at June 30, 2025	% of Budget Spent	(Surplus) / Deficit FORECASTED Variance As at Dec 31, 2025	Variance as a % of Budget	Explanation
<i>Mayor/Council/CAO Office</i>						
101 - Mayor & Council	\$705,158	\$261,444	37.1	\$0	0%	No variance expected at this time, but is dependent upon activities and conferences through the year.
102 - Committees of Council	\$110,365	\$3,311	3.0	\$0	0%	No variance expected at this time, but is dependent upon activities and may be balanced through the council committee reserve if required and funds are available.
111 - CAO's Office	\$1,018,339	\$444,697	43.7	\$0	0%	No variance expected at this time, but is dependent upon activities through the year. Depending on CAO recruitment timing, some activities may not be completed in the year.
<i>Human Resources</i>						
112 - Human Resources	\$1,522,097	\$724,253	47.6	\$0	0%	No variance expected at this time, but is dependent upon activities and subsequent use of consultants and how wage structure will move forward.
<i>Corporate Services</i>						
1010 - Taxation	(\$86,038,828)	(\$86,038,826)	100.0	\$0	0%	No variance anticipated all taxes are billed for the year.
100 - General Revenues	(\$2,352,511)	(\$598,579)	25.4	\$0	0%	No variance anticipated as Festival Hydro dividends received later in the year.
121 - City Clerk	\$1,014,888	\$404,206	39.8	(\$29,950)	-3%	Vacancy in Clerk's Office resulting in a reduction in costs associated with salaries and benefits.
134 - Information Technology	\$0	\$1,354,459	0.0	\$0	0%	No significant variance anticipated. All amounts are charged back to divisions or transferred to IT reserve fund.
135 - Parking	(\$524,458)	(\$329,605)	62.8	\$0	0%	No variances expected at this time. Parking revenue is tracking in line with 2024 amounts. The budgeted revenue and expenses are forecasted to be in line with budget by the end of the year.
136 - Crossing Guards	\$272,950	\$104,997	38.5	(\$43,850)	-16%	Surplus is anticipated resulting from lower costs due to a new service provider.
139 - General Financial Services	\$3,492,290	\$3,946,948	113.0	(\$36,000)	0%	Variance resulting from new Supervisor of Financial Services position being filled later than anticipated in budget. Timing of transfers, long-term debt transactions, and revenue received also influence current balance. \$3 million transfer from tax stabilization may or may not be needed to offset any deficit.
513 - Industrial Land Sales	\$0	\$15,352	0.0	\$0	0%	No variance expected, any variances are balanced through industrial land reserve.
810 - Requisitions from Others	\$8,364,379	\$4,569,600	54.6	\$0	0%	No significant variance expected, timing differences in payments to partner agencies.

City of Stratford Q2 Operating Variance Report as at June 30, 2025						
Department	2025 Net Budget	Unaudited as at June 30, 2025	% of Budget Spent	(Surplus) / Deficit FORECASTED Variance As at Dec 31, 2025	Variance as a % of Budget	Explanation
872 - Community Supports	\$1,196,870	\$751,292	62.8	\$0	0%	No significant variance expected, timing differences in timing of Bill 23 transfers.
<i>Building and Planning Services</i>						
250 - Building Permits	\$0	\$143,943	0.0	\$0	0%	No significant variance anticipated. Balanced through building permit reserve fund.
251 - Planning Services	\$785,492	\$387,213	49.3	\$0	0%	No significant variance anticipated.
252 - By-Law Enforcement	\$703,814	\$21,141	3.0	(\$75,000)	-11%	Variance expected due to un-spent salaries: new positions (approved in 2025 budget) being onboarded later than expected.
<i>Infrastructure Services</i>						
310 - Engineering	\$1,218,172	\$703,004	57.7	\$0	0%	No significant variance anticipated.
315 - Fleet	\$0	\$1,443,432	0.0	\$0	0%	No variance anticipated. All amounts are charged back to divisions or transferred to fleet reserve fund.
320 - Roads	\$9,005,268	\$2,092,117	23.2	\$0	0%	No significant variance anticipated.
330 - Sanitary	\$0	(\$1,522,205)	0.0	\$0	0%	User-fee division is balanced through reserve funds.
340 - Storm	\$5,074,485	\$753,382	14.8	\$0	0%	No significant variance anticipated.
350 - Water	\$0	(\$554,372)	0.0	\$0	0%	User-fee division is balanced through reserve funds.
360 - Waste	\$970,208	(\$524,446)	-54.1	\$0	0%	No significant variance anticipated.
<i>Fire</i>						
211 - Fire	\$10,114,855	\$5,292,819	52.3	\$6,670	0%	Variance the result of unscheduled generator work. A new fuel provider required both generators to be inspected before providing fuel (cost of \$1170). Station 2 generator didn't meet code and required \$5,500 of work. Total variance of \$6,670.
512 - Airport	\$76,899	\$91,635	119.2	\$0	0%	No significant variance anticipated.
<i>Community Services</i>						
141 - City Buildings	\$1,574,923	\$442,409	28.1	\$0	0%	No variance anticipated at this time as outstanding projects are expected to bring surplus down.
711 - Parks	\$3,278,922	\$1,151,376	35.1	\$0	0%	No significant variance anticipated.
715 - Facilities	\$3,795,911	\$747,310	19.7	\$0	0%	No variance anticipated at this time as outstanding projects are expected to bring surplus down.
721 - Recreation	\$4,541,070	\$1,368,906	30.1	\$0	0%	No significant variance anticipated.
731 - Cemetery	\$753,551	\$136,101	18.1	\$0	0%	No significant variance anticipated.
750 - Transit	\$3,873,410	\$928,993	24.0	\$0	0%	No significant variance anticipated.

City of Stratford Q2 Operating Variance Report as at June 30, 2025						
Department	2025 Net Budget	Unaudited as at June 30, 2025	% of Budget Spent	(Surplus) / Deficit FORECASTED Variance As at Dec 31, 2025	Variance as a % of Budget	Explanation
751 - Parallel Transit	\$657,520	\$312,867	47.6	\$0	0%	No significant variance anticipated.
752 - Community Transportation	\$46,583	\$29,163	0.0	\$0	0%	No significant variance anticipated, balanced with community transit funding and partner billings.
<u>Social Services</u>						
610 - Social Services Administration	\$142,240	\$1,365,904	960.3	(\$50,000)	-35%	A surplus to budget is anticipated as a result of lower than budgeted encampment response costs.
611 - Ontario Works	\$585,703	(\$23,695)	-4.0	\$0	0%	At this time there are no significant variances are anticipated for Ontario Works.
612 - Homelessness	\$349,760	(\$234,846)	-67.1	\$0	0%	No significant variances are anticipated at this time for Homelessness.
613 - Anne Hathaway Day Care Centre	\$330,725	\$793,591	240.0	\$0	0%	At this time there are no significant variances anticipated for Anne Hathaway Day Care Centre.
614 - Perth & Stratford Housing Corporation	\$2,553,958	(\$788,690)	-30.9	\$75,000	3%	At this time there are some anticipated budget deficits anticipated due to higher than budgeted insurance and repair expenditures.
615 - Housing Division - Service Manager	\$760,220	(\$841,655)	-110.7	(\$50,000)	-7%	At this time there is a surplus to budget anticipated resulting from staffing vacancies.
616 - Child Care	\$413,940	\$8,209,874	1983.3	(\$100,000)	-24%	A surplus to budget is anticipated due to a change in Canada-wide Early and Child Care (CWELCC) funding which has moved to a cost-based model and will result in expenditures previously cost shared with Municipalities to be covered fully by Ministry funding.
618 - Affordable Housing	\$585,722	(\$213,846)	-36.5	\$75,000	13%	At this time a deficit to budget is anticipated resulting from snow removal and repair costs being higher than budgeted.
<u>Police</u>						
231 - Police	\$15,931,981	\$7,099,946	44.6	\$0	0%	Department salaries and benefits are lower than budget due to gapping of positions and long term absences. Conversely, overtime has increased as a result of vacancies and absences. Additionally, an unbudgeted feasibility study to identify police facilities options will also impact the year end variance. Any surplus or deficit is managed from the police reserve.
<u>Library</u>						
411 - Library	\$3,093,129	\$1,385,189	44.8	\$0	0%	No significant variance anticipated. Any surplus or deficit is managed through the library reserve.
		\$0				
Total Net Expenses (Revenue)	\$0	(\$44,189,892)		(\$228,130)		Projected Surplus



MANAGEMENT REPORT

Date: September 16, 2025
To: Finance & Labour Relations Sub-Committee
From: Mike Koktan, CPA, CA, Manager of Financial Services
Report Number: FIN25-030
Attachments: None

Title: HST Review and Outcomes

Objective: To provide an overview of a recent excise tax review and propose recommendations on the allocation of funds recovered.

