



Stratford City Council  
Regular Council Open Session  
AGENDA

**Meeting #:** 4791st

**Date:** Monday, February 9, 2026

**Time:** 7:00 P.M.

**Location:** Council Chamber, City Hall

**Council Present:** Mayor Ritsma - Chair Presiding, Councillor Beatty, Councillor Biehn, 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, Audrey Pascual - Deputy Clerk, Kim McElroy - Director of Social Services, Tim Wolfe - Director of Community Services, Taylor Crinklaw - Director of Infrastructure Services, Karmen Krueger - Director of Corporate Services, Adam Betteridge - Director of Building and Planning Services, Neil Anderson - Director of Emergency Services/Fire Chief

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

<https://stratford-ca.zoom.us/j/85714825849?pwd=dw03uXQailv1aW2AtFcohShSLY1Q6Z.1>

A video recording of the meeting will also be available through a link on the City's website  
<https://calendar.stratford.ca/meetings> following the meeting.

Pages

**1. Call to Order:**

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

Land Acknowledgment

Moment of Silent Reflection

Singing of O Canada

Respectful Conduct Statement

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

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

Name, Item and General Nature of Pecuniary Interest

**3. Adoption of the Minutes:**

10 - 28

Motion by

**THAT the Minutes of the Regular Meeting of Council of The Corporation of the City of Stratford dated January 26, 2026, 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 February 9, 2026, be added to the Agenda as printed.**

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

**5.1 At the February 9, 2026, 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 the potential purchase of property for municipal purposes (CM-26-04) - Proposed or pending acquisition or disposal of land by the municipality or local board (section 239.(2)(c)) (includes municipal property leased for more than 21 years).

5.1 Confidential Report of the City Clerk with respect to an appointment to the Energy and Environment Advisory Committee to fill a vacancy (CM-26-03) - Personal matters about an identifiable individual(s) including municipal employees or local board employees (section 239.(2)(b)).

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

None scheduled.

7. Orders of the Day:

7.1	Resolution - Recommendation Report for Lands Known as 315 & 317 Huron Street for Official Plan Amendment Application OPA1-25 and Zoning By-law Amendment Application Z09-24 (COU26-020)	29 - 64
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Aliyah Richards, Zelinka Priamo Ltd., will be presenting on behalf of the applicant following the staff presentation.

Motion by

**THAT Aliyah Richards, Zelinka Priamo Ltd., be heard.**

Motion by

**Staff Recommendation: THAT Application for Official Plan Amendment OPA1-25 submitted by Zelinka Priamo Ltd. (c/o Aliyah Richards) on behalf of Upper Avon Holdings Inc. on the lands known municipally known as 315 & 317 Huron Street BE APPROVED for the following reasons:**

1. The request is consistent with the Provincial Planning Statement 2024 and conforms with the City of Stratford Official Plan;
2. The request constitutes sound land use planning and is appropriate for the development of the lands;
3. Public comments have been received, reviewed comprehensively and appropriately addressed.

**THAT Application for Zoning By-law Amendment Z09-24 submitted by Zelinka Priamo Ltd. (c/o Aliyah Richards) on behalf of Upper Avon Holdings Inc. on the lands known municipally known as 315 & 317 Huron Street BE APPROVED IN PRINCIPLE for the following reasons:**

1. The request is consistent with the Provincial Planning Statement 2024 and conforms with the City of Stratford Official Plan;
2. The request constitutes sound land use planning and is appropriate for the development of the lands;
3. Public comments have been received, reviewed comprehensively and appropriately addressed.

**THAT the implementing Zoning By-law Amendment be forwarded to City Council for approval once the applicant has entered into a development agreement as a condition of a consent application under Section 53 of the Planning Act to address outstanding concerns such as but not limited to drainage, landscaping, fencing, and urban design, to the satisfaction of the Manager of Planning;**

**AND THAT pursuant to Section 34(17) of the Planning Act, no further**

7.2	Resolution - Lake Victoria Drawdown Event: Overview and Next Steps (COU26-015)	65 - 81
	<p>Motion by</p> <p>Staff Recommendation: THAT Council receive the report "Lake Victoria Drawdown Event: Overview and Next Steps"(COU26-015) for information;</p> <p>AND THAT Council support the Upper Thames River Conservation Authority to proceed with the tendering and installation of the Safety Boom at the RT Orr dam.</p>	
7.3	Resolution - Appointment to the Energy and Environment Advisory Committee February 2026 (COU26-017)	82 - 84
	<p>Motion by</p> <p>Staff Recommendation: THAT direction be given on the appointment of one (1) citizen to the Energy and Environment Advisory Committee for the remainder of a two-year term to November 14, 2026, or until a successor is appointed by Council.</p>	
7.4	Resolution - Road Widening for Site Plan Application SPA 02-10 – 372-378 Huron Street (COU26-019)	85 - 88
	<p>Marc Bancroft, Manager of Planning, will be in attendance to answer any questions.</p> <p>Motion by</p> <p>Staff Recommendation: THAT Council authorize the conveyance of Part 1 on Reference Plan 44R-4854 from D&amp;R Pol Holdings Inc. to The Corporation of the City of Stratford;</p> <p>AND THAT upon conveyance of Part 1 on Reference Plan 44R-4854 to the City of Stratford, these lands be dedicated as public highway forming part of Huron Street.</p>	
7.5	Resolution - Household Hazardous Waste Agreement between The Corporation of the City of Stratford, The Corporation of the Township of Perth South, and The Corporation of the Township of Perth East (COU26-018)	89 - 91
	<p>Motion by</p> <p>Staff Recommendation: THAT The Corporation of the City of Stratford enter into an Agreement with The Corporation of the Township of Perth South for the participation of Perth South residents in the City's</p>	

Household Hazardous Waste events, for a four-year term;

THAT The Corporation of the City of Stratford enter into an Agreement with The Corporation of the Township of Perth East for the participation of Perth East residents in the City's Household Hazardous Waste events, for a four-year term;

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

7.6	Resolution - 2026 Canada-Wide Early Learning and Child Care System, Directed Growth, and Innovation Fund Update (COU26-014)	92 - 98
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Motion by

Staff Recommendation: THAT the report titled, "2026 Canada-Wide Early Learning System, Directed Growth, and Innovation Fund Update" (COU26-014), be received for information.

7.7	Resolution - Rotary Complex, William Allman Memorial Arena, and Dufferin Lions Arena Dehumidifier Replacements (COU26-016)	99 - 102
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Motion by

Staff Recommendation: THAT the Proposal for the supply and installation of new dehumidifier units at the Rotary Complex, William Allman Memorial Arena, and Dufferin Lions Arena from Cimco Refrigeration Inc. at a total cost of \$807,166.91, including HST, be approved;

AND THAT the Mayor and Clerk, or their respective delegates, be authorized to sign the contract agreement with Cimco Refrigeration Inc.

7.8	Resolution - Stratford Live Music and Food Municipally Significant Event Request	103
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Organizers of the Stratford Live Music and Food have requested designation of the 2026 event to be held June 19 and 20, 2026 in the Veteran's Drive Bandshell and surrounding green space on Veteran's Drive, as a municipally significant event for the purpose of obtaining a liquor license.

Comments received from departments and agencies include:

- no issues or concerns from Community Facilities;
- no concerns from Planning Services;
- no concerns from Stratford Police Service;
- no concerns from Huron Perth Public Health;

- Fire Prevention provided the following comments:
  - A LLBO Special Occasions Permit/Inspection will be required. The fee for this is \$100 + HST and can be arranged by contacting fireprevention@stratford.ca
  - Please provide a site plan for this event. If you wish to use an unchanged site plan previously submitted a letter stating such will suffice.
  - If food trucks will be on site, vendors must submit a copy of their most recent fire safety certificates (hood suppression/fire extinguisher) to fireprevention@stratford.ca for review.
  - An emergency lane with a minimum width of 6 m must be maintained at all times.

Motion by

THAT City Council hereby designates the 2026 Stratford Live Music and Food event to be held June 19 and 20, 2026, in the Veteran's Drive Bandshell and surrounding green space on Veteran's Drive, as having municipal significance for the purpose of obtaining liquor licenses from the AGCO, subject to compliance with the City's Municipal Alcohol Risk Policy and required certificates of insurance being provided.

**7.9 Proclamation - Amyloidosis Awareness Month**

104

Motion by

THAT Stratford City Council hereby proclaims March 2026 as "Amyloidosis Awareness Month" in the City of Stratford to raise awareness of the amyloidosis diseases, including the hereditary and non-hereditary forms.

**8. Business for Which Previous Notice Has Been Given:**

None noted.

**9. Reports of the Standing Committees:**

**9.1 Report of the Social Services Committee**

Motion by

THAT the Report of the Social Services Committee dated February 9, 2026, be adopted as printed.

**9.1.1 Employment Ontario Network Update (SOC26-001)**

105 - 106

THAT the report titled, "Employment Ontario Network Update" (SOC26-001), be received for information.

## 9.1.2 Housing Stability Bank – Program Overview (SOC26-002)

107 - 113

THAT the report titled, "Housing Stability Bank – Program Overview" (SOC26-002), be received for information.

## 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-law 11.1 to 11.8 be taken collectively.**

## Motion by

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

## Motion by

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

## 11.1 2026 BIA Budget

114 - 116

To levy a special charge upon the rateable property in the business improvement area for the Downtown Stratford Business Improvement Area (BIA) (formerly City Centre BIA) for 2026.

## 11.2 Award Proposal for Dehumidifier Units at Rotary Complex, William Allman Memorial Arena and Dufferin Lions Arena

117

To authorize the acceptance of a proposal from Cimco Refrigeration Inc. for the supply and installation of new dehumidifier units at the Rotary Complex, William Allman Memorial Arena, and Dufferin Lions Arena.

### 11.3 Appointment to the Energy and Environment Advisory Committee

118

To amend By-law 4-2023, as amended, to make an appointment to the Energy and Environment Advisory Committee.

## 11.4 Conveyance for the Widening of Huron Street

119

To accept the transfer (conveyance) from D&R Pol Holdings Inc. of Part

1 on Reference Plan 44R-4854.

<b>11.5</b>	<b>Dedication of Part of Huron Street as Public Highway</b>	120
	To dedicate Part 1 on Reference Plan 44R-4854 as public highway forming part of Huron Street in the City of Stratford.	
<b>11.6</b>	<b>Agreement with The Corporation of the Township of Perth South - Household Hazardous Waste Disposal</b>	121 - 122
	To authorize the entering into and execution of an agreement with The Corporation of the Township of Perth South for the disposal of household hazardous waste generated in the Township at the Stratford Landfill Site Household Hazardous Waste Depot.	
<b>11.7</b>	<b>Agreement with The Corporation of the Township of Perth East - Household Hazardous Waste Disposal</b>	123 - 124
	To authorize the entering into and execution of an agreement with The Corporation of the Township of Perth East for the disposal of household hazardous waste generated by the Township at the Stratford Landfill Site Household Hazardous Waste Depot.	
<b>11.8</b>	<b>Implementing By-law - Official Plan Amendment No. 36</b>	125 - 129
	To adopt Official Plan Amendment No. 36 to maintain the "Residential Areas" designation on the subject lands and add a Special Policy Area to increase the maximum density from 65 units per net hectare to 106 units per net hectare.	
<b>12.</b>	<b>Consent Agenda: CA-2026-017</b>	130
	Council to advise if they wish to consider the item listed on the Consent Agenda.	
<b>13.</b>	<b>New Business:</b>	
<b>14.</b>	<b>Adjournment to Standing Committees:</b>	
	The next Regular Council meeting is February, 23, 2026, in the Council Chamber, City Hall.	
	Motion by	
	<b>THAT the Council meeting adjourn to convene into Standing Committee as follows:</b>	
	<ul style="list-style-type: none"> <li>• Infrastructure, Transportation and Safety Committee [7:05 or thereafter following the Regular Council meeting];</li> </ul>	

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 February 9, 2026 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 Confirmatory By-law:**

131

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

**By-law 11.9 Confirmatory By-law**

To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on February 9, 2026.

Motion by

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

Motion by

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

**15.3 Adjournment of Council Meeting**

Meeting Start Time:

Meeting End Time:

Motion by

**THAT the February 9, 2026, Regular Council meeting adjourn.**



## **Stratford City Council Regular Council Open Session**

### **MINUTES**

Meeting #:	4790th
Date:	Monday, January 26, 2026
Time:	7:00 P.M.
Location:	Council Chamber, City Hall
Council Present:	Mayor Ritsma - Chair Presiding, Councillor Beatty, Councillor Biehn, Councillor Burbach, Councillor Henderson, Councillor McCabe, Councillor Nijjar, Councillor Sebben, Councillor Wordofa
Staff Present:	André Morin - Chief Administrative Officer, Audrey Pascual - Deputy 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, Victoria Trotter - Council Committee Coordinator, Marc Bancroft - Manager of Planning, Alex Burgess - Manager of Ontario Works, Alexander Burnett - Intermediate Planner, Will Mason - Rent Receivables Clerk
Also Present:	Media and Members of the Public

#### **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 January 26, 2026 Regular Council meeting.

**3. Adoption of the Minutes:**

R2026-28

**Motion by** Councillor Nijjar

**Seconded by** Councillor Biehn

**THAT the Minutes of the Regular Meeting of Council of The Corporation of the City of Stratford dated January 12, 2026, be adopted as printed.**

**Carried**

**4. Adoption of the Addendum to the Agenda:**

R2026-29

**Motion by** Councillor Burbach

**Seconded by** Councillor Wordofa

**THAT the Addendum to the Regular Agenda of Council and Standing Committees dated January 26, 2026, be added to the Agenda as printed.**

**Carried**

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

**5.1 At the January 26, 2026 Session, under the Municipal Act, 2001, as amended, a matter concerning the following item was considered:**

4.1 Confidential Report of the Chief Administrative Officer - Collective Bargaining Update – CUPE 1385, CUPE 197 and IBEW 636 (Parallel Transit

Division) (CM-26-02) - Labour relations or employee negotiations (section 239.(2)(d)).

At the In-camera session, direction was provided to the City's Bargaining Committee with respect to Item 4.1.

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

### **6.1 Added - Request for Delegation - Jane Marie Mitchell**

R2026-30

**Motion by** Councillor Burbach

**Seconded by** Councillor Wordofa

**THAT Jane Marie Mitchell be heard.**

A member requested a recorded vote.

In Support (8): Mayor Ritsma, Councillor Beatty, Councillor Biehn, Councillor Burbach, Councillor Henderson, Councillor Nijjar, Councillor Sebben, and Councillor Wordofa

Opposed (1): Councillor McCabe

**Carried**

Jane Marie Mitchell spoke to Council regarding Items 7.4 and 7.7 and the continued availability of water as the number of homes increase in the City.

The Director of Infrastructure stated the City is currently using half of the water available per second and staff continue to properly monitor and manage resources.

Councillor McCabe noted he voted against the delegation and stated that the presentation did not provide information which specifically addressed Items 7.4 and 7.7 but was providing a political position.

## **7. Orders of the Day:**

### **7.1 Resolution - Downtown Stratford Business Improvement Area 2026 Draft Budget (COU26-006)**

R2026-31

**Motion by** Councillor Burbach  
**Seconded by** Councillor Wordofa

**THAT Jamie Pritchard, General Manager and Jennifer Birmingham, Treasurer, of the Downtown Stratford BIA, be heard.**

**Carried**

Jamie Pritchard, General Manager and Jennifer Birmingham, Treasurer of the Downtown Stratford Business Improvement Area (BIA) presented the 2026 Draft Budget. Highlights of the presentation included:

- there being 25 new businesses that opened in 2025;
- two (2) bike racks being installed in partnership with the Active Transportation Advisory Committee at the Stratford Police Station;
- wayfinding strategies being implemented via pole wraps and maps;
- an overview of initiatives including the ten bucks back promotion, the Winter Wander-Land event, as well various additional marketing and events; and
- there being a conscious consideration in keeping the levy as low as possible in the preparation of the budget.

A member thanked the Downtown Stratford BIA for their hard work.

R2026-32

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

**THAT the draft 2026 budget of the Downtown Stratford Business Improvement Area be approved as submitted in the amount of \$354,042.28;**

**THAT the sum of \$319,442.28 shall be levied on properties located within the boundaries of the Downtown Stratford Business Improvement Area for the year 2026;**

**AND THAT the City Clerk be directed to prepare the requisite by-law pursuant to section 208 of the Municipal Act, 2001, to levy the special charge upon the rateable property in the business improvement area for the Downtown Stratford Business Improvement Area for 2026.**

**Carried**

**7.2 Resolution - Heritage Alteration Permit Appeal for 23 Downie Street (COU26-009)**

R2026-33

**Motion by** Councillor McCabe  
**Seconded by** Councillor Burbach  
**THAT Craig Foster be heard.**

**Carried**

The Intermediate Planner provided an overview of the report. Highlights of the presentation included:

- an overview of the Heritage Conservation District Standards;
- an overview of the Heritage Stratford review of the application;
- an overview of the Heritage Alteration Permit process; and
- there being options for the applicant to appeal the decision made by Council.

In response to the questions from Members of Council, the Intermediate Planner noted the following:

- the applicant having the ability to submit a new application at any time with a professional opinion on the state of the bricks; and
- there being no fee required for heritage alteration applications.

The applicant, Craig Foster, addressed Council regarding the appeal. Highlights of the presentation included:

- the brick condition being a dangerous situation;
- the original plan being to repair and paint the brick prior to discovering the paint was causing the original problem;

- the stucco adding 1.5 inches of insulation to the building; and
- there being other buildings in the Heritage Conservation District with stucco on the rear facade.

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

- the importance of maintaining the Heritage Conservation District Standards; and
- the paint being required to be removed to repair the brick on the building.

R2026-34

**Motion by** Councillor McCabe

**Seconded by** Councillor Nijjar

**THAT the Heritage Alteration Permit application for 23 Downie Street, proposing the replacement of the existing rear brick façade with EIFS (Exterior Insulation and Finish System) stucco, be denied, as the proposed alteration is contrary to the recommendation of the Heritage Stratford Permit Review Committee and does not conform to the City of Stratford's Heritage Conservation District Standards.**

**Carried**

R2026-35

**Motion by** Councillor McCabe

**Seconded by** Councillor Nijjar

**THAT the development of a levy-neutral, property-secured heritage façade and masonry loan program under the Community Improvement Plan, targeted to the Heritage Conservation District funding up to 50 percent of eligible costs, capitalized from unallocated funds from the proceeds of the Vivian Line land sale, and structured with a Bank of Canada linked interest rate, be referred to staff;**

**AND THAT staff be directed to prepare a report for consideration at a future Council meeting.**

**Carried**

**7.3 Resolution - Recommendation Report for a property located at 145 Ontario Street with respect to an Application for Draft Plan of Condominium (31CDM25-002) (COU26-013)**

R2026-36

**Motion by** Councillor Burbach  
**Seconded by** Councillor Henderson  
**THAT Caroline Baker of Baker Planning Group be heard.**

**Carried**

The Manager of Planning provided an overview of the planning report. Highlights of the presentation included:

- there being no physical development proposed;
- there being eight (8) units including a restaurant, inn and commercial spaces;
- there being driveway access for parking and a walking access to Ontario Street;
- the request allowing the free-hold ownership of individual units;
- condition number 16 being satisfied as per the Acting Chief Building Official; and
- the application being recommended by staff for approval.

In response to the questions from Members of Council, the Manager of Planning noted the following:

- should the Plan of Condominium be approved, it would allow for free-hold ownership of the individual units;
- the Plan of Condominium providing the property owner the ability to sell individual units; and
- there being no long-term tenants at the property as it is currently operating as an inn.

Caroline Baker of Baker Planning Group spoke to the application noting the following:

- the applicant having no concerns with the conditions of draft plan approval;
- the Plan of Condominium allowing each unit to have an individual PIN to facilitate their sale;
- the property owner having the ability to retain parts of the building to continue leases with the current commercial tenants; and
- the proposal allowing businesses to own a space rather than continuing to rent.

Members of Council and staff held a discussion regarding the potential effects of condominium fees for residential and commercial properties to owners and tenants.

**Motion by** Councillor Henderson  
THAT the application be filed.

There was no seconder for the motion.

R2026-37

**Motion by** Councillor McCabe  
**Seconded by** Councillor Burbach  
**THAT Council for the City of Stratford pursuant to Section 51(31) of the Planning Act grant draft approval to Application for Draft Plan of Condominium (31CDM25-002) submitted by Baker Planning Group on behalf of Lot 44 Developments Inc. for a property located at 145 Ontario Street and subject to the conditions of draft plan approval attached to the Planning Report, excluding condition 16, dated January 26, 2026 and recommended by the Manager of Planning;**

**THAT the above is recommended for the following reasons:**

- I. The request is consistent with the Provincial Planning Statement;**
- II. The request conforms with the City's Official Plan and complies with the City's Comprehensive Zoning By-law; and**

**III. Comments received have been received, reviewed comprehensively and appropriately addressed through the recommended conditions of draft plan approval.**

**Carried**

**7.4 Resolution - Recommendation Report for Draft Plan of Subdivision Application 31T21-002 and Zone Change Application Z07-21 for 525 O'Loane Avenue in the City of Stratford (COU26-010)**

R2026-38

**Motion by** Councillor McCabe

**Seconded by** Councillor Burbach

**THAT Dave Nuttall of DLN Group Inc. be heard.**

**Carried**

Robyn McIntyre, Consulting Planner for the City from MHBC, referring to a PowerPoint presentation, provided an overview of the planning report. Highlights of the presentation included:

- an overview of the location of the subject lands;
- an overview of the draft plan including the number and types of housing;
- an overview of the requested zone changes;
- there being environmental studies completed and a Certificate of Property Use issued by the Province;
- an overview of the planning analysis;
- an overview of agency comments;
- there being a Noise Study completed and various mitigation measures recommended; and
- an overview of the staff recommendation.

Members of Council and the Consulting Planner held a discussion regarding the following:

- there being concerns with traffic increases since 2021;

- there being concerns with one entrance and emergency vehicle access;
- parking being restricted to one side of the street only;
- Festival Hydro conditions to be satisfied prior to proceeding; and
- there being no playground or park included in the plan.

Dave Nuttal of DLN Group Inc, spoke to Council regarding the application. Highlights of the presentation included:

- an overview of the variances requested;
- the work completed with the UTRCA regarding the flood plain; and
- an overview of the parking plan.

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

- contaminated soil having been removed from the majority of the site;
- a portion of the site requiring homes without basements due to soil contaminants; and
- 25% of the housing having the requirement to be affordable.

R2026-39

**Motion by** Councillor McCabe

**Seconded by** Councillor Biehn

**THAT Draft Plan of Subdivision application 31T21-002, as submitted by DLN Group Inc. (c/o Dave Nuttal) for the lands municipally known as 525 O'Loane Avenue, subject to the conditions of draft plan approval appended to this Staff Report as recommended by Robyn McIntyre, Consulting Planner on January 26, 2026, BE APPROVED for the following reasons:**

- 1. The request satisfies the criteria outlined in Section 51(24) of the Planning Act;**

- 2. The request is consistent with the Provincial Planning Statement, 2024;**
- 3. The request conforms to the City of Stratford's Official Plan;**
- 4. The request constitutes sound land use planning and is appropriate for the development of the subject lands; and**
- 5. A Public Meeting has been held and no comments were received.**

**AND THAT Zone Change Application Z07-21, as submitted by DLN Group Inc. (c/o Dave Nuttall) for the lands municipally known as 525 O'Loane Avenue, which proposes to rezone the subject lands from Urban Reserve ("UR") to five zones and a holding symbol being:**

- A new Residential Second Density zone ("R2(2)-47") with the following site-specific provisions:**
  - To permit a reduced minimum Lot Area of 284 square metres, whereas 300 square metres is required.**
- A new Residential Second Density zone ("R2(2)-48") with the following site-specific provisions:**
  - To permit a reduced minimum Lot Frontage for "Single Detached -Corner Lots" of 10 metres, whereas 15 metres is required.**
  - To permit a reduced minimum Lot Frontage for "Duplex-Corner Lots" of 10 metres, whereas 18 metres is required.**
- A new Residential Fifth Density zone ("R5(3)-28") with the following site-specific provision:**
  - To permit a reduced minimum Front Yard Setback of 7.5 metres, whereas 10 metres is required.**
- A Residential Fourth Density zone ("R4(4)")**
- An Open Space zone ("OS")**

- **And a new Holding Symbol (H28) with the following regulations:**
  - **Permitted Uses:** “Until such time as the (H28) is removed, 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.”
  - **Conditions for Removal:** “The (H28) shall not be removed until the corridor works for the Roadhouse Drain and Finnegan Drain, and grading within the existing floodplain, have been completed to the satisfaction of the Upper Thames River Conservation Authority and the City.”

**BE APPROVED for the following reasons:**

- **The request provides for the development of the subject lands in a manner which is consistent with the Provincial Planning Statement, 2024;**
- **The request conforms to the City of Stratford’s Official Plan;**
- **The request constitutes sound land use planning and is appropriate for the development of the subject lands; and**
- **A Public Meeting has been held and no comments were received.**

**Carried**

**7.5 Resolution - Accessibility Advisory Committee Barrier Buster Grant Opportunity 2026 (COU26-007)**

R2026-40

**Motion by** Councillor Henderson

**Seconded by** Councillor Biehn

**THAT staff be directed to apply for the maximum funding under the Rick Hansen Barrier Buster Grant for the construction and installation of an accessible viewing area on Veteran’s Drive;**

**THAT the project be funded using \$10,000 from Item D.1.2 in the 2026 Mayor's Budget Capital Program, if the grant application is successful;**

**AND THAT the Mayor and Clerk, or their respective designates, be authorized to execute all necessary agreements and documents required should the grant application be successful.**

**Carried**

**7.6 Resolution - Request for an Indigenous Representative on the Energy and Environment Advisory Committee (COU26-008)**

R2026-41

**Motion by** Councillor Burbach

**Seconded by** Councillor McCabe

**THAT the request to designate a seat on the Energy and Environment Advisory Committee for an Indigenous Representative be referred to staff to review as part of the broader Advisory Committee Governance Review.**

**Carried**

**7.7 Resolution - Recommendation Report with respect to Applications for Official Plan Amendment OPA2-25 and for Zoning By-law Amendment Z06-25, for lands situated at 16 Kastner Street (COU26-011)**

R2026-42

**Motion by** Councillor Biehn

**Seconded by** Councillor Burbach

**THAT Dave Hannam be heard.**

**Carried**

The Manager of Planning, referring to a PowerPoint presentation, provided an overview of the planning report. Highlights of the presentation included:

- an overview of the location of the subject lands;
- an overview of the proposed Official Plan amendment;
- an overview of the proposed Zoning By-law amendment;

- an overview of the draft plan including the number and types of housing;
- an overview of the agency comments received;
- an overview of the public comments received;
- an overview of the planning analysis; and
- an overview of the staff recommendation.

Dave Hannam of Zelinka Priamo Ltd., referring to a PowerPoint presentation, spoke to Council regarding the application. Highlights of the presentation included:

- an overview of the location and concept plan;
- an overview of accessibility including four (4) fully accessible units; and
- an overview of proposed units and the current rental housing needs in the city.

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

- common amenity areas being provided to residents;
- green space and lighting being included in the parking area; and
- management of the building being undertaken by a specialist in the industry.

In response to questions from Council, staff noted that connection to the multi-use trail on O'Loane Avenue and updates to the Transit routes are being reviewed for this area.