Background:

Part of the City's ongoing financial management requires ongoing review of processes and confirmation that rebates, and eligible credits are pursued wherever possible. The City has historically partnered with HST recovery firms to review the City's processes for collecting and remitting HST and claiming all eligible rebates.

There are several companies available to municipalities that provide this service on a contingency basis, meaning that the company would participate in any additional rebates recovered. Aside from this, there are no fees to the City.

After exploring several companies with similar fee structures, Deloitte was selected for their experience and ability to assist with process improvements and overseeing any inquiries from the Canada Revenue Agency (CRA) that arise because of such a review. Deloitte LLP is a member of the OECM cooperative purchasing group and a well-respected firm in auditing, accounting and many other consulting services.

Analysis:

Timeframe of Review

Deloitte examined our financial operations from January 1, 2021, to December 31, 2023.

Methodology

For HST paid on expenses, the City receives a minimum Public Service Bodies (PSB) Rebate of 11.24% on the total 13% paid on eligible expenses. Some types of expenses are entitled to additional credits.

This project aimed to review whether the City might be missing eligible rebates on unusual and routine transactions, and to recover any additional rebates by reviewing City activities that qualify as commercial activities and looking at expenses linked to commercial activities, which are claimed as Input Tax Credits (ITCs). It is these types of expenses where the City is eligible to claim 100% of the HST paid.

The primary focus of this recovery was a detailed analysis of our operations to distinguish between commercial and non-commercial activities. This included reassessing reported expenses associated with our recreation facilities and other business units. Deloitte employed advanced allocation methodologies to review how we have traditionally claimed HST rebates.

By allocating expenses tied to commercial activities, such as overhead costs, the City can claim additional amounts to which they are entitled.

Identified Recoveries

Through this review, Deloitte concluded that the City is claiming rebates appropriately and did not identify any material examples where the City's claim of HST was incorrect.

They also identified additional Harmonized Sales Tax (HST) recoveries of approximately \$245,000 by using the allocation method. Deloitte's fee is 20% of the recovered amount, resulting in a net revenue of \$196,000 for the City.

This large recovery is a one-time adjustment since the City will amend its processes for claiming HST going forward, using the allocation method to claim the full ITCs on eligible commercial activities.

It is recommended that this exercise be undertaken regularly, and the next period would cover 2024-2026. Given the amendments and suggestions proposed by Deloitte, the expected future recoveries would be less, as the amounts would be recovered through the City's monthly and annual HST return submissions over the three years, rather than as an after-recovery.

Options

There are several options available as to where to allocate this recovery of \$196,000, identified below. In each case, the amounts will form part of the City's 2024 revenues and overall corporate surplus. Details on this surplus will be brought forward at a future meeting.

1. Apply to unfunded liabilities that do not yet have an identified source of repayment (Cooper site/Grand Trunk expenditures from previous years currently at \$3.6 million).
2. Transfer to capital reserves, directing the funds to the departments that contributed most to these recoveries, like Recreation and Facilities. Alternatively, the rebate could be applied to Roads or other areas where the need is greatest. This is consistent with the Strategic Priority of “Enhance Our Infrastructure”.
3. Direct funds towards community priorities such as affordable housing programs, which would support the strategic priorities of “Work Together for Greater Impact” and “Build Housing Stability”.
4. Leave in the 2024 operating revenues which then flow into the Tax Stabilization Reserve for general purpose use.
5. Other as directed by Council.

Any of these options demonstrate fiscal prudence. Option 1 reduces future borrowing requirements by allocating funds towards previous expenditures that do not have an identified plan for repayment. Options 2 and 3 have a more direct connection to specific Council priorities. On the surface, Option 4 may appear to be a more passive option, however, the Tax Stabilization reserve has been heavily leaned upon for supporting the annual budget process and for unplanned expenses.

Staff are seeking direction on the specific use for these funds.

Financial Implications:

Financial impact to current year operating budget:

All recommendations propose recording the recovery as 2024 revenues and represent unbudgeted revenues to the City.

Financial impact on future year operating budget:

Depending on the option selected, this recovery could be used to provide future funding for infrastructure projects, community priorities like affordable housing or general use through the tax stabilization reserve.

Alignment with Strategic Priorities:

Enhance our Infrastructure

This report aligns with this priority if Option 1, 2 or 3 is selected.

Build Housing Stability

This report aligns with this priority if Option 3 is selected.

Work Together For Greater Impact

This report aligns with this priority, if Option 3 is selected.

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 is in alignment with Option 3 as it relates to affordable housing initiatives.

Staff Recommendation: THAT the report titled, “HST Review and Outcomes” (FIN25-030) dated September 16, 2025, be received for information;

AND THAT Council provide direction on the preferred allocation of the recovered funds.

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



MANAGEMENT REPORT

Date: September 24, 2025
To: Mayor and City Council
From: Neil Anderson, Director of Emergency Services/Fire Chief
Report Number: ITS25-016
Attachments: None

Title: Authorization to Apply as a Fire Coordinator

Objective: To seek City Council's authorization for the current Director of Emergency Services/Fire Chief to apply to become a Fire Coordinator for Perth County.

Background: When Ontario fire departments become signatories of Mutual Aid Agreements, a Fire Coordinator shall be assigned by the Ontario Fire Marshal as per the Fire Protection and Prevention Act, to establish and maintain a Mutual Aid Plan under which the fire departments that serve the designated area agree to assist each other in the event of an emergency. During a fire department's request to activate the existing Perth County Mutual Aid Agreement, the Fire Coordinator is responsible to organize the resources required by the requesting department and is also to notify the Provincial Emergency Operations Centre and Ontario Fire Marshal of the event, particularly if it is a significant incident or one that requires provincial resources.

The Fire Coordinator is also responsible to perform such other duties as may be assigned by the Ontario Fire Marshal.

Analysis: To become a Fire Coordinator the member must have the necessary training and experience, have a willingness to fulfill the duties, roles and responsibilities of the designation, have the technical ability to communicate with Mutual Aid Plan municipal and non-municipal participants, and Council must authorize the appointment. The current Director of Emergency Services/Fire Chief meets these requirements up to the approval of Council.

The extra workload this position would create is directly based upon the occurrences of major emergencies/fires that would require participation from the Fire Coordinator. In these situations, it would include completion and submission of forms to the Provincial Emergency Operation Centre and the Ontario Fire Marshal, to apprise them of the

situation and advise them when the emergency is completed and resources are returned to service.

This position is not intended as a permanent assignment and is often rotated through the authorized Perth County Fire Chiefs and Deputy Chiefs, as required. Equally, when the assigned Fire Coordinator leaves the geographic area, one of the other appointed Fire Coordinators are assigned to act as the Alternate Coordinator during the absence.

The current Fire Coordinator is the Manager of Fire Services/Fire Chief for Perth East.

Financial Implications:

Not applicable:

There are no financial implications to be reported.

Alignment with Strategic Priorities:

Not applicable: This report does not align with one of the Strategic Priorities as it is a request to apply for a position that will not impact the City's Mutual Aid Agreement.

Alignment with One Planet Principles:

Not applicable: This report does not align with the One Planet Principles as it has no direct impact on any of them, it is but a professional courtesy to assist the existing Perth County Fire Coordinators.

Staff Recommendation: THAT Council authorize the Director of Emergency Services/Fire Chief to apply to the Ontario Fire Marshal to be considered as a Fire Coordinator in support of the Perth County Mutual Aid Plan.