R2026-43

**Motion by** Councillor McCabe

**Seconded by** Councillor Nijjar

**THAT Application for Official Plan Amendment OPA2-25**

**submitted by Zelinka Priamo Ltd. (c/o Katelyn Crowley) on**

**behalf of Countryside Developments (2014) Inc. (c/o Pete Hyde)  
on the lands known municipally known as 16 Kastner Street:**

**BE APPROVED for the following reasons:**

- 1. The request is consistent with the Provincial Planning Statement 2024 and conforms with the City of Stratford Official Plan;**
- 2. The request constitutes sound land use planning and is appropriate for the development of the lands;**
- 3. Public comments have been received, reviewed comprehensively and appropriately addressed.**

**THAT Application for Zoning By-law Amendment Z06-25 submitted by Zelinka Priamo Ltd. (c/o Katelyn Crowley) on behalf of Countryside Developments (2014) Inc. (c/o Pete Hyde) on the lands known municipally known as 16 Kastner Street:**

**BE APPROVED IN PRINCIPLE for the following reasons:**

- 1. The request is consistent with the Provincial Planning Statement 2024 and conforms with the City of Stratford Official Plan;**
- 2. The request constitutes sound land use planning and is appropriate for the development of the lands;**
- 3. Public comments have been received, reviewed comprehensively and appropriately addressed.**

**AND THAT the implementing zoning by-law amendment be forwarded to City Council for approval once the applicant has obtained direct legal access to Perth Line 36 for the proposed apartment building to the satisfaction of the Manager of Planning.**

**Carried**

**7.8 Resolution - T-2023-10 Annual Asphalt, Concrete and Turf Repairs (Various Locations) – Consideration of Contract Extension (COU26-2026)**

R2026-44

**Motion by** Councillor McCabe**Seconded by** Councillor Biehn**THAT Council approve a one-year extension of Contract T-2023-10 – Annual Asphalt, Concrete and Turf Repairs contract with 465929 Ontario Ltd. o/a Nicholson Concrete at 'Year 3' unit prices.****Carried****8. Business for Which Previous Notice Has Been Given:**

None noted.

**9. Reports of the Standing Committees:**

There were no Standing Committee reports considered at the January 26, 2026 meeting.

**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:

R2026-45

**Motion by** Councillor Beatty**Seconded by** Councillor Nijjar**THAT By-laws 15-2026 to 18-2026 be taken collectively.****Carried** unanimously

R2026-46

**Motion by** Councillor Burbach**Seconded by** Councillor McCabe**THAT By-laws 15-2026 to 18-2026 be read a First and Second Time.****Carried** two-thirds support

R2026-47

**Motion by** Councillor Henderson**Seconded by** Councillor Wordofa**THAT By-laws 15-2026 to 18-2026 be read a Third Time and Finally Passed.****Carried**

**11.1 Implementing By-law - Official Plan Amendment No. 35 - By-law 15-2026**

To adopt Official Plan Amendment No. 35 to redesignate the subject lands from "Medium Density Residential" to "Residential Areas".

**11.2 Zoning By-law Amendment Z07-21 - 525 O'Loane Avenue - By-law 16-2026**

To amend By-law 10-2022 as amended, with respect to Application for Zoning By-law Amendment Z07-21 by DLN Group Inc. to amend the zoning of certain lands known as 525 O'Loane Avenue.

**11.3 Amend the Fees and Charges By-law - Overnight Parking Permits - By-law 17-2026**

To amend the Fees and Charges By-law 125-2025, as amended, for The Corporation of the City of Stratford, to amend fees for Parking Permits for Municipal Parking Lots.

**11.4 Amend the Traffic and Parking By-law - Erie Street Lot Permits - By-law 18-2026**

To amend Schedule 19, Parking Permits, of the Traffic and Parking By-law 159-2008, as amended, to provide for additional parking permits in the Erie Street Lot.

**12. Consent Agenda: CA-2026-12 to CA-2026-16**

Council did not consider any items on the Consent Agenda.

**13. New Business:****13.1 Review of Condominium Fees**

**Motion by** Councillor Henderson

**Seconded by** Councillor Wordofa

THAT the review and development of policies to limit the application of condominium fees to recently converted residential and commercial properties be referred to staff.

The motion was withdrawn.

### **13.2 Winterfest 2026**

Mayor Ritsma thanked the organizers of Winterfest for another great event enjoyed by the community.

#### **14. Adjournment to Standing Committees:**

The next Regular Council meeting is February 9, 2026 in the Council Chamber, City Hall.

R2026-48

**Motion by** Councillor Burbach

**Seconded by** Councillor Sebben

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

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

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

**Carried**

#### **15. Council Reconvene:**

##### **15.1 Declarations of Pecuniary Interest made at Standing Committees**

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

Declarations of Pecuniary Interest made at Standing Committee meetings held on January 26, 2026, with respect to the following Items and restated 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 January 26, 2026 Council Reconvene meeting.

**15.2 Confirmatory By-law:**

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

**11.5 - Confirmatory By-law 19-2026**

To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on January 26, 2026.

R2026-49

**Motion by** Councillor Nijjar

**Seconded by** Councillor Beatty

**THAT By-law 19-2026 be read a First and Second Time.**

**Carried** two-thirds support

R2026-50

**Motion by** Councillor Sebben

**Seconded by** Councillor Biehn

**THAT By-law 19-2026 be read a Third Time and Finally Passed.**

**Carried**

**15.3 Adjournment of Council Meeting**

R2026-51

**Motion by** Councillor Burbach

**Seconded by** Councillor Nijjar

**THAT the January 26, 2026, Regular Council meeting adjourn.**

**Carried**

Meeting Start Time: 7:00 P.M.

Meeting End Time: 9:32 P.M.

Reconvene Meeting Start Time: 9:36 P.M.

Reconvene Meeting End Time: 9:37 P.M.

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Mayor - Martin Ritsma

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Deputy Clerk - Audrey Pascual



## PLANNING REPORT

**Date:** February 9, 2026  
**To:** Mayor and Council  
**From:** Alexander Burnett, MCIP, RPP, Intermediate Planner  
**Report Number:** COU26-020  
**Attachments:** Public Meeting Minutes,  
Official Plan & Zoning By-law Amendment

**Title:** Recommendation Report for Lands Known as 315 & 317 Huron Street for Official Plan Amendment Application OPA1-25 and Zoning By-law Amendment Application Z09-24

**Objective:** The purpose of this report is to provide a recommendation for the applications submitted by Zelinka Priamo Ltd. (c/o Aliyah Richards) on behalf of Upper Avon Holdings Inc. with respect to Official Plan Amendment Application OPA1-25 and Zoning By-law Amendment Application Z09-24. The applications were deemed complete on February 25, 2025 and presented at a public meeting on April 14, 2025.

### Official Plan Amendment Application

The purpose of the Official Plan Amendment application is to add a site-specific policy to permit a residential density of 106 units per hectare whereas the residential designation that applies to the lands permits a maximum residential density of 65 units per hectare.

### Zoning Change Application

The requested Zone Change Amendment is to rezone the subject properties from the Residential Second Density R2(1) Zone to a new site-specific Residential Fifth Density (R5(1)-XX) Zone. The request is to facilitate the development of two, 3-storey, 6-unit apartment buildings, for a total of 12 residential dwelling units on the subject properties. The following site-specific exceptions are requested applicable to the parent R5(1) Zone:

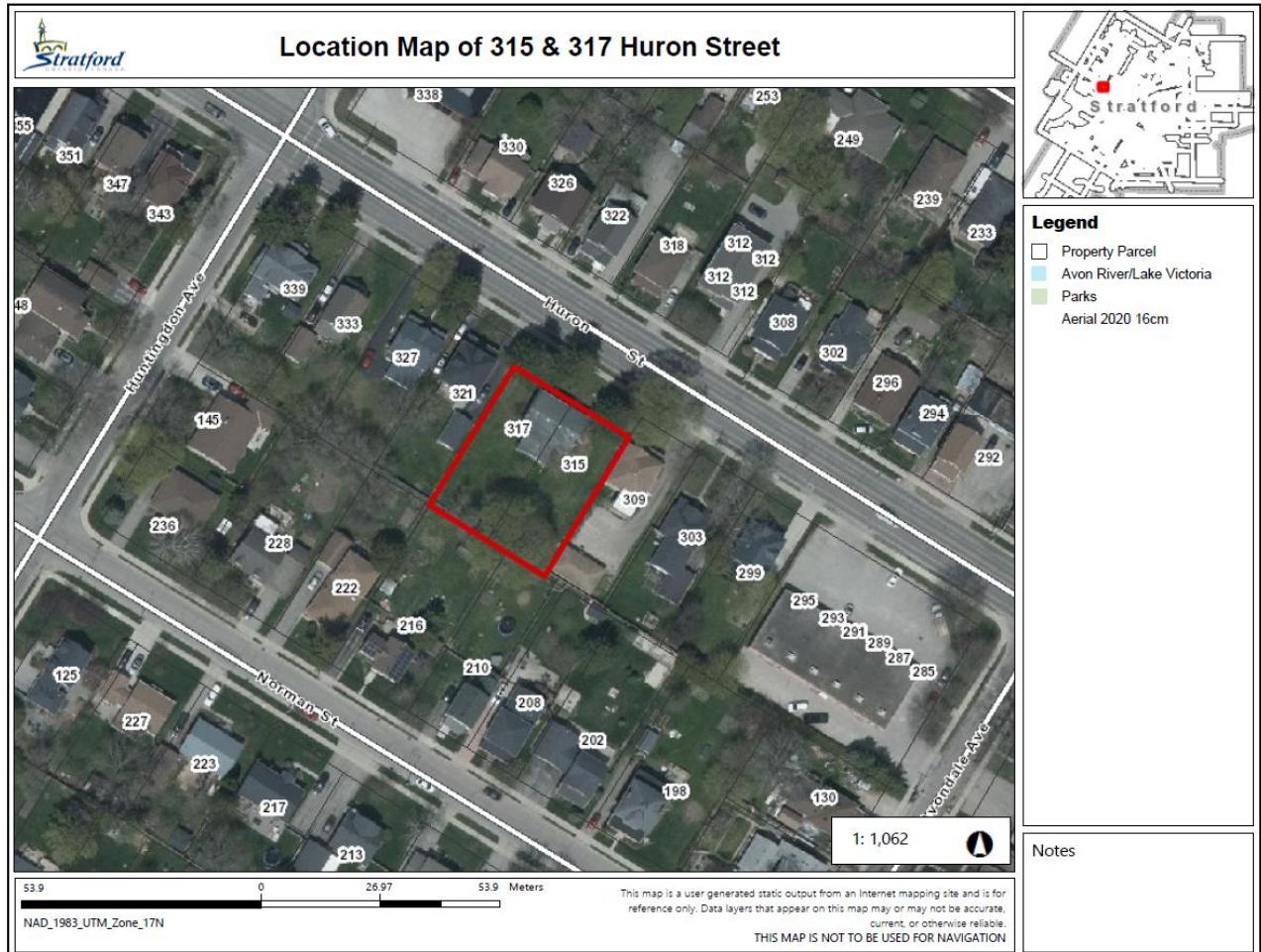
- A minimum lot area for apartment dwellings of 565 m<sup>2</sup> compared to the required minimum lot area of 750 m<sup>2</sup>.

- A minimum front yard depth of 2.5 m for apartment buildings compared to the required front yard depth of 7.5 m.
- An interior side yard width of 2.2 m for apartment buildings compared to the required side yard width of 4.55 m.
- A minimum of 14% landscaped open space for apartment buildings compared to the required 30% landscaped open space.
- A maximum density of 106 units per net hectare for apartment buildings compared to the maximum density of 55 units per net hectare.
- A minimum of one visitor parking space for an apartment building when two is required.

The following documents were submitted in support of the applications:

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

#### Location Map



- Please be advised that the aerial map uses imaging from 2020. The semi-detached dwelling shown on the subject lands has since been removed and as such, the lands are currently vacant.

### **Background:**

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

#### Site Characteristics: 315 Huron Street

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

#### Site Characteristics: 317 Huron Street

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

#### Surrounding Land Uses:

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

On August 28, 2023, the subject lands were granted a provisional consent to sever the property into the two separate parcels that exist today. Originally, the lands contained a semi-detached dwelling where each dwelling unit was wholly contained on separate lots which subsequently merged on title to become a single parcel of land. The semi-detached dwelling due to its poor condition was demolished from the site. Planning Staff recommended approval of the consent application as the lands were intended to be redeveloped as low-density residential uses consistent with the R2(1) zoning of the lands which would allow single detached dwellings on each of the lots or a semi-

detached dwelling with associated units contained on separate lots. However, the severed lots were sold to the current property owner shortly after completion of the consent application, which has led to the subject proposal today.



### Agency Comments

The applications were circulated to various agencies on March 14, 2025, with agency comments being due March 28, 2025. All agency comments are summarized below. Any agency comments received after this report is finalized will be provided to Council for consideration.

- *Stratford Infrastructure Services Department:*
  - The Engineering Division will require a grading plan for review and approval, prior to receiving a Building Permit.
  - No trees within the City of Stratford right-of-way shall be removed prior to the notification and approval of the Parks and Forestry Manager. A comprehensive tree inspection must be conducted. Approval from the Parks and Forestry Manager must be received and provided to the Engineering Division upon completion of the tree inspection. This process

is outlined in the Stratford Community Services Department – Urban Forestry Plan 2001 (Revised 2023).

- Adhere to the Private Tree Preservation By-Law #86-2020 regarding the existing tree identified on the property.
- Easement may be required to facilitate the shared driveway.
- Planning Division should consider the percentage of impervious surface proposed for this location. It should be expected that overland flow is directed towards the frontage in designated swales located near/along the property lines.

The following comments were received from the City's Engineering Division, after the public meeting in response to the most recent revisions submitted by the applicant:

- The Engineering department will accept the proposed individual services as shown on the plans, with the understanding that the final locations will be subject to co-ordination during the reconstruction of Huron Street and the timing of the construction of the proposed housing
- The Engineering department will not object to the proposed private drainage easement and additional storm connection with double catchbasin as shown on the plans. There is still the risk of adverse impacts due to overland flow flooding the surrounding properties, but with proper maintenance of the private drainage, that impact will be mitigated.

- *Stratford Climate Change Division:*

- The Climate Action Division has serious concerns regarding the request to significantly reduce the landscaped open area from the required 30% to 14%. It is strongly recommended that the applicant explore alternative solutions to meet this requirement, such as incorporating green roofs. Granting such a concession could set a precedent for further reductions in the vicinity, undermining the open space and landscaping requirements outlined in the Official Plan. Furthermore, the reduction in green space may exacerbate the urban heat island effect and negatively impact the neighborhood's microclimate.

Following the public meeting, the City's Climate Change Division expressed further concern regarding the reduced landscaped open space, and requested that a landscaping plan be submitted. Upon receipt of the landscape plan apart of the most recent submission, the Climate Change Division notified Planning that they had no further comments.

- *Stratford Fire Prevention:*
  - No comments from Fire Prevention
- *Stratford Housing Consortium:*
  - The Housing Specialist at InvestStratford is in favour of the increased density on this site. The proponent should consider affordable units and reach out to [housing@investstratford.com](mailto:housing@investstratford.com) to discuss affordable units.
- *Festival Hydro*
  - No specific concerns – if the project proceeds, customer/contractor to contact Festival Hydro prior to site excavation.

### Public Comments

Notice of the application and public meeting was sent to surrounding property owners on March 14, 2025. Notice was also published in the Beacon Herald on March 15, 2025.

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

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

### **Analysis:**

#### Provincial Planning Statement

The Provincial Planning Statement (PPS), 2024, came into effect on October 20, 2024. The PPS is issued under Section 3 of the *Planning Act* and provides direction on matters of provincial interest related to land use planning and development. The *Planning Act* requires that all decisions affecting planning matters to be consistent with the PPS.

#### *Planning for People and Homes*

Section 2.1 directs municipalities to plan for an appropriate range and mix of housing options and densities to meet the projected requirements of current and future

residents. Planning authorities are to support the achievement of *complete communities* through the accommodation of an appropriate range and mix of land uses, housing and transportation options, parks and open spaces, and other uses to meet long-term needs. This proposal aligns with the objectives of Section 2.1 by diversifying housing options within the City and contributing to a complete community, within walking distance to commercial or recreational uses. The proposed apartment buildings will provide greater density along an arterial road to help meet the growing housing demand of the City.

### *Housing*

Section 2.2 of the PPS states that planning authorities should provide a range and mix of housing options and densities. Municipalities are to permit and facilitate all housing options required to meet the social, health, economic, and well-being requirements of residents including all types of residential intensification and redevelopment. Densities are to efficiently use land, resources, infrastructure, and public service facilities and support the use of active transportation and proximity to transit options. This proposal can be considered an efficient use of land, accommodating 12 dwelling units where 2 semi-detached dwelling units previously existed. The subject lands will utilize existing servicing infrastructure and are located along an arterial road, well connected to transportation options and public service facilities.

### *Settlement Areas*

The PPS directs growth and development to be located within settlement areas. Land use patterns within settlement areas are to be based on densities and a mix of land uses which efficiently use land and resources, optimize existing and planned infrastructure and public service facilities, support active transportation and are transit supportive as appropriate. The City of Stratford is identified as a settlement area in the PPS and the proposed development is located within the City's built boundary, along an arterial road. The proposal is an efficient use of the subject lands, optimizes existing municipal servicing, and will support active and alternative transit opportunities.

### *Energy Conservation, Air Quality, and Climate Change*

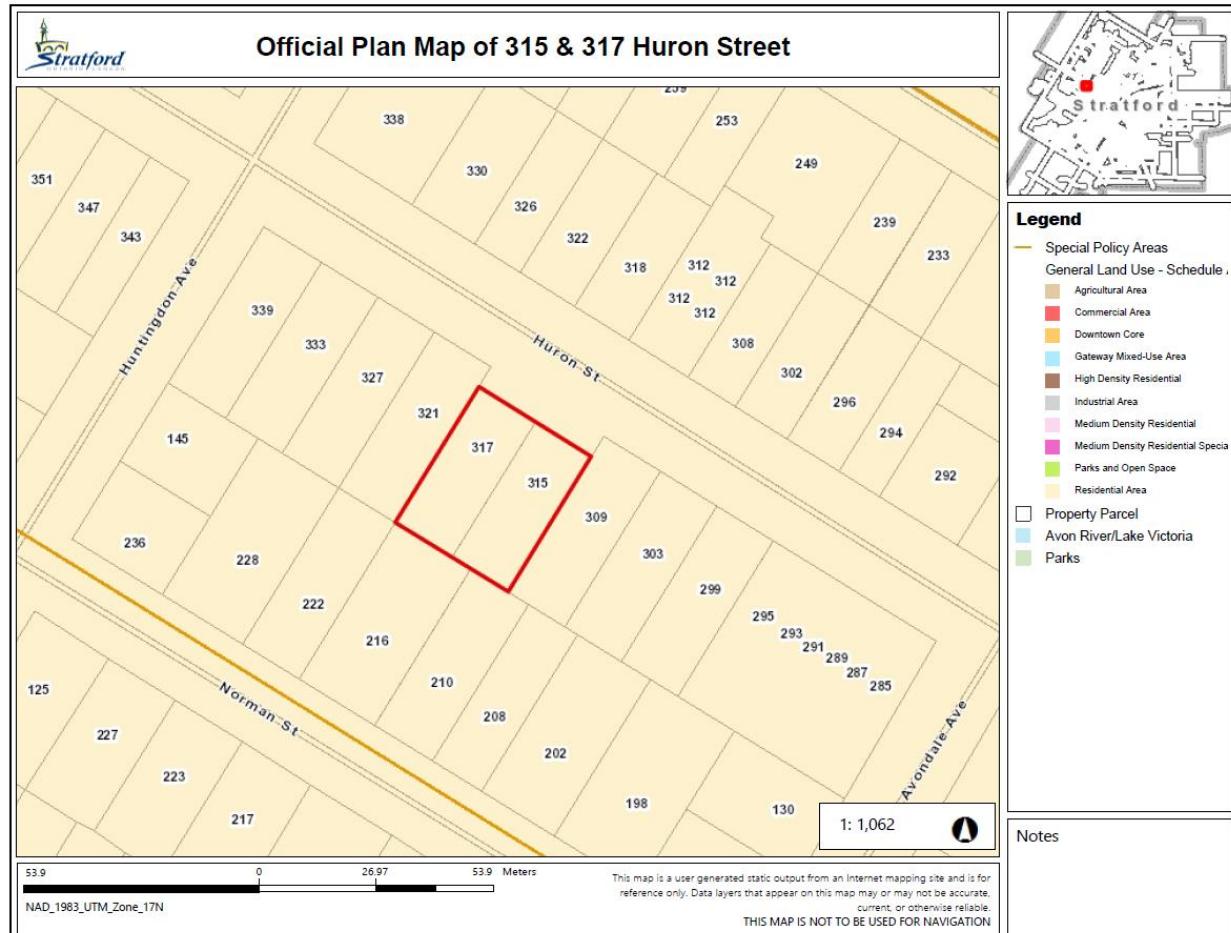
Section 2.9 focuses on energy conservation, air quality, and climate change, encouraging developments to reduce emissions and improve energy efficiency. Development is to be transit-supportive and promote green infrastructure to protect the environment and improve air quality. The proposed apartments provide a compact housing form that is transit-supportive and will incorporate green technologies into the design to ensure the buildings are efficiently heated. Incorporation of these green standards is to be included as part of a future development agreement registered on title for the property.

Overall, this proposal demonstrates consistency with the PPS.

## Official Plan

Under Schedule "A" – General Land Use Plan of the City's Official Plan, the subject lands are designated Residential Area, which allows for a range of dwelling types from single detached and semi-detached dwellings to townhouses and low-rise apartment buildings. The subject lands are also within 'Special Policy Area 2' on Schedule "A" of the Official Plan, which encourages a mix of residential, commercial, and institutional uses. An Official Plan Amendment is required to facilitate the proposed development as the density range permitted within the 'Residential Area' designation is between 12 and 65 units per net hectare (upnh), whereas the applicant is proposing a density of 106 upnh.

## Official Plan Map



## *Goals and Objectives for the Residential Areas*

Section 4.5.1 of the City's Official Plan outlines the goals and objectives for the Residential Areas designation including:

- Maintaining essential neighbourhood qualities of quiet enjoyment, privacy, upkeep, public health and safety, and basic municipal services.

- Ensuring intensification is compatible in terms of scale, density, and design with neighbouring development, adhering to sound planning principles relating to servicing, traffic, site design, and amenities.

The subject proposal maintains essential neighbourhood qualities through appropriate setbacks, building height, and site design that will limit negative impacts on neighbouring properties. The proposed height of 9.1 metres (2.5 storeys) is consistent with the surrounding neighbourhood, which permits a maximum height of 10 m in the R2(1) zone. Additionally, the requested side yard width of 2.2 m is greater than the setback of 2 m required for a dwelling in the surrounding R2(1) zone with a height of 10 m, which will provide sufficient separation to limit noise or privacy impacts. To further ensure that essential neighbourhood qualities are maintained, a development agreement should be required for the property, which will include fencing/landscaping requirements to further reduce impacts on abutting properties. As such, the subject proposal would maintain the essential neighbourhood qualities of residential areas.

As noted, the scale and site design of the proposed development is compatible with neighbouring properties and will adhere to sound planning principles throughout the site design as part of the development agreement process. The proposed density of 106 upnh, though greater than the permitted maximum within the Residential Areas designation, is also compatible with the surrounding area, provided that specific site characteristics (fencing, landscaping, drainage) are upheld as part of the development agreement process. This report will speak to the requested density increase in a subsequent section of this Official Plan analysis. However, Planning Staff does have concerns with the architectural design of the proposal, specifically the front façade and the lack of a main entrance along Huron Street. These concerns are to be explored in a subsequent section of this Official Plan analysis, however, are anticipated to be resolved through revisions to the design of the proposed buildings, as part of the City's requirements during the development agreement process.

#### *Permitted Uses*

The Residential Area designation permits a range of dwelling types from single detached and semi-detached dwellings to townhouses and low-rise apartment buildings. The proposed Zoning By-law Amendment would facilitate the development of the proposed apartment buildings on the site, which is permitted under the Residential Area designation.

#### *Stable Residential Areas*

The City's Official Plan outlines policies for areas identified as 'stable residential areas'. Redevelopment or intensification within these areas are evaluated on their ability to generally maintain the structure and character of the immediate surrounding area. These policies include but are not limited to:

- Ensuring the scale of the development respects the height, massing, and density of adjacent buildings,
- Respecting the nature of the streetscape and relationship between the public street, front yards, and primary entrances to buildings,
- Ensuring that locations of buildings have no significant negative impacts with respect to privacy and shadowing to abutting properties,
- Conforming with density provisions,
- Protection of significant trees and other natural features identified as significant by the City.

The proposed development would consist of two 2.5-storey apartment buildings which respect the height and massing of the surrounding neighbourhood. There are no privacy or shadowing impacts anticipated as a result of the proposed buildings, provided that sufficient fencing and landscaping are implemented. Though the proposed density is greater than what is permitted currently on the subject lands, the proposal respects the character and structure of abutting properties through the provided setbacks and building height which are consistent with the surrounding R2(1) zone. The applicant is proposing to remove trees on the subject lands to facilitate the development, however, none of the affected trees have been identified as significant by the City. In addition, all tree removals are subject to the requirements of the City's Private and Public Tree By-law, including options for compensation and replacement. The density aspect of the proposal is to be further elaborated on in a subsequent section of this analysis.

Planning does have concerns with the proposal's building frontage, which consists of a brick façade, windows, and exterior balconies. As currently proposed, the buildings are only accessed via an entrance along the side property line. This lack of primary entrance along Huron Street creates an unattractive façade that does not fully respect the streetscape. The surrounding neighbourhood contain dwellings with a primary entrance off Huron Street, which enhance the public realm and respect the relationship between the public street, front yards, and primary entrances. The proposed conceptual design does not meet the requirements of the City's Urban Design Guidelines, which require that main building entrances face public streets and be directly accessible from public sidewalks (Section 4.2.1.). As such, the proposed building design, which prioritizes maximizing the number of units on the site rather than respecting the nature of the streetscape and the relationship between the public street and primary entrances, does not meet Stable Residential Area policies of the Official Plan. As the design is conceptual at this time, Planning will require these design elements be revised and incorporated as part of a development agreement.

### *Infilling in Heritage Areas*

As the subject lands are located on Huron Street, east of Huntingdon Avenue, the subject lands are within a heritage corridor as per Schedule "E" of the Official Plan. According to the Official Plan, infill proposed within heritage corridors are required to retain, restore, and ideally enhance the inherent heritage qualities of the corridor unless overriding conditions of public health and safety warrant otherwise. It has not been demonstrated that the proposed application retains, restores, or enhances the heritage qualities of the corridor, and the lack of a primary entrance along Huron Street is considered to detract from the heritage characterises of the corridor. To facilitate approval of the proposal, revisions to the front of the building will be required, to the satisfaction of a qualified heritage planning professional. This requirement would be included as part of the development agreement for the property.



Figure 1: Conceptual rendering of the proposed development from Huron Street.

### *Density*

As noted previously in this report, the Residential Areas designation permits low and medium density uses, between a range of 12 – 65 upnh. This proposal requests a density of 106 upnh. The density range requirement of the Official Plan is intended to ensure that development within residential areas is appropriate and compatible with surrounding neighbourhoods. Consistent density ranges are encouraged to maintain the essential neighbourhood qualities within the Residential Areas designation. However, where appropriate, increased density can be supported when all aspects of a well-functioning site are provided, and no negative impacts are anticipated on the surrounding area. The proposed apartment buildings are consistent in height, massing, lot coverage, and setbacks with the surrounding neighbourhood, which would limit any

impacts to essential neighbourhood qualities. Sufficient parking would be provided on site for each unit and addressed further in the Zoning By-law section of this report. Stormwater Management concerns would also be addressed as part of a development agreement. As such, subject to the execution of a development agreement for the proposal, the requested density of 106 upnh is appropriate for the subject lands. This permitted density maximum would be addressed through a site-specific special policy area.