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



MANAGEMENT REPORT

Date: September 24, 2025
To: Infrastructure, Transportation and Safety Sub-Committee
From: Nancy Roulston, Manager of Engineering
Report Number: ITS25-017
Attachments: OTM Book 18 Table 5.3

Title: Active Transportation Options for Delamere Avenue and Downie Street

Objective: To provide additional information regarding active transportation options for Delamere Avenue and Downie Street.

Background: The tender for the 2025 Asphalt Resurfacing program was awarded at the June 9, 2025 Council meeting. At that meeting, members of Council and staff held a discussion regarding the integration of bicycle lane painting on some of the roads being resurfaced and a need for clear pavement markings to let drivers know to share the road with cyclists. Staff were requested to look at options for improving cycling infrastructure through various methods.

Delamere Avenue is a collector street and is proposed to be part of the City's ultimate cycling network in the Transportation Master Plan. There is parking allowed on both sides of the street, except for the roadway between Mornington Street and Hillcrest Drive. There is a restriction on truck traffic, and the speed limit is 50km/hr. The road between Dawson Street and Romeo Street serves as a bus route. The paved roadway varies in width from 9.8m between Mornington Street and Haig Street, and 7.3m between Haig Street and Romeo Street.

Downie Street is an arterial street and is identified as a priority bike route with proposed protected bike lanes in the Transportation Master Plan. There is parking allowed on many sections of the street, but no parking south of Inverness Street. There are bus routes along almost the entirety of the street. The speed limit is 50km/hr, except between Whitlock Street and Simcoe Street, where it is 40km/hr. The paved roadway south of the railway tracks varies in width from 11m to 8.5m, and north of the railway tracks the roadway varies in width from 12.8m to 9.5m.

Analysis: The determination of the appropriate cycling infrastructure for a given street is based on a number of factors, including available pavement width, traffic volumes

and composition, traffic speeds, parking restrictions, sight lines, and neighbourhood characteristics.

The City utilizes the Ontario Traffic Manual (OTM) Book 18- Cycling Facilities guidelines for determining the most appropriate type of cycling infrastructure on various streets. Table 5.3 from the OTM manual, attached to this report, provides a summary of the various roadway characteristics that are evaluated when choosing cycling facility type.

Delamere Avenue has a motor vehicle volume of 2500 - 2600 vehicles per day, and an 85th percentile speed of 53km/hr. According to the OTM guidelines, appropriate facilities for this roadway include advisory bicycle lanes and bicycle lanes. Advisory bicycle lanes are most appropriate where motor vehicle volumes are less than 4000 per day, trucks are restricted, and the road is level and without sightline obstructions. Installation of advisory bicycle lanes have been shown to reduce speeds.

As the Transportation Master Plan has been approved, staff intend to proceed with installing bicycle lanes from Mornington Street to Hillcrest Drive, advisory bicycle lanes from Hillcrest Drive to Martin Street, and a gradual transition from the advisory bicycle lanes to shared lanes (with sharrows) to the intersection with Romeo Street. This infrastructure can be installed without the need for any road widening or reconstruction. This will require that City Traffic and Parking By-law 159-2008 be amended to include no parking on both sides of the street, from Hillcrest Drive to Romeo Street. Once the bicycle lanes have been installed, traffic counts will be conducted to monitor speeds and volumes with the new facilities in place, to determine if any traffic calming measures are required. In conjunction with appropriate signage, and a public education component, this work is intended for the spring of 2026. A subsequent report to council will be required to amend the Traffic and Parking by-law.

Downie Street, with a daily average vehicle volume between 3800-5600, and considerable bus and truck volume, will require protected bicycle lanes, as outlined in the Transportation Master Plan. Current traffic counts have shown that the 85th percentile speed is up to 65km/hr in some sections. Traffic calming is warranted. The design of the Downie Street protected bike lanes will include road widening for most of the street, consideration of where parking will be allowed, intersection improvements, possible new storm infrastructure, new sidewalks, and possible overhead hydro line relocation. It is anticipated that the design process would be completed in 2026-2027, with the capital project proposed for the 2027 or 2028 budget.

Staff are not recommending any interim cycling facilities for Downie Street. The street should not be designated as a bike route until the appropriate and safe infrastructure can be installed. However, traffic calming options are being evaluated, including the implementation of speed humps.

Financial Implications:

Financial impact to current year operating budget:

There is no impact to the operating budget, as no work is proposed for 2025.

Financial impact on future year operating budget:

Line painting and signage for Delamere Avenue is estimated to cost \$5,000.00, to be funded by the 2026 operating budget. There will be a minor increase to annual reflectivity assessment costs. Installation of the bicycle lanes for Downie Street will be subject to future capital budgets.

Link to asset management plan and strategy:

Future signage will be added to the asset management plan, and replacements will be planned for based on estimated useful life.

Alignment with Strategic Priorities:

Enhance our Infrastructure

This report considers further how infrastructure upgrades could improve multimodal transportation.

Alignment with One Planet Principles:

Travel and Transport

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

Staff Recommendation: THAT the report titled “Active Transportation Options for Delamere Avenue and Downie Street” (ITS25-017), be received for information.

Prepared by:

Nancy Roulston, P. Eng., Manager of Engineering

Recommended by:

Taylor Crinklaw, Director of Infrastructure

André Morin, CPA, Chief Administrative Officer

Table 5.3 – Roadway Characteristics Application Heuristics Summary

	Shared Roadway	Neighbourhood Bikeway	Rural Paved Shoulder	Advisory Bicycle Lane	Bicycle Lane	Buffered Bicycle Lane	Separated Bicycle Lane	Cycle Track	Multi Use Path
Motor vehicle speed									
30 km/h or less	✓	✓	?	?					
40 km/h	?	?	?	✓	✓	✓	✓	✓	✓
50 km/h			?	✓	✓	✓	✓	✓	✓
60 km/h			?			?	✓	✓	✓
70 to 90 km/h			?					✓	✓
Over 90 km/h								✓	✓
Motor vehicle volumes									
<1,500 vehicles/day	✓	✓	?	?	?	?			
1,500 to 3,000 vpd	?	?	?	✓	✓	✓	✓	✓	✓
3,000 to 6,000 vpd			?	?	?	?	✓	✓	✓
6,000 to 10,000 vpd			?				✓	✓	✓
>10,000 vpd							?	✓	✓
Function of street/road/highway									
Access roads (local streets)	✓	✓	✓	?	?	?			
Both mobility and access roads (minor collectors)			?	?	✓	✓	✓	✓	✓
Mobility roads (major collectors and arterials)			?		?	?	✓	✓	✓
Vehicle mix									
More than 30 trucks/buses per hour in curb lane			?			?	✓	✓	✓
Bus stops located along route			?		?	?	✓	✓	✓
Pedestrian activity									
Low pedestrian volumes	✓	✓	✓	✓	✓	✓	✓	✓	✓
High pedestrian volumes	✓	✓		✓	✓	✓	✓	✓	?

✓	Typically appropriate for the context
?	Requires further context specific evaluation

	Shared Roadway	Neighbourhood Bikeway	Rural Paved Shoulder	Advisory Bicycle Lane	Bicycle Lane	Buffered Bicycle Lane	Separated Bicycle Lane	Cycle Track	Multi Use Path
On-street parking									
Parallel parking; low turnover	?	?		?	?	?	✓	✓	✓
Parallel parking; high turnover							✓	✓	✓
Perpendicular or angle parking							✓	✓	✓
Frequency of intersections and crossings									
Limited intersections and driveway crossings	?	?	✓	✓	✓	✓	✓	✓	✓
Low-volume driveways or unsignalized intersections	✓	✓	✓	✓	✓	✓	✓	✓	✓
Frequent high-volume driveways or unsignalized intersections					?	?	✓	✓	?
Signalized intersections with high-volume turning conflicts						?	✓	✓	?
✓	Typically appropriate for the context								
?	Requires further context specific evaluation								



MANAGEMENT REPORT

Date: September 24, 2025
To: Infrastructure, Transportation and Safety Sub-committee
From: Nathan Bottema, Project Engineer
Report Number: ITS25-018
Attachments: None

Title: Phase 2 Huron Street Reconstruction Project, Open House Feedback and Project Initiation

Objective: To receive Council feedback for the Phase 2 Huron Street Reconstruction Project Open House and to Seek Approval from Council to proceed to tendering.