### *Special Policy Area 2*

The subject lands are located within Special Policy Area 2, as per Schedule "A" of the City's Official Plan. Special Policy Area 2 encourages a mix of residential, commercial, and institutional uses along major arterial roads, including Huron Street. Non-commercial uses are to maintain the predominantly residential and heritage character of the areas to minimize conflicts. However, as the subject proposal is for residential uses, the requirements of Special Policy Area 2 are not applicable.

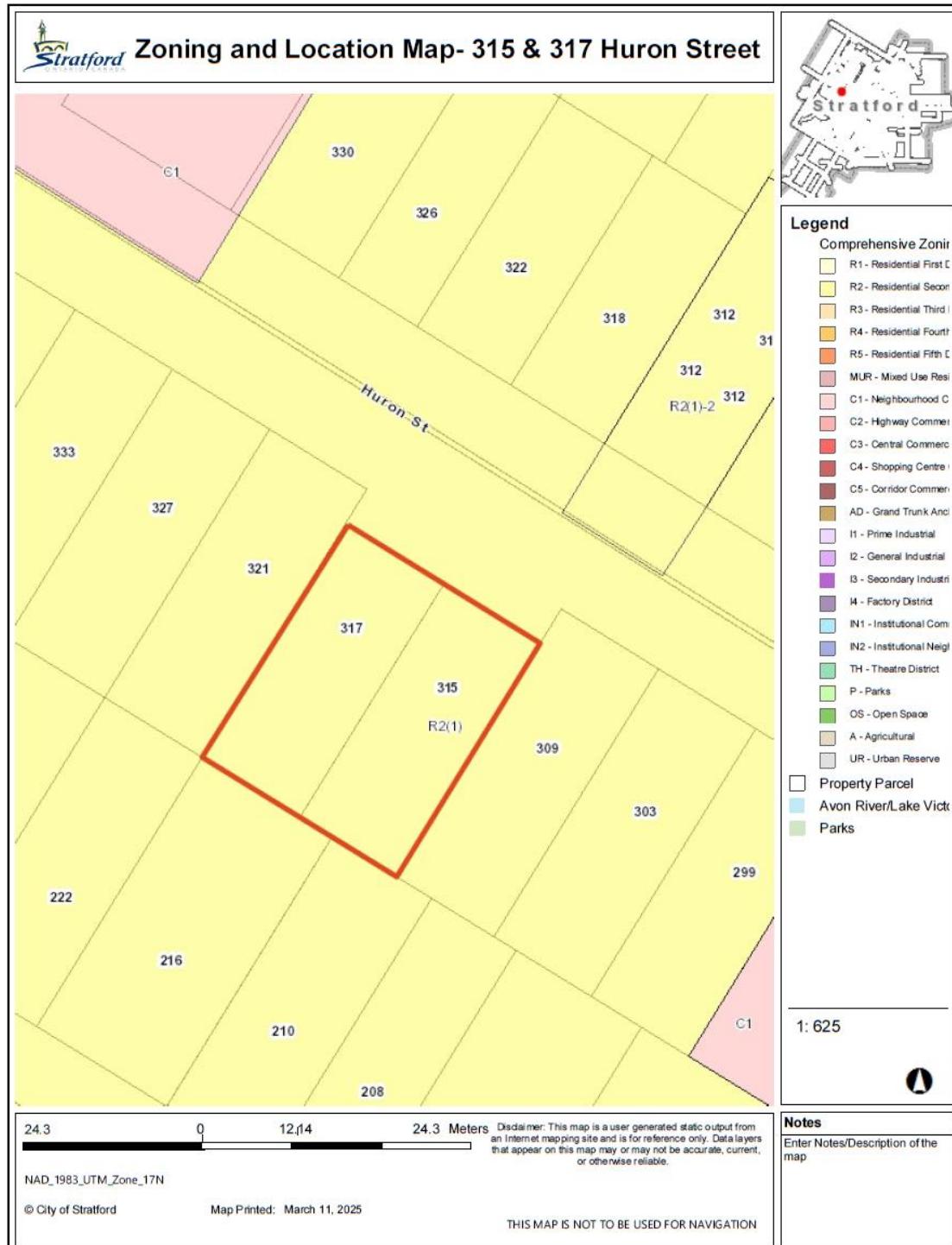
As such, provided that the noted concerns are addressed within a development agreement registered on title to the satisfaction of City Planning, the subject development can be considered to conform to the City of Stratford Official Plan.

### Zoning

The subject lands are currently zoned Residential Second Density R2(1) Zone under the City of Stratford Comprehensive Zoning By-law. The R2(1) zone permits single detached dwellings, semi-detached dwellings, and duplex dwellings. The Zoning By-law Amendment application requests a site-specific Residential Fifth Density (R5(1)-XX) Zone to facilitate the development. The following site-specific exceptions are requested to the parent R5(1) Zone:

- A minimum lot area for apartment dwellings of 565 m<sup>2</sup> compared to the required minimum lot area of 750 m<sup>2</sup>.
- A minimum front yard depth of 2.5 m for apartment buildings compared to the required front yard depth of 7.5 m.
- An interior side yard width of 2.2 m for apartment buildings compared to the required side yard width of 4.55 m.
- A minimum of 14% landscaped open space for apartment buildings compared to the required 30% landscaped open space.
- A maximum density of 106 units per net hectare for apartment buildings compared to the maximum density of 55 units per net hectare.
- A minimum of one visitor parking space for an apartment building when two is required.

## Existing Zoning Map



## *Permitted Uses*

The applicant is requesting to rezone the subject lands to a site-specific Residential Fifth Density (R5(1)-) Zone to facilitate the development of two apartment buildings.

Permitted uses of the R5 zone include apartment buildings. As the proposal conforms to the Residential Areas Designation of the Official Plan, subject to a special policy area and development agreement, Planning Staff are supportive of residential intensification on the property and have no concerns with rezoning the subject lands to R5 to permit the use of apartment buildings.

#### *Lot area*

The application is requesting a minimum lot area for apartment dwellings of 565 m<sup>2</sup> whereas the minimum required lot area for apartment buildings is 750 m<sup>2</sup>. The intent of the minimum lot area requirement for apartment buildings is to ensure that sufficient area for development is provided and that the development is consistent in size with similar projects or abutting properties. As the proposed apartments are an efficient use of land that are of a size consistent with the neighbourhood, Planning has no concerns with the requested lot area minimum.

#### *Yard setbacks*

To facilitate the subject application, reduced front yard and side yard depths are requested. A minimum front yard depth of 2.5 m for apartment buildings compared to the required front yard depth of 7.5 m is requested in addition to an interior side yard width of 2.2 m for apartment buildings compared to the required side yard width of 4.55 m (side yard width requirements in the R5 zone are either 5 m or half of the building height). The intent of the front yard depth provision is to ensure that dwellings are located a safe distance from the street, that a consistent streetscape is maintained, and to prevent noise or privacy issues. Similarly, the intent of the side yard width requirement is to prevent any privacy, shadowing, drainage, or maintenance impacts on neighbouring properties. The reduced front yard depth requirement has been requested as a result of the 5 m road widening conveyed to the City on the subject lands. As the proposal maintains a consistent building line with abutting properties, and without the road widening the subject application would comply with the R5 requirements, Planning has no concerns with the requested reduction. Furthermore, as the height and massing of the proposal is consistent with the surrounding neighbourhood, and the requested setbacks are similar to the setbacks required for a single-detached dwelling of this size, no privacy, shadowing, or maintenance issues are anticipated. To ensure that the proposed apartments are consistent in height with the surrounding neighbourhood (and a greater setback is therefore not required), a maximum height of 10 m is recommended as part of the site-specific provisions. Drainage issues are also not anticipated as those considerations would be included as requirements of the development agreement to be registered on title, to the satisfaction of the City's Engineering Division. As such, Planning Staff has no concerns with the requested side yard width reduction.

### *Landscaped Open Space*

The application has requested a minimum of 14% landscaped open space for apartment buildings compared to the required 30% landscaped open space in the R5 zone. The intent of the landscaped open space requirement is to ensure sufficient greenspace is provided, snow storage is available, and that adequate drainage can be accommodated. The proposal's landscaped open space is predominantly located in front yard and along the perimeter of the site, which is consistent for apartment building developments. As the front yard was reduced by the road widening conveyance and the rear yard is maximized for parking, this has resulted in a site design with a reduced landscaped open space percentage than required in the R5 zone. The City's Engineering Department has accepted the most recent drainage plans submitted by the applicant after completion of the public meeting, however, maintains that a risk of flooding persists with the proposed design. During the preparation of writing this report, the following paragraph was provided by the Engineering division to expand upon this concern, and detail what revisions are required to mitigate any negative drainage impacts to neighbouring properties:

"The proposed stormwater system including the double catchbasin, functions solely as a conveyance system and provides no on-site (underground) storage. In the event of the stormwater system disruption, due to inlet blockage caused by natural events, failure of maintenance, or otherwise, overland flows would discharge directly onto the neighbouring properties. The proposed grading does not provide sufficient storage volume for a 250-year storm event on-site, nor does it safely convey the overland flows to Huron Street. To mitigate the risk of adverse flooding impacts to adjacent properties, the Engineering Division requires the consultant to calculate, design, and clearly demonstrate on-site ponding storage through additional grading modifications and/or retaining wall features to fully contain the stormwater on-site, and/or positive overland flow towards Huron Street, ensuring the adjacent lands are not negatively impacted in the event of the site's (proposed) storm system failure. All calculations and limits of ponding must be shown on the grading and servicing plan drawings."

To ensure that these considerations are incorporated into the site's design and that no drainage or flood impacts are directed to abutting properties, revised grading/servicing plans will be required to be approved to the satisfaction of the City's Engineering Division. These plans are to be incorporated in the required development agreement. Furthermore, Planning is satisfied that appropriate landscaping/greenspace is provided on the site, considering that including the conveyed road widening that the subject's land front yard will be consistent with the surrounding neighbourhood. However, to ensure the proposed landscaping is maintained, a landscaping plan will also be required as part of the development agreement.

### *Density*

The applicant is requesting a maximum density of 106 upnh, whereas the maximum permitted in the R5(1) zone is 55 upnh. Similar to as noted in the Official Plan analysis, the maximum density requirement of the Zoning By-law is intended to ensure that development within residential areas is appropriate and compatible with surrounding neighbourhoods. As the proposal consists of a similar height, massing, and setbacks to the surrounding area, and provided that a development agreement is required to the satisfaction of City Planning, the increased density is considered appropriate for the site.

### *Parking*

The proposal is requesting a reduction in the amount of visitor parking spaces provided for each apartment from 2 to 1. As each apartment building is proposed to contain 6 dwelling units, 8 parking spaces are required for each building. As per visitor and barrier-free parking requirements in the Zoning By-law, the 8 required parking spaces would commonly be categorized as 2 visitor spaces, 1 barrier-free space, and 5 standard spaces. Given the size constraints of the subject lands, 7 spaces are requested for each building, with 1 less visitor space being the difference. The intent of the minimum number of visitor parking spaces is to provide a sufficient number of spaces for visitors, separate from the standard parking spaces. As the subject lands are located along a bus route and sufficient parking is provided for the main occupants of the proposed buildings, Planning Staff is supportive of the requested reduction. It is not anticipated that the reduction of 1 visitor parking space would result in an overflow onto Huron Street or the surrounding neighbourhood.

As such, provided that the noted concerns are addressed within a development agreement registered on title, subject to the approval of City Planning, the application is consistent with the intent of the City's Zoning By-law.

### Public Concerns

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

### *Affordability*

Members of Council and the public requested information regarding the affordability of the proposed apartment units. The property owner has expressed interest in providing affordable housing units within the proposed buildings, however, discussions with the City's Housing Division remain ongoing. For the purposes of this analysis, the proposed units were considered market rate.

### *Greenspace*

Members of the public expressed concerns with the limited greenspace apart of the proposal. The application has requested a reduction in the amount of landscaped open space required for the site from 30% to 14%. Planning Staff acknowledge that this is a significant reduction and encouraged the applicant to explore options for increasing the amount of greenspace on the property. However, given the compact nature of the site and to ensure sufficient parking is provided, this was not a viable option for the applicant. Planning Staff are satisfied that the front yard of the subject lands is consistent with the surrounding area, and that if the road widening lands conveyed to the City were included, that the proposal's greenspace would increase. Provided that the required development agreement ensures that there would be no negative drainage/flooding impacts on neighbouring properties, and that a landscaping plan is included, Planning Staff has no concerns with the reduced landscaping open space request.

### *Density*

Concerns were raised by members of the public that the proposed density of the development is significantly greater than the surrounding neighbourhood. As the Residential Areas designation permits a density up to 65 upnh, the proposed density of 106 upnh is a significant increase. However, the PPS encourages Planning authorities to provide a mix of housing types and densities where appropriate, to meet current and future needs. As the subject proposal is consistent with the height and setbacks of the surrounding neighbourhood, and sufficient parking is provided on site, the proposal is considered compatible with the area. As such, provided that outstanding requirements are incorporated into a development agreement for the site, the increased density is considered appropriate.

### *Flooding*

Concerns were raised by members of the public about flooding and drainage impacts as a result of the proposal, specifically due to the limited greenspace in the rear yard. The proposed rear yard is to be predominately used for parking, which results in a large, paved area. The lack of greenspace poses a drainage/flood risk, with surface water potentially overflowing onto abutting properties. Planning and the City's Engineering Division share these concerns, to which the applicant should be required to demonstrate that on-site ponding storage is provided, given limited drainage or flooding impacts on the neighbourhood. A revised grading/drainage plan would be required as part of the development agreement to be registered on title, subject to the approval of the City's Engineering Division.

### *Lighting*

Concerns were raised at the public meeting regarding potential light impacts affecting neighbouring properties as a result of the proposal, specifically due to lighting

requirements for the rear yard parking spaces. At this time, no exterior lighting is provided on the site plan. However, if exterior lighting is proposed for the development, a photometrics plan would be required to be submitted, to the satisfaction of the City's Engineering Division to ensure that there are no adverse impacts on the neighbourhood.