Background: Huron Street, from John Street to Matilda Street (Phase 2), was approved for reconstruction in the 2025 capital budget. In January 2025, the project was selected for provincial funding under the connecting link program. The project will replace underground infrastructure, renew the roadway and sidewalks.

The proposed specific improvements scheduled for this project are:

- Replace and upgrade the existing storm sewer capacity, sanitary sewer and watermains,
- Replace existing sanitary, storm and water services to the property line,
- Reconstructing the road with a total width of 11.0m, upgrading the asphalt roadway, curb and gutter, and sidewalks,
- Removal of two trees in poor health or if any additional are identified in conflict with infrastructure renewal,
- Street tree planting, and
- Upgrade the Forman Avenue signalized intersections infrastructure.

The ninety-four properties abutting the project limits are zoned Residential (R2 & R3) and Commercial (C1 – C4) under the City Zoning By-law. The project length is 1050 metres representing 0.5% of the Corporations linear infrastructure.

If Council directs staff to proceed with the project, the tender period is planned for the fall of 2025, with construction being completed in two stages beginning in the spring of 2026 and concluding in the fall of 2027.

Analysis: On July 25, 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 August 15, 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 several channels, including 24 completed resident questionnaires and direct communication with three residents. The project page on the Engage Stratford website also recorded 108 visits, demonstrating strong public interest. The main concerns raised related to business access, parking availability during construction, current water pressure, and the steepness of existing driveways. The operational concerns are being mitigated through redesigns where feasible. Continued communication with stakeholders emphasizes available parking on adjacent streets and assures that business access remains uninterrupted throughout construction.

The 2025 approved budget contains \$2,950,000 in estimated expenses for this project plus an additional \$3,350,000 in 2026, for total project costs estimated at \$6.3 million. The Connecting Links Program provides funding up to 90% of the eligible project costs with a maximum amount of \$3,000,000.00.

To maintain the 190 km of linear infrastructure the renewal rate should be at least 2.5 km annually. Currently, the renewal rates are not meeting this requirement, which is a significant contributor to the backlog in work identified during the budget process.

Financial Implications:

Financial impact to current year operating budget:

None anticipated.

Financial impact on future year operating budget:

The current and proposed transfers to capital reserves are deemed sufficient to support this project over its two-year timeline. Reconstruction of linear assets often has the effect of reduced maintenance costs in the earlier years following construction. Annual upkeep for winter and summer maintenance is expected to be consistent with previous years. As such, there is nominal impact expected on future year operating budgets.

Link to asset management plan and strategy:

With an average age exceeding 65 years, these components of infrastructure are nearing their life expectancy. This project will result in a replacement of the current aged assets in the City's asset inventory. The new assets will be added to the asset management plan, and the old assets removed. New asset replacements are planned for based on estimated useful life. The adjustment to the asset management plan would impact future capital planning forecasts and funding strategies would be updated accordingly.

Alignment with Strategic Priorities:

Enhance our Infrastructure

This report aligns with this priority as the Huron Street Reconstruction project upgrades roadways, watermains, and sewers to a modern standard to address the present and future needs of the community.

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.

Staff Recommendation: THAT the description of the proposed design for the Huron Street Reconstruction Project be received for information;

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

AND THAT Council authorize staff to proceed with construction tendering.

Prepared by: Nathan Bottema, Project Engineer

Recommended by: Taylor Crinklaw, Director of Infrastructure Services
André Morin, CPA, Chief Administrative Officer



MANAGEMENT REPORT

Date: September 24, 2025
To: Infrastructure, Transportation and Safety Sub-Committee
From: Nathan Bottema, Project Engineer
Report Number: ITS25-019
Attachments: Site Plan 520 525 Orr Street;
Bradshaw Drive Parking Concept

Title: Amendments to Traffic and Parking By-law 159-2008 - Coventry Subdivision Phase 4

Objective: To amend Traffic and Parking By-law 159-2008 to designate yield signs and through streets requiring stop signs, and to consider parking restrictions on Bradshaw Drive and Orr Street north of McCarthy Road.

Background: To put in place the necessary regulatory signage for the Coventry Phase 4 Subdivision, the Traffic and Parking By-law 159-2008 requires amending.

All yield signs within the Coventry Phase 4 Subdivision have been installed, and Schedule 9 of Traffic and Parking By-law 159-2008 reflects all locations except for Butler Cove at Robertson Drive. In addition, a street name is incorrectly listed in Schedule 9 and requires correction. To establish stop control on Orr Street at Bradshaw Drive, Schedule 11 – Through Streets must also be amended.

Residents on Bradshaw Drive, north of McCarthy Road West, have expressed concerns regarding vehicles parking on both sides of the street, which makes navigation difficult, particularly during the winter months. Public Works has also requested that parking restrictions be implemented along this section of Bradshaw Drive and on Orr Street west of Bradshaw Drive, as parked vehicles have impeded winter operations in previous years. Both Bradshaw Drive and Orr Street are 8.5 metres wide, currently permit parking on both sides, and are classified as local residential streets.

During the development of the Coventry Phase 4 draft plan of subdivision, an on-street parking concept was approved, showing legal parking spaces on the east side of the street only. On Orr Street, west of Bradshaw Drive, the 520–525 Site Plan Agreement parking plan recommends restricting parking along the south side of the street.

Analysis: Throughout the previous winter vehicles were consistently parked on both sides of the street during both the daytime and the overnight period. Parked vehicles were regularly in contravention of the following clauses of City Traffic and Parking By-law 159-2008:

Section 8 (1) h), j), and t) and Section 8 (2):

No Parking In Unposted Locations

8. (1) No person shall park a vehicle in any of the following places during the specified times:
 - h) on any street in a manner which obstructs traffic at any time.
 - j) on any roadway, shoulder, or City parking lot between 2:00 a.m. and 6:00 a.m., unless otherwise designated.
 - t) in a manner that obstructs municipal snow clearing operations.
- (2) No person shall stand or park any vehicle directly opposite another vehicle which is already standing/parking on the other side of the street, where such standing or parking would prevent the free passage of the two lines of traffic; or where, unless otherwise permitted in this by-law, the roadway is less than 30 feet (9.144 meters)

Public Works encountered difficulties completing winter maintenance as required to meet the legislated minimum maintenance standards, as a standard plow did not fit between the parked cars. Overnight plowing has been constrained by challenges in providing parking enforcement during nighttime hours. Plowing was only accomplished after normal snow removal operations throughout the City were completed, and staff were available to use a small truck with a plow blade attachment.

Orr Street west of Bradshaw Drive is 8.5m wide and parking is allowed on both sides of the street. The proposed development on both sides of the street consists of townhouse units facing Orr Street in the same approximate density as Bradshaw Drive. Orr Street could not be maintained as required during the winter months due to parked cars in contravention of the City Traffic and Parking By-law, as noted above.

Staff are recommending that a no parking restriction be implemented on the west side of Bradshaw Drive north of McCarthy Road, and the south side of Orr Street, from Bradshaw Drive to 248m west of Bradshaw Drive. Implementing daytime restrictions will facilitate more effective enforcement, thereby enhancing the efficacy of overall operations.

This report serves as an important moment to acknowledge that the rising prevalence of low-profile, high-density subdivision designs will lead to municipal service and bylaw enforcement challenges not previously experienced in Stratford. These strains will

particularly impact areas such as snow removal, parking, drainage, and general neighborly disputes. In this case, adaptations in street engineering, parking enforcement, and the operational approach to snow removal will be necessary to align with this new paradigm.

Financial Implications:

Financial impact to current year operating budget:

The cost to supply and install no parking signs would come from the existing operating budget and is estimated at \$1,000.

Financial impact on future year operating budget:

Minor increase to annual reflectivity assessment costs.

Link to asset management plan and strategy:

The new signage will be added to the asset management plan, and replacements will be planned for based on estimated useful life.

Alignment with Strategic Priorities:

Enhance our Infrastructure

This report aligns with this priority as it will promote safe and regular maintenance of the roadways.