*Neighbourhood character*

Members of the public expressed concerns that the proposal will diminish the neighbourhood character of the surrounding area. As the proposed apartment buildings are of similar height and massing to existing dwellings in the area, Planning Staff are of the opinion that the proposal is generally compatible with the character of the neighbourhood. However, as the subject lands are located within a Heritage Corridor, and are proposing an increase in units, the heritage infill policies of the Official Plan apply. As such, Planning Staff will require that the design of the apartment buildings retain, restore or ideally enhance the heritage qualities of the area, as prepared by a qualified heritage professional, to the satisfaction of City Planning.

*Noise*

Concerns were raised by the public about an increase in noise within the surrounding area. Planning Staff acknowledge that the construction of the site would result in increased noise within the area. However, the proposed buildings are to be located a sufficient distance from abutting dwellings, and the construction noise would be temporary. After project completion, the City's Noise Control By-law would limit any significant noise impacts on neighbouring properties.

*Precedent*

Members of the public expressed concern that the decision of the subject applications would be precedent setting for the City of Stratford. Though past planning decisions can serve as relevant examples for future applications, planning decisions are ultimately determined on a case-by-case basis taking into consideration all elements and merits of a proposal.

*Privacy*

Concerns were raised by the public about the privacy of the surrounding area as a result of proposed development. As the proposed buildings are a similar height and setback from property lines consistent with the neighbourhood, no privacy impacts are anticipated. Furthermore, fencing and landscaping requirements would be included in the recommended development agreement to ensure that there would be no negative privacy impacts.

### *Property Values*

Members of the public expressed concerns that the proposed apartment buildings will reduce the value of their property. Property values are not a planning consideration when reviewing land-use applications.

### *Snow Storage*

As part of the public meeting, concerns were raised about the lack of snow storage areas shown on the site plan. As a result of the compact site design and reduced landscaped open space, a designated snow area was not provided. Planning staff share these concerns and would require that snow removal be included as a condition within the development agreement to be registered on title. This may consist of a designated snow storage area or a snow removal plan, to the satisfaction of the City's Engineering Division.

### *Traffic*

Members of the public expressed concerns that the proposed development would increase traffic in the neighbourhood and negatively impact nearby school crossings. As Huron Street is an arterial road designed to carry larger volumes of traffic, a traffic impact study was not requested as part of this development. No traffic concerns are anticipated by the addition of twelve apartment units on the subject lands. Regarding school crossings, the nearest crossing to the subject lands is the intersection of Huron Street and Huntingdon Avenue. As the subject lands are a sufficient distance from the intersection, the proposed development would not have any safety impacts on the crossing.

### *Tree removals*

Concerns were raised regarding the removal of trees on the subject lands to facilitate the proposed development. It is anticipated that multiple trees will need to be removed to facilitate the development, including a City-owned tree within the road allowance. The applicant has expressed the desire to maintain as many trees on site where feasible. All tree removals will require authorization from the City's Forestry Division and are subject to the requirements of the City's private and public tree by-laws. No concerns were raised by the Forestry Division during the circulation of this proposal. As such, Planning has no concerns with the proposed tree removals, provided that the proper approvals are received.

### Site Plan Requirements

As per the Requirements of the Planning Act, Site Plan control cannot be applied to developments consisting of 10 dwelling units or less. As the subject development consists of two parcels each containing 6 dwelling units, the subject lands are technically exempt from Site Plan approval. As discussed in the background section of

this report, the consent application was granted with the intention of supporting low-density residential uses. If the lands were not severed, Site Plan approval would be required for the subject proposal as the lands would have remained a single parcel of land supporting 12 units. For this reason, Planning Staff are requesting that a development agreement be required by the City, to satisfy outstanding concerns typically addressed during the Site Plan stage. As such, it is recommended that the requested Zoning By-law Amendment be approved in principle and that passing of the by-law amendment be deferred pending the approval and registration of the development agreement.

The development agreement will be implemented as part of the future right-of-way consent application required to facilitate shared access to the subject lands. As a condition of the consent approval, Planning staff will require that the development agreement be registered on title of the subject lands, addressing outstanding concerns such as but not limited to drainage, landscaping, fencing, and urban design, to the satisfaction of the Manager of Planning.

**Financial Implications:**

If approved, the proposed development will create 12 new residential units on the subject lands, contributing to the City's property assessment base. The City's Director of Corporate Services/Treasurer has noted that property taxes are primarily determined by the City's budgetary needs, which are distributed across all properties in the City. Generally, adding new residential units to the housing supply can reduce the relative tax burden for other property owners. Additionally, development charges will be collected as part of the building permit application. No municipal expenses are anticipated to support the proposed development.

**Staff Recommendation: THAT Application for Official Plan Amendment OPA1-25 submitted by Zelinka Priamo Ltd. (c/o Aliyah Richards) on behalf of Upper Avon Holdings Inc. on the lands known municipally known as 315 & 317 Huron Street BE APPROVED for the following reasons:**

- 1. The request is consistent with the Provincial Planning Statement 2024 and conforms with the City of Stratford Official Plan;**
- 2. The request constitutes sound land use planning and is appropriate for the development of the lands;**
- 3. Public comments have been received, reviewed comprehensively and appropriately addressed.**

**THAT Application for Zoning By-law Amendment Z09-24 submitted by Zelinka Priamo Ltd. (c/o Aliyah Richards) on behalf of Upper Avon Holdings Inc. on the lands known municipally known as 315 & 317 Huron Street BE APPROVED IN PRINCIPLE for the following reasons:**

- 1. The request is consistent with the Provincial Planning Statement 2024 and conforms with the City of Stratford Official Plan;**
- 2. The request constitutes sound land use planning and is appropriate for the development of the lands;**
- 3. Public comments have been received, reviewed comprehensively and appropriately addressed.**

**THAT the implementing Zoning By-law Amendment be forwarded to City Council for approval once the applicant has entered into a development agreement as a condition of a consent application under Section 53 of the Planning Act to address outstanding concerns such as but not limited to drainage, landscaping, fencing, and urban design, to the satisfaction of the Manager of Planning;**

**AND THAT pursuant to Section 34(17) of the Planning Act, no further notice be required.**

**Recommended by:** Alexander Burnett, MCIP, RPP, Intermediate 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 \_\_\_\_\_-2026  
OF  
THE CORPORATION OF THE CITY OF STRATFORD**

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BEING a By-law to amend By-law 10-2022 as amended, with respect to Application for Zoning By-law Amendment Z09-24 by Upper Avon Holdings Inc. to amend the zoning of certain lands known as 315 & 317 Huron Street.

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**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 Comprehensive Zoning By-law, be further amended.

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

1. THAT Schedule "A", Map 2 to Zoning By-law 10-2022 as amended, is hereby amended by changing the zoning of the lands from Residential Second Density (R2(1)) to Residential Fifth Density (R5(1)-28), those lands outlined in heavy solid lines and described as R5(1)-28 on Schedule "A" attached hereto and forming part of this By-law, and legally described Part Lot 7 & 8, Plan 46 as RP 44R6169 Part 2 & 3 in the City of Stratford.
2. THAT Zoning By-law 10-2022 as amended, be further amended by amending Section 15.5, being Zone Exceptions of the Residential Fifth Density Zone, by adding the following:

**15.5.30**

- a) Defined Area (315 & 317 Huron Street)  
R5(1)-28 as shown on Schedule "A", Map 2
- b) Minimum Lot Area for Apartment Buildings: 565 m<sup>2</sup>
- c) Minimum Front Yard Depth for Apartment Buildings: 2.5 m
- d) Minimum Side Yard Width for Apartment Buildings: 2.2 m
- e) Minimum Landscaped Open Space for Apartment Buildings: 14%
- f) Maximum Height for Apartment Buildings: 10 m
- g) Maximum Density for Apartment Buildings: 106 upnh

h) Minimum of 1 Visitor Parking Space for Apartment Buildings

3. AND THAT 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 \_\_\_\_\_ day of \_\_\_\_\_ 2026.

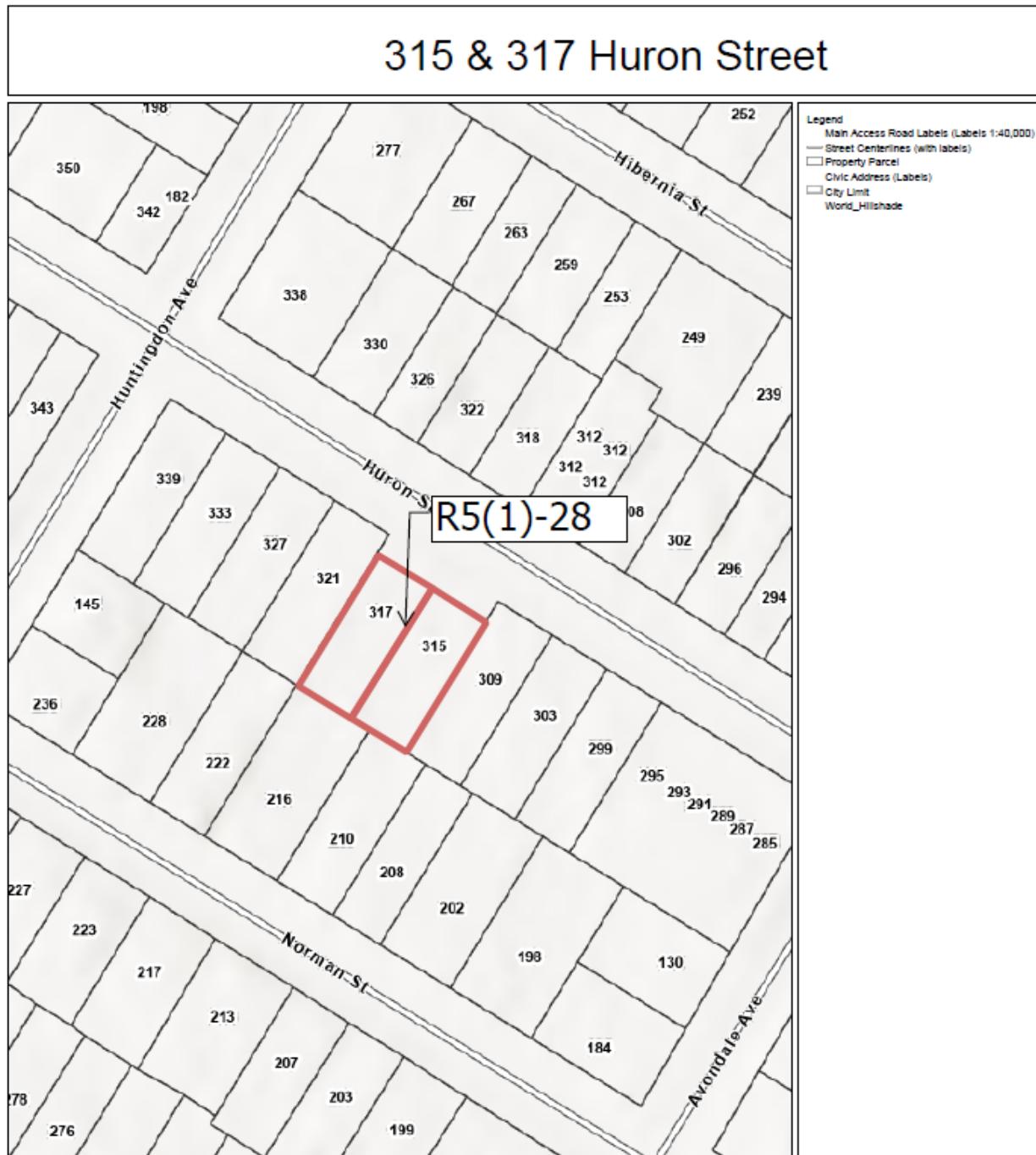
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Mayor – Martin Ritsma

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Clerk – Tatiana Dafoe

This is Schedule "A" to  
By-law Number \_\_\_\_\_-2026





**BY-LAW NUMBER XXX-2026  
OF  
THE CORPORATION OF THE CITY OF STRATFORD**

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BEING a By-law to adopt Official Plan Amendment No. 36 to maintain the "Residential Areas" designation on the subject lands and add a Special Policy Area to increase the maximum density from 65 units per net hectare to 106 units per net hectare.

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**WHEREAS** Sections 17 and 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, provide that the Council of a municipality may, by by-law, adopt amendments to its Official Plan;

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

**AND WHEREAS** the public interest was considered by Council to the need to adopt an amendment to the Official Plan of the City of Stratford for the subject lands;

**AND WHEREAS** the Council has determined that the request for an amendment is consistent with the Provincial Planning Statement, conforms with the goals and objectives of the Official Plan, will facilitate development that is appropriate for the lands, is compatible with surrounding lands and is considered to be sound land use planning and will encourage efficient use of land and infrastructure;

**NOW THEREFORE** the Council of The Corporation of the City of Stratford in accordance with the *Planning Act, R.S.O. 1990, c.P13* as amended, hereby enacts as follows:

1. That Amendment No. 36 to the Official Plan of the City of Stratford, consisting of the attached text and schedules, is hereby adopted.
2. The Clerk is hereby authorized and directed to proceed with the giving of written notice of Council's decision in accordance with the provisions of the *Planning Act*.
3. This By-law shall come into effect upon Final Passage and in accordance with the *Planning Act*.

Read a FIRST, SECOND and a THIRD TIME and

FINALLY PASSED this 9<sup>th</sup> day of February, 2026.

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Mayor – Martin Ritsma

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Clerk – Tatiana Dafoe



# **City of Stratford**

## **Official Plan Amendment No. 36**

Adopted: February 9, 2026

AMENDMENT NO. 36 TO THE OFFICIAL PLAN  
OF THE CITY OF STRATFORD

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**Section 1 – Title and Components**

This amendment shall be referred to as Amendment No. 36 to the Official Plan of the City of Stratford. Sections 1 to 4 constitute background information and are not part of the formal Amendment. Section 5 constitutes the formally adopted Amendment to the Official Plan.