Alignment with One Planet Principles:

Health and Happiness

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

Travel and Transport

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

Staff Recommendation: THAT the Traffic and Parking By-law 159-2008, Schedule 9 – Yield Signs be amended:

By adding:

Street to Yield	Traffic Direction	Through Street
Butler Cove	Southbound	Robertson Drive
Robertson Drive	Eastbound	Butler Cove

And deleting:

Street to Yield	Traffic Direction	Through Street
Robertson Drive	Eastbound	Russel Drive

And THAT Traffic and Parking By-law 159-2008, Schedule 11 – Through Highways be amended by adding:

Street	Between
Bradshaw Drive	From the north side of McCarthy Road West to the northerly limit of Bradshaw Drive

And THAT Traffic and Parking By-law 159-2008, Schedule 2 - No Parking be amended by adding:

Street	Side	Between	Period
Bradshaw Drive	West	From McCarthy Road West to northern terminus	Anytime
Orr Street	South	From Bradshaw Drive to 248m east of Bradshaw Drive	Anytime

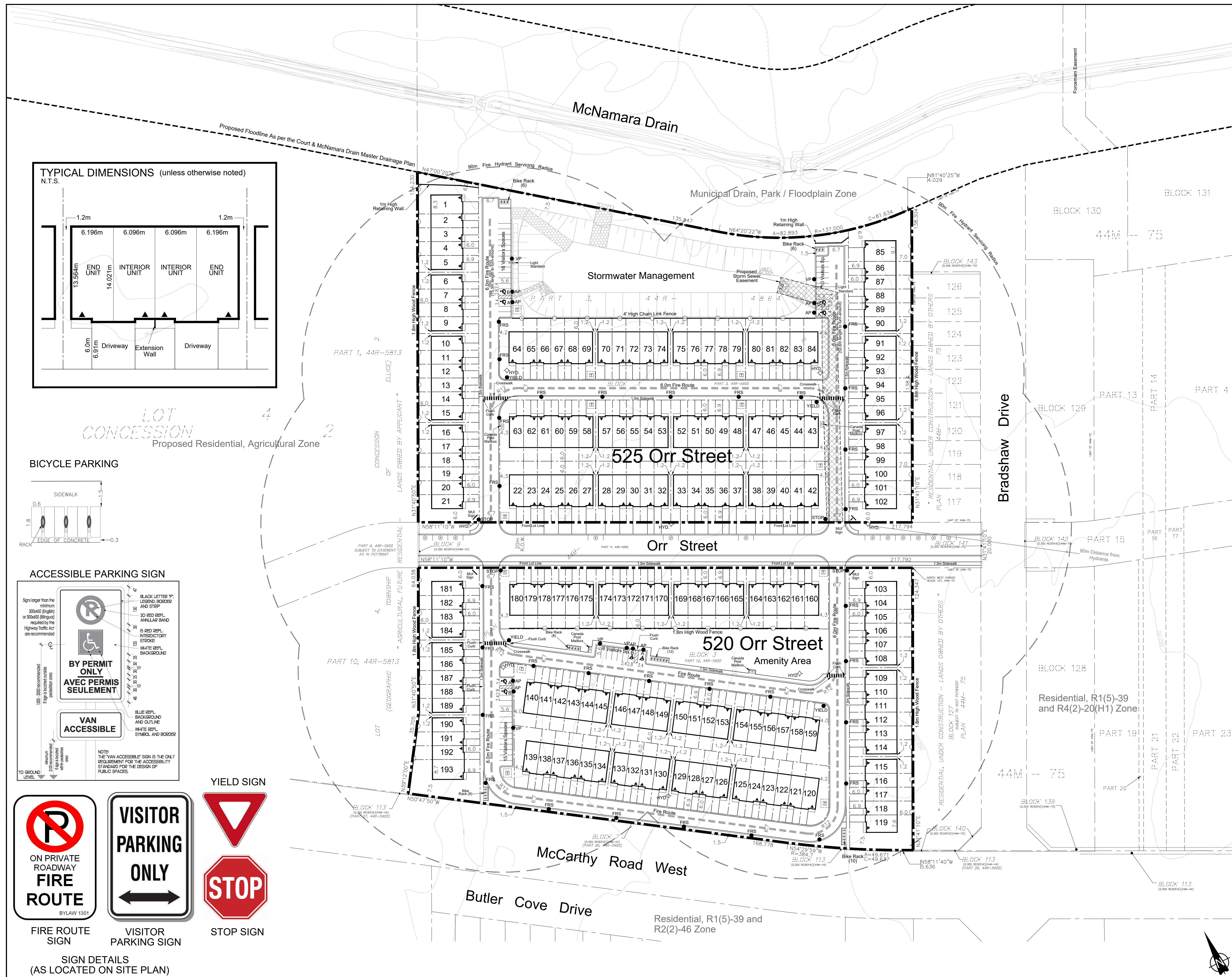
Prepared by:

Nathan Bottema, Project Engineer

Recommended by:

Taylor Crinklaw, Director of Infrastructure Services

André Morin, CPA, Chief Administrative Officer



KEY PLAN
N.T.S.



SITE PLAN

Part of Lots 3 & 4, Concession 2
(Geographic Township Of Ellice)
Registered Plan No.11
City of Stratford
County of Perth

520 & 525 Orr Street
(Blocks 1 and 3, Plan 44M-___)

LEGEND

Fire route centreline	VP
FRS	Visitors Parking Sign
Fire route sign	AP
HYD	Accessible Parking Sign
Hydrants	STOP
Building Entrance	YIELD
Canada Post Mailbox	Snow Storage
Hydro Transformer with 1m Easement	Bike Rack
	Proposed Storm Sewer Easement

SITE DATA

ZONING: Residential R4(2)-16 (H16) Zone

TOWNHOUSE BLOCKS: 5.44ha.
525 ORR STREET: 2.96ha.
520 ORR STREET: 2.48ha.

No. OF UNITS: 193

PARKING REQUIRED: 1.5 spaces / unit = 290 spaces
(see note 3 below)

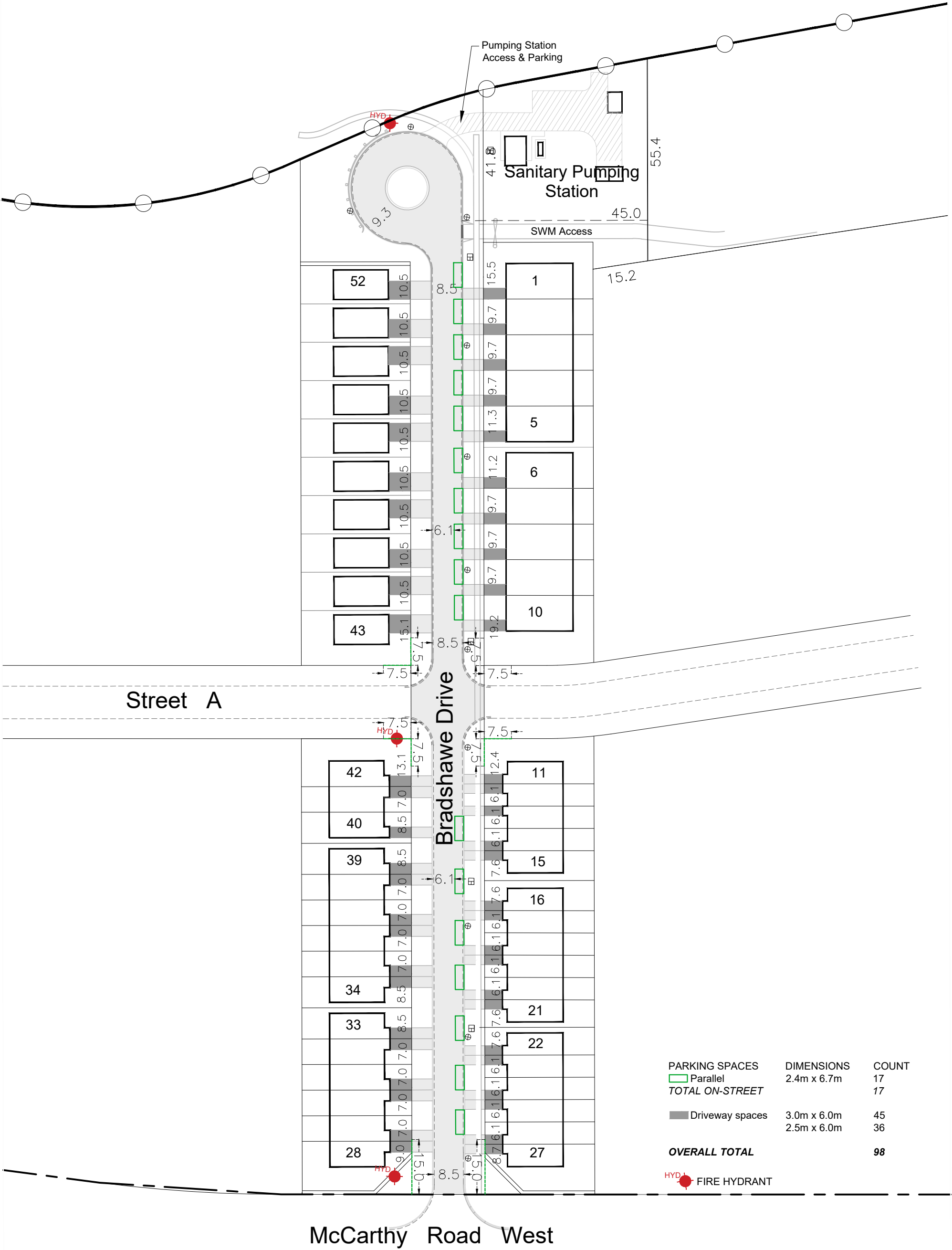
PARKING PROVIDED: 444 spaces (includes driveways & garages)