**Section 2 – Purpose of the Amendment**

The purpose of this amendment is to add the following special policy area to the “Residential Area” designation that applies to the subject lands:

1. Permit a maximum density of 106 units per net hectare

**Section 3 – Location**

The Subject Lands are located on the north side of Huron Street and east of Huntingdon Avenue and west of Avondale Avenue. The subject lands are legally known as Part Lot 7 & 8, Plan 46 as RP 44R6169 Part 2 & 3 in the City of Stratford.

**Section 4 – Basis of Amendment**

The purpose of this Official Plan Amendment is to add a Special Policy Area to the Subject Lands while maintaining the Residential Area designation. The intent of the Official Plan Amendment is to permit the development of higher density residential land uses on the subject lands.

The basis for this amendment is as follows:

1. The Official Plan Amendment is consistent with the 2024 Provincial Planning Statement.
2. The Official Plan Amendment conforms to the goals and objectives of the City of Stratford Official Plan.
3. The subject proposal would allow the development of high-density residential uses having a similar character, massing, and design compared to the surrounding neighbourhood.
4. Essential neighbourhood qualities including quiet enjoyment and privacy shall not be compromised.
5. The proposed development introduces housing diversity in the City and is an efficient use of land and infrastructure through increased density.

**Section 5 – The Amendment**

The Official Plan of the City of Stratford is amended as follows:

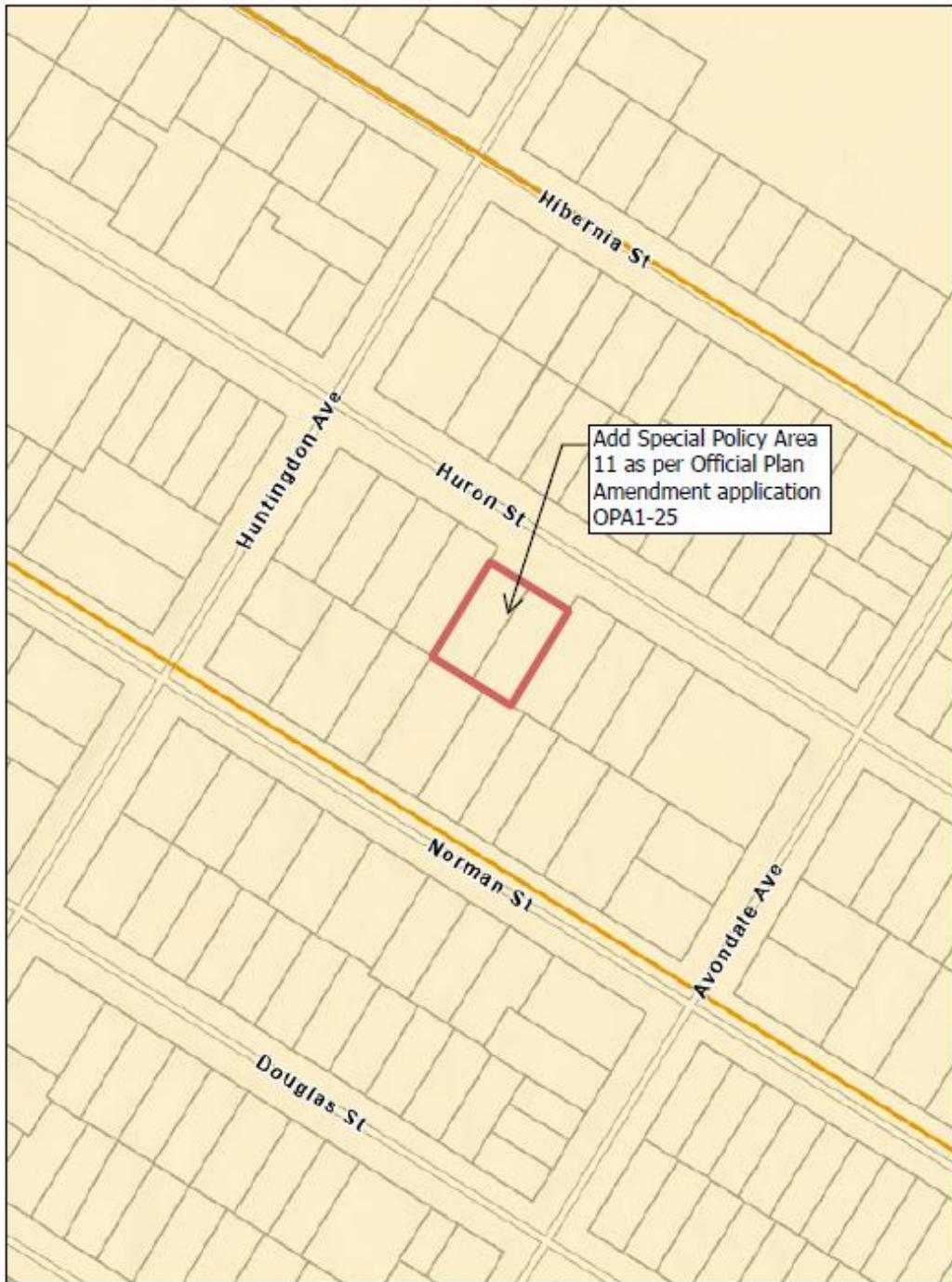
1. Schedule “A” of the Official Plan of the City of Stratford is amended by adding “Special Policy Area 11” to the Subject Lands, known municipally as 315 & 317 Huron Street in the City of Stratford, as identified on Schedule “A” to this Official Plan Amendment No. 36; and
2. By adding the following Section to the Official Plan:

“Section 4.5.4.11 – 315 & 317 Huron Street

Notwithstanding any mention to the contrary herein, the maximum density for residential uses within Special Policy Area 11 shall be 106 units per net hectare”.

Schedule 'A'  
To Official Plan Amendment No. 36

OPA 36 - 315 & 317 Huron Street





## **CITY OF STRATFORD PUBLIC MEETING MINUTES**

A public meeting was held on Monday, April 14, 2025, at 8:11 p.m., in the Council Chamber, at Stratford City Hall, 1 Wellington Street. The purpose of the public meeting was to give Council an opportunity to hear and consider comments from the public regarding Official Plan Amendment Application OPA01-25 and Zone Change Application Z09-24. The applications affect the property with the municipal address of 315 and 317 Huron Street, Stratford.

**COUNCIL PRESENT:** Mayor Ritsma - Chair Presiding, Councillor Beatty, Councillor Biehn, Councillor Burbach, Councillor Henderson, Councillor Hunter, Councillor McCabe, Councillor Nijjar, Councillor Wordofa

**REGRETS:** Councillor Briscoe, Councillor Sebben

**STAFF PRESENT:**, Adam Betteridge - Interim Chief Administrative Officer, Tatiana Dafoe - City Clerk, Kim McElroy - Director of Social Services, Tim Wolfe - Director of Community Services, Taylor Crinklaw - Director of Infrastructure Services, Karmen Krueger - Director of Corporate Services, Neil Anderson - Director of Emergency Services/Fire Chief, Audrey Pascual - Deputy Clerk, Marc Bancroft - Manager of Planning, Alexander Burnett - Intermediate Planner, Miranda Franken – Council Clerk Secretary Michael Pullen - Managing Director, investStratford, and Kendra Fry - Housing Specialist, investStratford

**ALSO PRESENT:** Aliyah Richards- Zelinka Priamo Ltd./ agent for the applicant, members of the public and media.

Mayor Ritsma called the meeting to order and stated the purpose of this meeting was to give Council and the public an opportunity to hear and consider comments from the public regarding Official Plan Amendment Application OPA01-25 and Zone Change Application Z09-24. The applications affect the property with the municipal address of 315 and 317 Huron Street, Stratford.

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

## STAFF PRESENTATION

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

- the subject lands having been formerly occupied by a semi detached dwelling and is now vacant;
- the lands containing two separate properties with a combined area of approximately 1,132.28 metres squared;
- the application, having been submitted by Zelinka Priamo on behalf of OA Developments, requesting the following:
  - an Official Plan Amendment (OPA) to add a site-specific policy to permit a residential density of 106 units per hectare compared to the permitted maximum of 65 units;
  - a Zoning By-law Amendment requesting site specific general provisions:
    - the Residential Second Density R2(1) Zone to a Site Specific Residential Fifth Density (R5(1)-XX) Zone;
    - to reduce the required lot area, front yard depth, interior side yard setbacks, minimum landscaped open space, and the number of visitor parking spaces;
    - to increase the maximum density.
- the requests being to facilitate a variety of residential dwellings including two 6-unit apartment buildings;
- the application having been circulated to agencies on March 14, 2025, with notable concerns received from Infrastructure Services, the Engineering Division and Climate Change Division regarding the following:
  - the requested reduction in landscaped open space; and
  - the impact of increased impervious surfacing proposed.
- the application having been circulated to property owners within 120 meters of the subject lands on March 14, 2025, and notification having been published in the Beacon Herald, Town Crier on March 15, 2025, with the following key issues raised:

- increased density in the neighbourhood;
- diminished neighbourhood character;
- privacy and noise impacts;
- increased traffic and risk to school crossings;
- drainage and flooding impacts; and
- lack of greenspace.

- staff to review and respond to comments in a future planning report along with any additional comments received.

## **QUESTIONS FROM COUNCIL**

No questions were asked by Council.

## **AGENT PRESENTATION**

Aliyah Richards, Agent from Zelinka Priamo Ltd./, representing OA Developments, referring to a PowerPoint presentation provided the following information regarding the application:

- clarified the developers being OA Developments;
- the proposal being for two, two-story apartment buildings with a total of 12 units;
- noted affordable units and sustainable building design technology being considered for implementation in the development;
- the subject lands being located on Huron Street southeast of Huron Street and Huntingdon Avenue;
- the proposed built form chosen to be responsive to surrounding area and nearby houses with the bulk and scale being similar to single family homes on abutting properties;
- Huron Street being a major arterial corridor connecting northwest commercial areas to Stratford's downtown;
- the area containing varied zoning including duplexes, triplexes, fourplexes and low rise apartment buildings with examples of similar builds shown;

- the proposed built form considered an appropriate, viable and sufficient use of the lands;
- the proposal intending to balance efficient land use with necessary and functional elements of a multi unit residential site and to include the following:
  - the parking configuration to accommodate one space per unit with one visitor space for each building and to include bike facilities in the rear yard;
  - perimeter fencing;
  - limited to no light in the rear yard to mitigate light to surrounding properties;
  - the snow removal plan being to truck snow offsite;
  - a small common amenity space being in addition to covered balconies for each unit;
  - windows to be concentrated on the front, rear and interior sides to maintain privacy for abutting properties.
- the property being set back an additional 5.5 metres from the Huron Street property lines with this slight deviation impacting the percentage of perceived landscape open space on the lands and requiring the provision for reduced landscape open space;
- each unit to measure approximately 768 feet squared with two bedrooms and in-suite laundry;
- a side yard entrance determined to be the most efficient to maximize floor space within each unit;
- noted a front yard would have been optimal but the side entrance being designed to maintain site lines and to have direct connections to the parking area and Huron Street sidewalks;
- in lieu of substantial outdoor common amenity space several walkable parks and open space were noted within a 5-10 minute walk;
- the private balconies and walkable park amenities believed to provide needed outdoor amenity space to a higher degree than what could have been provided on the lands;

- the proposal being intended to maximize units in an urbanized area with walkable access to amenities, public transportation and active transportation and to support infill and intensification to prevent urban sprawl into farmland and to utilize the lands;
- the proposed development being supported by all levels of current land use policies to encourage residential intensification with the units proposed to increase housing choice and affordability with a number of the units being affordable by definition to meet current housing needs in this area; and
- the proposal being responsive to the character of surrounding land uses without significant or undue impacts.

## **QUESTIONS FROM COUNCIL**

Councillor Henderson noted there are two accessible parking spots but the buildings contain stairs going up and down which means there is not an accessible entrance. The Agent noted the parking spaces are required but the design not having barrier free units given the nature of the building with the current configuration allowing for more units to account for light and windows. The Agent noted that barrier free units could be looked at.

Councillor Burbach noted the amount of impervious surface and asked about the use of permeable pavement or a way there could be some drainage. The Agent replied this could be taken back for review and noted the Stormwater Management Report finding that the stormwater can be managed with existing Huron Street infrastructure and the use of permeable pavement could be used as part of the sustainable initiatives.

Councillor Henderson asked if the brick colour would be compatible with the houses in the area. The Agent noted the area having varied brick colours with the buildings being designed to be compatible with the view of the buildings from the street. It was noted the colour still being under review with the application being in the zoning and plan amendment stage.

Councillor Wordofa asked about playgrounds. The Agent noted a number of playgrounds are located nearby and a small, grassed area in rear of the subject lands to house a picnic table or something to that effect but the Matilda and Douglas parks being less than 10 minutes away. In response to Councillor Wordofa, the Agent noted there are not common areas within the building with all available space allocated to the units.

## **QUESTIONS/COMMENTS FROM THE PUBLIC**

Shane Carty noted the neighbors met to discuss concerns and advised the lot needs to be developed responsibly and respectfully to the neighborhood with discussion of mitigating urban sprawl not making sense as this is already happening. They expressed concerns about drainage, noise, height of the building, healthy trees being cut down for the parking lot, and concerns for their fence being knocked over by snow. Shane Carty asked why two buildings were being developed when one building would allow for more greenspace. They asked why the City has by-laws if they can be amended and if this sets a precedent on Huron Street. They encouraged the Mayor and Council to consider the number of people who live in Stratford with no pension or considerable assets outside of their homes and to think of the people living beside the development who have made an enormous investment in their property with concerns for reduced property value and compromised privacy.