DETAIL	REQUIRED	525 ORR ST.	520 ORR ST.	TOTAL
LOT FRONTAGE	22.0m	217.8m	217.8m	n/a
FRONT YARD DEPTH	n/a	6.0m	6.0m	n/a
INTERIOR SIDE YARD WIDTH	1.5m	6.0m	6.0m	n/a
REAR YARD DEPTH	6m (local rd) 7.5m (arterial rd)	6.0m & 7.5m	6.0m & 7.5m	n/a
LOT COVERAGE	35.0%	30.6%	33.1%	31.7%
LANDSCAPE OPEN SPACE	30.0%	51.1%	44.5%	48.0%
BUILDING AREA	n/a	9,123.3m ²	8,135.4m ²	17,258.7m ²
PARKING SPACES (driveway, garage, visitors)	290 (see note 3 below)	206 + 26 visitors (153 + 26 vis. req'd)	184 + 23 visitors (137 + 23 vis. req'd)	390 + 49 visitors
BIKE PARKING	49	20	30	50
BUILDING HEIGHT	12m	12m	12m	n/a
DENSITY	16-65 UPH	34.3 UPH	36.8 UPH	35.5 UPH

NOTES:

- All sidewalks are 1.5m wide with 0.45m wide curb
- Parking spaces are 2.4m x 5.6m. Barrier-free Type A spaces are 3.4m x 5.6m, Type B spaces are 2.8m x 5.6m
- Required parking is 1.5 spaces/unit with 0.25/unit designated as Units 85 & 193 are double car driveways.
- Site will be lighted by lighting on the townhouse units.
- Bicycle parking spaces shown are 0.6m x 1.8m.
- Crosswalks to be painted and accompanied with appropriate signage.
- Snow to be removed off site by others.

GSP group	REVISIONS	DRAWING
	November 18, 2022 December 15, 2022 January 19, 2023 January 24, 2023 February 2, 2023 April 10, 2023 April 20, 2023	A1-1
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE gspgroup.ca	Drawn By: S.L.	Dwg. File Name: sp8004n - P5 - W of Bradshaw.dwg
Date: April 12, 2021 Scale: 1:750 metric	Project No: 8004	





MANAGEMENT REPORT

Date: September 24, 2025
To: Infrastructure, Transportation and Safety Sub-Committee
From: Nathan Bottema, Project Engineer
Report Number: ITS25-020
Attachments: Proposed Location and Layout

Title: Memorial Veterans Crosswalk

Objective: To consider providing a Memorial Veterans Crosswalk at the Veterans Drive and York Street intersection.

Background: At the January 29, 2025 ITS Sub-Committee Meeting, representatives from the Army Navy Air Force (ANAF) Unit 261 requested that the installation of a Memorial Veterans Crosswalk be permitted at a crosswalk leading to the Stratford Cenotaph. The ITS Sub-Committee recommendation was:

THAT Staff be directed to work with Army Navy Air Force Unit 261 to prepare a report outlining a location and suitable materials for the installation of a Memorial Veterans Crosswalk.

Staff have reviewed potential locations in consultation with representatives of ANAF Unit 261 and recommend that the Memorial Veterans Crosswalk be installed at across York Street at Veterans Drive. This location provides direct pedestrian access to the Cenotaph from the downtown core. The proposed configuration can be found in the attachment.

The proposed crosswalk will be constructed using the same materials applied at standard crossing locations, with a stencil proposed to allow for repeatable application.

The ANAF also identified a future location for a second crossing at Ontario Street and Veterans Drive, however this option is currently not under consideration.

Analysis: The intersection of Veterans Drive and York Street has been selected as appropriate location for the Memorial Veterans Crosswalk. This controlled crossing provides a direct and visible pedestrian connection from the downtown core to the Cenotaph. While other intersections were considered, this location offers the greatest pedestrian exposure, visibility, and contextual relevance. Its proximity to the Cenotaph

also ensures the crosswalk will be highly visible during commemorative events such as Remembrance Day ceremonies.

Using the same material as standard crossing linework allows Public Works staff to rely on existing equipment and established practices. The use of a stencil ensures repeatable installation, providing a consistent appearance at both intersections and simplifying future maintenance.

Consultation with ANAF Unit 261 confirms support for the recommended location and layout. ANAF has also offered to supply the paint and stencil at no cost to the City.

If approved by Council, the crossing is planned to be installed in October once a full trial has been completed by Public Works with the stencil and paint.

The installation of the crosswalk would be carried out by staff, with the supplies provided by ANAF.

Financial Implications:

Financial impact to current year operating budget:

There are no financial implications to this years operating budget to install the crosswalk other than staff time.

Financial impact on future year operating budget:

Ongoing maintenance, repair, or replacement costs for the proposed signage are anticipated to have a minimal impact on the future operating budget.

Link to asset management plan and strategy:

The installation of a new crosswalk does not impact the Asset Management Plan, as linework and symbols are not designated as assets within the plan.

Alignment with Strategic Priorities:

Work Together For Greater Impact

This report supports the strategic priority of collaborating with the community to develop and implement plans that reflect our collective interests in arts, culture, and heritage. By establishing a memorial veteran's crosswalk, we recognize and honor the contributions of veterans, fostering community spirit and cultural heritage appreciation.

Alignment with One Planet Principles:

Health and Happiness

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

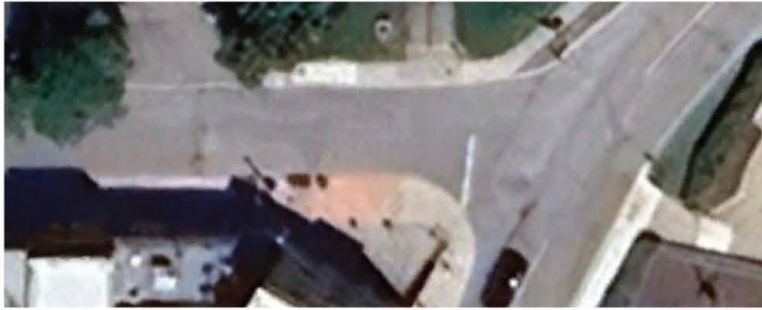
Culture and Community

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

Staff Recommendation: THAT Council approve the installation of Memorial Veterans Crosswalks at the Veterans Drive and York Street intersection.

Prepared by: Nathan Bottema, Project Engineer

Recommended by: Taylor Crinklaw, Director of Infrastructure
André Morin, CPA, Chief Administrative Officer



EXISTING



PROPOSED - PHASE 1 (2025)



PROPOSED - PHASE 1 (2025)

ATTACHMENT #1 - Proposed Location and Layout



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

BEING a By-law to amend Schedule 2, No Parking, Schedule 9, Yield Signs, and Schedule 11, Through Highways, of the Traffic and Parking By-law 159-2008, as amended to restrict the stopping of vehicles on specified streets, to complete yield signage, and to establish stop control on specified streets in the City.

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

AND WHEREAS Council of the Corporation of the City of Stratford adopted Traffic and Parking By-law 159-2008 to regulate traffic and the parking of motor vehicles in the City of Stratford;

AND WHEREAS Council has amended Traffic and Parking By-law 159-2008 from time to time as necessary to further regulate traffic and parking of motor vehicles;

AND WHEREAS Council deems it necessary to amend the Traffic and Parking By-law 159-2008, to amend Schedule 2, No Stopping, to restrict the stopping of vehicles on Bradshaw Drive west between McCarthy Road West to the northern terminus and Orr Street South from Bradshaw Drive to 248 meters east of Bradshaw Drive at Anytime;

AND WHEREAS Council deems it necessary to amend the Traffic and Parking By-law 159-2008, to amend Schedule 9, Yield Signs, to complete yield signage within the Coventry Phase 4 Subdivision and correct an incorrectly listed street name;

AND WHEREAS Council deems it necessary to further amend Traffic and Parking By-law 159-2008, to amend Schedule 11, Through Streets, to establish stop control on Orr Street at Bradshaw Drive;

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

1. That Schedule 2, No Parking, of the Traffic and Parking By-law 159-2008, as amended be further amended to include the following new provisions:

Street	Side	Between	Period
Bradshaw Drive	West	From McCarthy Road West to northern terminus	Anytime
Orr Street	South	From Bradshaw Drive to 248m east of Bradshaw Drive	Anytime

2. That Schedule 9, Yield Signs, of the Traffic and Parking By-law 159-2008, as amended be further amended to include the following new provisions:

Street to Yield	Traffic Direction	Through Street
Butler Cove	Southbound	Robertson Drive
Robertson Drive	Eastbound	Butler Cove

3. That Schedule 9, Yield Signs, of the Traffic and Parking By-law 159-2008, as amended be further amended to delete the following provision:

Street to Yield	Traffic Direction	Through Street
Robertson Drive	Eastbound	Russel Drive

4. That Schedule 11, Through Highways, of the Traffic and Parking By-law 159-2008, as amended be further amended to include the following new provision:

Street	Between
Bradshaw Drive	From the north side of McCarthy Road West to the northerly limit of Bradshaw Drive

5. The provisions of this By-law shall come into effect upon final passage.
6. All other provisions of the Traffic and Parking By-law 159-2008, as amended, shall remain in force and effect.

READ a FIRST, SECOND and THIRD time and

FINALLY PASSED this 27th day of October, 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 Block 80 on Plan 44M-101, being Parts 1 to 6 (inclusive) on Plan 44R-6411 from the provisions of part-lot control for a period of one (1) year for the purpose of conveying street townhouse dwelling units to individual owners.

WHEREAS Section 50(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 municipality may, by by-law, provide that the part-lot control provisions contained in Section 50(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-6411 from the part-lot control provisions of the Planning Act for the purpose of conveying street townhouse dwelling units 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 Section 50(5) 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, in the Province of Ontario and described as Block 80 on Plan 44M-101, being Parts 1 to 6 (inclusive) on Plan 44R-6411 for the purposes of conveying street townhouse 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 October, 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 Block 83 on Plan 44M-101, being Parts 1 to 4 (inclusive) on Plan 44R-6399 from the provisions of part-lot control for a period of one (1) year for the purpose of conveying street townhouse dwelling units to individual owners.

WHEREAS Section 50(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 municipality may, by by-law, provide that the part-lot control provisions contained in Section 50(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-6399 from the part-lot control provisions of the Planning Act for the purpose of conveying street townhouse dwelling units 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 Section 50(5) 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, in the Province of Ontario and described as Block 83 on Plan 44M-101, being Parts 1 to 4 (inclusive) on Plan 44R-6399 for the purposes of conveying street townhouse 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 October, 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 Block 93 on Plan 44M-101, being Parts 1 to 7 (inclusive) on Plan 44R-6398 from the provisions of part-lot control for a period of one (1) year for the purpose of conveying street townhouse dwelling units to individual owners.

WHEREAS Section 50(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 municipality may, by by-law, provide that the part-lot control provisions contained in Section 50(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-6398 from the part-lot control provisions of the Planning Act for the purpose of conveying street townhouse dwelling units 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 Section 50(5) 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, in the Province of Ontario and described as Block 93 on Plan 44M-101, being Parts 1 to 7 (inclusive) on Plan 44R-6398 for the purposes of conveying street townhouse 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 October, 2025.

Mayor – Martin Ritsma

Clerk – Tatiana Dafoe



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

BEING a By-law to authorize the acceptance of a proposal and execution of a contract with BLDG Sci Advisory Inc. for Building Condition Assessments of 171 City and Housing Facilities (RFP-2025-52).

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

AND WHEREAS Section 9 of the Municipal Act, 2001, provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS Section 10(1) of the Municipal Act 2001, provides that a single-tier municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

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

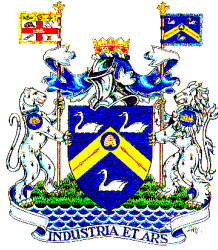
1. That the proposal (RFP-2025-52) of BLDG Sci Advisory Inc. for Building Condition Assessments of 171 City and Housing Facilities, be accepted and the Mayor and Clerk, or their respective delegates, be and the same are hereby authorized to execute the contract for the said work and to affix the Corporate seal thereto.
2. That the accepted amount of the proposal (RFP-2025-52) for Building Condition Assessments of 171 City and Housing Facilities is \$276,000, including HST.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 27th day of October, 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 By-law 4-2023, as amended, to appoint a member of Council to the Technical Training Group.

WHEREAS subsection 5(3) of the Municipal Act, 2001, S.O. 2001, c. 25, as amended, ("the Municipal Act, 2001"), provides that a municipal power shall be exercised by by-law;

AND WHEREAS the 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 the Council of The Corporation of the City of Stratford established a Licensing Appeal Committee through By-law 100-2025 passed on August 11, 2025 and deems it necessary to make appointments to the Licensing Appeal Committee;

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

1. That By-law 4-2023, as amended, be further amended by deleting and replacing section 1.43 with the following provision:
 - 1.43 That Mayor Ritsma be hereby appointed as the Council representative to the Technical Training Group for a four-year term ending November 14, 2026.
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 October, 2025.

Mayor – Martin Ritsma

Clerk – Tatiana Dafoe



STRATFORD CITY COUNCIL

CONSENT AGENDA

October 27, 2025

REFERENCE NO.	CONSENT AGENDA ITEM

CA-2025-127	In accordance with By-law 135-2017 as amended, the Infrastructure Services Department is providing notification that:

- Waterloo Street South from Ontario Street to Albert Street will be closed for watermain repairs on Tuesday, October 7, 2025, for one day only.
- Devon Street between Avonwood Drive will be closed to through traffic October 9 from 8:00 a.m. and 7:30 p.m. due to construction work. The closure is necessary for the installation of new sanitary sewer lateral at 583 Devon Street. The east sidewalk will be closed. Pedestrians should take an alternate route to avoid the construction zone. Heavy equipment will be in the construction zone.

CA-2025-128	Road Closure Request – Stratford Public Library Boo Bash

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 Wednesday, October 22, 2025, from 7:15 p.m. to 8:00 p.m.:

- St. Andrew Street from Birmingham Street to Church Street
- Church Street from St. Andrew Street to St. Patrick Street

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.

Endorsement of the following resolutions have been requested:

CA-2025-129	Resolution from The Regional Municipality of Halton regarding Public Safety Requirements to Protect Our Communities. Attachment – Resolution from The Regional Municipality of Halton dated October 3, 2025.
CA-2025-130	Resolution from the Municipality of Bluewater regarding Urging the Federal Government to Keep Climate Change as a Foremost Priority. Attachment – Resolution from the Municipality of Bluewater dated October 16, 2025.



VIA EMAIL

Friday, October 3, 2025

Corporate Services Department
Legal Services
Office of the Regional Clerk
1151 Bronte Road
Oakville, ON L6M 3L1

The Right Honourable Mark Carney, Prime Minister of Canada
The Honourable Sean Fraser, Minister of Justice and Attorney General
The Honourable Gary Anandasangaree, Minister of Safety
The Honourable Ruby Sahota, Secretary of State
The Honourable Doug Ford, Premier of Ontario
The Honourable Doug Downey, Attorney General
The Honourable Michael Kerzner, Solicitor General

Please be advised that at its meeting held on Wednesday, September 17, 2025, the Council of The Regional Municipality of Halton unanimously adopted the following resolution:

RESOLUTION: Public Safety Requirements to Protect Our Communities

WHEREAS community safety is the foremost responsibility of all levels of government, including federal, provincial/territorial, and municipal authorities;
AND WHEREAS recent violent home invasions in Halton Region and across Canada highlight the ongoing need to evaluate and strengthen bail laws and the administration of justice to better protect communities;

AND WHEREAS repeat violent offenders continue to be granted bail in some instances, placing victims, families, and first responders at risk, and public confidence in the justice system is undermined when such offenders are quickly returned to the community;

AND WHEREAS the federal government passed Bill C-48, which came into force in January 2024, introducing key reforms to the Criminal Code, including:

- A new reverse onus provision targeting repeat violent offending involving weapons,
- An expanded list of firearms offences triggering reverse onus,

- Requirements for courts to consider an accused's violent history and state on the record their consideration of community safety;

AND WHEREAS the federal government has committed to tabling additional legislation during the Fall 2025 session of Parliament to further strengthen community safety, including reforms related to bail and sentencing;

AND WHEREAS the provinces and territories are responsible for the administration of justice, including:

- Appointing justices of the peace and judges,
- Managing court operations and bail monitoring,
- Hiring and managing Crown Attorneys,
- Funding and overseeing provincial police services and detention centres;

AND WHEREAS on November 13, 2024, the Police Association of Ontario (PAO), the Ontario Provincial Police Association (OPPA), and the Toronto Police Association (TPA), representing 35,000 police members in Ontario, called for urgent action to ensure violent and repeat offenders are not released pending trial, and similar calls have been echoed by the Canadian Association of Chiefs of Police and Canada's Premiers;

AND WHEREAS strengthening bail provisions and the broader justice system requires ongoing collaboration across all levels of government, and doing so would reduce pressures on local police services, the courts, and municipalities;

NOW THEREFORE IT BE RESOLVED:

THAT Halton Regional Council:

1. Recognizes the steps already taken by the federal government through Bill C-48 and acknowledges the commitment to introduce further legislation in Fall 2025;
2. Calls on the Government of Canada to prioritize and expedite the introduction of its promised bail and sentencing reforms in the upcoming session of Parliament;
3. Calls on the Province of Ontario to invest in and strengthen the administration of justice, including:
 - Enhancing bail enforcement and monitoring,

- Increasing resources for Crown prosecutors and court operations, including the previously announced courthouse for Halton
- Expanding judicial capacity and detention infrastructure;
- 4. Encourages a national, coordinated approach involving all levels of government to ensure community safety is not compromised by gaps in bail or sentencing systems.

AND BE IT FURTHER RESOLVED:

- THAT Halton Regional Council calls for the following policy considerations in future reforms:
 - Expanding reverse onus provisions for repeat violent offenders,
 - Establishing stronger mandatory bail conditions, including firearm prohibitions, curfews, electronic monitoring, and no-contact orders,
 - Limiting multiple bail releases for individuals with histories of serious violent offences,
 - Improving inter-agency information sharing among police, Crown prosecutors, and corrections,
 - Prioritizing victim and community impact in bail decisions;
- THAT Halton Regional Council calls on the federal and provincial governments to review Criminal Code time limits and rules for stay of proceedings in cases involving serious and violent offences;
- THAT this motion be forwarded to:
 - The Prime Minister of Canada, the Minister of Justice and Attorney General of Canada, the Minister of Public Safety, the Secretary of State (Combatting Crime),
 - The Premier of Ontario, Attorney General of Ontario, the Solicitor General of Ontario,
 - All federal and provincial parties in the House of Commons and Ontario Legislature;
 - Halton's Members of Parliament and Members of Provincial Parliament,
 - The Canadian Association of Chiefs of Police, the Ontario Association of Chiefs of Police, the Police Association of Ontario, and the Ontario Provincial Police Association;
 - Ontario Association of Police Service Boards (OAPSB) and Canadian Association of Police Governance (CAPG);

- Halton's Local Municipalities;
- THAT this motion be shared with the Association of Municipalities of Ontario (AMO), the Federation of Canadian Municipalities (FCM), and all municipalities across Ontario and Canada, encouraging them to pass similar motions in a spirit of collaborative, cross-jurisdictional reform.

If you have any questions, please contact me at the email address below.

Sincerely,



Graham Milne
 Regional Clerk
Graham.Milne@halton.ca

c.

The Honourable Pierre Poilievre, Leader of Official Opposition
 Yves-François Blanchet, Leader of Bloc Québécois
 Don Davies, Interim Leader of NDP
 Elizabeth May, Leader of Green Party
 Halton MPs
 Halton MPPs
 Canadian Association of Chiefs of Police
 Ontario Association of Chiefs of Police
 Police Association of Ontario
 Ontario Provincial Police Association
 Ontario Association of Police Boards
 Canadian Association of Police Governance
 City Clerk's Office, City of Burlington
 Valerie Petryniak, Town Clerk & Director, Legislative Services, Town of Halton Hills
 Meaghen Reid, Director, Legislative & Legal Services/Town Clerk, Town of Milton
 William Short, Town Clerk, Town of Oakville
 Association of Municipalities of Ontario (AMO)
 Federation of Canadian Municipalities (FCM)
 all municipalities across Ontario and Canada



October 16, 2025

Resolution Urging the Federal Government to Keep Climate Change as a Foremost National Priority

WHEREAS, the impacts of climate change—such as rising temperatures, extreme weather events, flooding, droughts, wildfires, and sea-level rise—are already affecting communities across Canada;

WHEREAS, climate change poses a serious threat to public health, infrastructure, local economies, biodiversity, and future generations;

WHEREAS, municipalities are on the front lines of climate change, often bearing the burden of disaster response, infrastructure adaptation, and long-term community resilience;

WHEREAS, despite local action, meaningful progress on climate change requires bold and coordinated leadership at the federal level, including policies, legislation, funding, and international cooperation;

WHEREAS, Canada has made national and international climate commitments, including under the Paris Agreement, and must continue to strengthen its role in mitigating greenhouse gas emissions and supporting adaptation;

NOW THEREFORE BE IT RESOLVED THAT the Municipality of Bluewater Council urges the Government of Canada to:

1. **Maintain climate change as a top national priority**, reflected in legislation, national planning, funding, and public policy;
2. **Prioritize investments in the clean energy transition in the upcoming Federal budget**;
3. **Continue to support municipalities** in their efforts to mitigate and adapt to climate change, including through sustainable infrastructure funding, disaster preparedness support, and clean energy investments since municipalities have the ability to influence change in ~50% of emissions within Canada;
4. **Accelerate the transition to a low-carbon economy**, ensuring that it is just, inclusive, and economically beneficial for all regions and communities;
5. **Engage in transparent, science-based policymaking** that reflects the urgency of the climate crisis and the lived experiences of Canadians;
6. **Collaborate with Indigenous communities** and respect Indigenous knowledge and leadership in addressing climate change including obtaining free, prior and informed consent; and
7. **Continue to report annually** on national progress in reducing emissions and implementing adaptation strategies.

BE IT FURTHER RESOLVED THAT a copy of this resolution be forwarded to the Prime Minister of Canada, the Minister of Environment and Climate Change, local Members of Parliament, the Federation of Canadian Municipalities, the Premier of Ontario, the Association of Municipalities of Ontario as well as local MPPs and all municipalities for their consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Alexander", with a large, stylized initial "A".

Chandra Alexander
Manager of Corporate Services/Clerk

cc: The Right Honourable Mark Carney, Prime Minister of Canada
The Honourable Doug Ford, Premier of Ontario
The Honourable Julie Dabrusin, Minister of Environment and Climate Change
Lisa Thompson, Huron-Bruce MPP
Ben Lobb, Huron-Bruce MP
Federation of Canadian Municipalities
Association of Municipalities of Ontario
All Ontario Municipalities



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

BEING a By-law to confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on October 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 October 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 October, 2025.

Mayor – Martin Ritsma

Clerk – Tatiana Dafoe