Rick Brodhagen noted the google maps view of the lot which shows the fence and house being all trees and asked if an effort can be made to keep a natural aesthetic. They noted the Justification Report which states the neighborhood being characterized by mature trees and extensive landscaping with this fitting in nicely and it was questioned how. Regarding stormwater management, they noted the fence along the back of the lands being 3 feet lower and asked if the water will flow onto neighbouring lawns. Regarding light pollution, it was noted the proposal states the parking lot is not to be lit but that the by-law requires it to be lit and it was questioned whether the parking lot will be safe or dark. Rick Brodhagen expressed concerns with snow removal asking if this will be trucked out every time, where it will be piled while waiting, and that there is no space on the lot for the amount of snow. Regarding insurance claims in winter 2024/2025 they asked what the slope of the roof is and if it is graded to accommodate an additional four feet of snow and if it drops ice where is that going. They noted this amount of change to zoning being disgraceful and not designed for aging in place if not barrier free or accessible with this design planning for able bodied or affluent tenants or for a last minute change to condos.

David Messer asked why the City has by-laws when they can be changed. They noted developers being in it for the money with no such thing as affordable housing any more and young people not being able to afford rent of \$2,000 to \$3,000 a month. David Messer expressed concerns with no greenspace or privacy and has lived in the neighbourhood for fifty years and concerned this will destroy the neighborhood. They asked if the Councillors would want these buildings next to their properties. They commented this should be at maximum two three-unit apartment buildings not twelve apartments with a lot full of cement and noted the Huron Street traffic increasing.

Amy Brodhagen commented this had potential for affordable housing but deemed to be luxury two bedroom suits with ensuite laundry and asked who is benefiting and if the basements will be a lower rent. They noted with limited parking it will spill into neighboring streets and the school nearby being over capacity with recent boundary review and kids having to leave. Regarding the school crossing at Huntingdon and Huron, Amy Brodhagen noted traffic concerns and this now adding twenty-four plus residents in the direct area. They commented we are stewards of the land responsible to protect the environment and this is destroying twelve mature trees for pavement and against the City Strategic Priority to have environmental sustainability. They requested Council deny the application.

Paul McDonald noted their property could be affected by water from the development and requested to see a drainage plan. They noted they agree with all those who have presented and have concerns with snow removal and garbage and would like to see these addressed. Paul McDonald expressed concern that this will set a precedent for further development in residential areas and stated this area is a heritage corridor that should be protected.

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

- the nature of applications for infill and intensification being that there may be compatibility issues within long existing urban areas;
- this being an appropriate development for the lots and mimicking the look and height of nearby residential dwellings at 9.1 metres, this being considered two stories;
- consideration for privacy concerns by abutting neighbors with only one window on the side facades of each building;
- trees to be kept where feasible noting trees to be removed in the right of way to go through approval for removal if deemed necessary;
- landscaping plans not finalized with a further report to come;
- a Functional Services Report regarding drainage having been submitted and addressed stormwater management of the site; and
- water to be directed to existing street infrastructure with this infrastructure being adequate for the runoff expected as a result of this development.

**CLOSING REMARKS**

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

The Mayor adjourned the meeting at 8:56 p.m.

**The following individual requested to receive further information from the public meeting on April 14, 2025:**

- **Elizabeth Sands**




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## MANAGEMENT REPORT

**Date:** February 9, 2026  
**To:** Regular Council  
**From:** Sean Beech, Manager of Environmental Services  
**Report Number:** COU26-015  
**Attachments:** UTRCA Report – Lake Victoria Drawdown Event; UTRCA Board Agenda Report – RT Orr and Lake Victoria Drawdown; RT Orr Dam – Safety Boom Concept Snippet

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**Title:** Lake Victoria Drawdown Event: Overview and Next Steps

**Objective:** To provide Council with information regarding the contributing factors leading to the drawdown event of Lake Victoria in July of 2025 and proposed mitigation strategies to avoid similar events in the future.

**Background:** A powerful storm delivered over 30 mm of rainfall in less than an hour to the area on July 24<sup>th</sup>, leading to the opening of a gate at the RT Orr Dam. The North Gate, automatically opened to its initial three-inch setpoint to reduce increasing lake water levels. As lake levels receded several hours later, the gate attempted to close. However, debris became lodged under the gate, preventing a complete seal and initiating a gradual decline in lake water levels. Several attempts to open and close the gate to flush debris progressively increased the closing position, accelerating the drawdown of Lake Victoria. Further opening of the gate risked a rapid drop in the lake level that could strand aquatic life. The Upper Thames River Conservation Authority (UTRCA) staff therefore prioritized a slower, controlled decline to allow monitoring and response. On July 31<sup>st</sup>, the reservoir was low enough to safely access the forebay by UTRCA staff. Crews cleared submerged debris and restored the north gate to a fully closed position.

**Analysis:** Lodged woody debris beneath the underflow gate prevented full closure after an automatic storm response. This is characteristic of underflow gates where infrequent operation allows sill accumulations. Floating and submerged debris in forebay area of RT Orr Dam included natural wood as well as garbage (e.g. metal objects). Debris tends to settle in deep water before the gates, where removal is difficult without a full drawdown.

The UTRCA's 2026 Draft Budget Report identifies the installation of a safety boom which provides a visible barrier, protecting the public from dam hazards and reducing floating debris from entering the gate forebay. The report provides pontoon options and recommends a safety boom system with a debris skirt. The current installed cost estimate is \$350,000, which when tendered would allow equivalent alternatives to be considered.

Safety booms align with Ontario's Public Safety for Dam Owners and Canadian Dam Association practices and are eligible for 50% Water and Erosion Control Infrastructure (WECA) funding, making the projected municipal share approximately 50% of the total cost. The Safety Boom was also a recommendation in the Dam Safety Review completed by D.M. Wills Associates Limited (April 2024).

## **Future Strategies**

The RT Orr Dam was constructed by the UTRCA who is responsible for its operation and maintenance. The local share of the funding is provided through levy of the City of Stratford. Through an agreement, local operators are provided by the City. The UTRCA focuses on long-term planning, infrastructure review, major maintenance, and dam safety studies, while the City is requested to support daily inspections, SCADA monitoring, local operators and simple maintenance as required. The result is that a collaborative approach is required to ensure the dam is operating as intended.

Following the drawdown event, Community Services, Infrastructure Services, and the UTRCA met to assess root causes of the drawdown event and to identify strategies to mitigate recurrence. While similar events may occur again, actions can be taken to reduce the likelihood and impact. At this time additional mitigation measures that are being moved forward include:

- More frequent dam inspections by City Staff
- Updating dam operation and maintenance Standard Operating Procedures (SOP)
- Increased and clear lines of communications between City Staff and the UTRCA
- Additional debris removal after storm events
- Installation of a Safety Boom, designed to include debris collection mechanisms

As part of the UTRCA budget, Council approved Category 1 Benefit Based Structure Levy, of \$305,000. In the unlikely chance that the required project costs exceed the City's approved budget, there are a few options. Options include postponing other capital work being considered by the UTRCA or the UTRCA using their Stratford specific reserve, or the City using the current Water Reserve Fund R-R11-WATR. A subsequent report would come back to Council if that arose.

There could be an increase in annual operating and maintenance costs in future years as a result of additional staff and UTRCA operating activities. Most of the costs would be for contracted services for debris removal that are outside the UTRCA and City staff capacities. However, reducing the risk of unnecessary drawdown events in the future

promotes a stable aquatic ecosystem in Lake Victoria and a more aesthetically pleasing area for the public and recreation.

**Financial Implications:**

**Financial impact to current year operating budget:**

There are no anticipated impacts if the project is approved to proceed as funding is approved in the 2026 operating budget.

**Financial impact on future year operating budget:**

Future financial impacts to be assessed as mitigation measures are implemented but not considered material at this time.

**Link to asset management plan and strategy:**

The financial planning for this type of asset requires coordination with the conservation authority. The dam is not part of the City's asset management plan currently; however, this is being discussed internally and with external peers as to how to best plan for large maintenance and capital costs to ensure stability and sustainability and may form part of future Asset Management Plans.

**Alignment with Strategic Priorities:**

**Enhance our Infrastructure**

This report aligns with this priority as it will promote safe and efficient maintenance of the RT Orr Dam and Lake Victoria.

**Health and Happiness**

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

**Sustainable Water**

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

**Staff Recommendation: THAT Council receive the report "Lake Victoria Drawdown Event: Overview and Next Steps"(COU26-015) for information;**

**AND THAT Council support the Upper Thames River Conservation Authority to proceed with the tendering and installation of the Safety Boom at the RT Orr dam.**

**Prepared by:** Sean Beech, Manager of Environmental Services

**Recommended by:** Taylor Crinklaw, Director of Infrastructure Services

André Morin, CPA, Chief Administrative Officer

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**To: UTRCA Board of Directors**  
**From: Chris Tasker, Manager, Water and Information Management**  
**Date: August 18, 2025**  
**File Number: BoD-08-25-54**  
**Agenda #: 6.1**  
**Subject: RT Orr and Lake Victoria Drawdown**

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## Recommendation

It is recommended that the Board of Directors receive this report for information and direct staff to implement the items identified in the next steps section of this report.

## Background

The UTRCA is responsible for the operation and maintenance of the R Thomas Orr Dam (Orr Dam). The City of Stratford pays the UTRCA a levy to cover the cost of dam operations, maintenance, and capital projects. Major maintenance projects may receive up to 50% funding from the Water and Erosion Control Structure Infrastructure (WECl) program, but all other costs associated with the operation and maintenance of Orr Dam are funded by Stratford as the benefiting municipality.

The UTRCA contracts the city to undertake monitoring through their Supervisory Control and Data Acquisition (SCADA) system, complete routine checks on the dam and provide local operators.

Orr Dam creates a reservoir often referred to as Lake Victoria which is a focal point of extensive parks along its banks.

## Dam Operation

The dam is drawn down approximately 1 metre in November. Winter levels are maintained by stop logs, which are typically installed in front of the south gate. This allows the gate behind the logs to be opened without the water level falling below the elevation of the logs. Having the gate open provides additional discharge capacity before the other gate would need to be operated. This allows the higher winter and spring flows to be safely passed through the dam.

In April, the gate behind the logs is lowered incrementally to slowly increase water levels in the lake to the summer level, while maintaining flow downstream. Filling the reservoir in April is often accomplished with frequent April runoff events.

During the summer season the water level is maintained at a relatively constant level by the concrete weir which juts out upstream of the middle of the dam. The V shape of the weir allows for a longer weir length, increasing the flow over the weir for a given water level.

Summer rain/runoff events require dam operations as, without appropriate response to increased inflows, the lake level would rise and flood low properties and adjacent roadways.

Gate operations are automated to enable quick response to stormwater runoff. Early automatic systems were analogue, controlled with a series of water level probes, timers and sensors. Controls were changed to a Programmable Logic Controlled (PLC) to be able to be integrated into the city SCADA system. These systems were recently upgraded to remain compatible with the city SCADA system.

As the water level in the lake rises, the gates are opened to release more water, preventing water from flooding properties and roads upstream. If the water level continues to rise to the next setpoint, gate(s) are opened further, until the level drops. These operations need to happen in a timely manner as the lake responds quickly to runoff from the urban and rural areas flowing into it. When the water level in the lake decreases sufficiently, the gates are closed incrementally until fully closed and the water level is close to normal level.

### **Gate Painting and Refurbishment**

The south gate was removed last fall for painting and refurbishing. Winter water levels were maintained by the stoplogs while the gate was out. As refurbishment was not able to be completed by the time the lake was scheduled to be brought up to summer level, additional stoplogs were added to the south bay to allow the reservoir to be raised to summer level while the gate remained out. The gate was later returned to its bay and, soon after, returned to service.

With the logs up to summer level in the south bay, only the north gate was able to be opened in response to rising levels. It is preferred that both gates be in auto. When both gates are in auto, following the initial openings, the second gate is opened to the same setting before both gates are operated together. This allows initial openings to occur at the gate with the logs in front but allows for both gates to be opened as needed to match inflows.

### **July 24 Runoff Event**

Orr Dam gate opened in response to rainfall on Thursday, July 24. The north part of the UTRCA watershed received 30-40mm. The tipping bucket rain gauge at Orr Dam recorded 33 mm, 25 mm of which was recorded in 30 minutes. Urban runoff from that rainfall was enough to trigger the first opening of the north gate which was in auto.

In response to rising lake levels, the gate opened to its first opening of 3 inches and remained open until the lake levels came back down 4 hours later. When the levels dropped below the closing set point, the gate closed. Due to some debris being stuck under the gate, it was not able to fully close allowing the lake level to gradually fall. Lake levels approached the weir elevation during the morning of Saturday, July 26.

The dam status including water level, gate positions, and alarms are monitored by the city through their SCADA system. The UTRCA also maintains a datalogger on site which monitors the same parameters in addition to others. Communications with the

logger were lost during the storm. Staff were able to remotely switch to redundant phone lines to re-establish communications with the dam. A site visit was necessary to confirm the accuracy of the telemetry. This loss of communication between the Orr Dam data logger and monitoring equipment did not affect the constant communications between the dam PLC and SCADA system. The UTRCA, the city and Water Survey Canada are all switching away from landline phone connections to cellular and/or satellite-based communications due in part to the increased difficulty of relying on copper circuits for these types of communications, and for better reliability.

## **Reservoir Drawdown**

On the morning of Monday, July 28 levels were approximately 0.09 m below the weir (summer level). Attempts to open the gate and free the debris resulted in the gate not being able to be closed as much, increasing the rate of fall of the reservoir. Successive gate openings and closing resulted in a larger gate opening with each attempt. While additional openings of the gate may have been successful in passing the debris, the steadily increasing gate opening gave reason to believe that further opening would result in the gate remaining open to a greater amount. Had this occurred the lake would have dropped very quickly stranding aquatic life in the lake.

Attempting to open the gate more was considered numerous times, and each time it was concluded that further openings could make the situation worse by greatly increasing the rate that the reservoir was falling. While the reservoir was drawing down faster than the initial amount it was still slow enough that conditions could be monitored and efforts to mitigate against stranded aquatic life could be reasonably successful.

## **Aquatic Life Mitigation Efforts**

An aquatic species recovery effort was undertaken by UTRCA staff during the drawdown of Lake Victoria. Led by our Aquatic Biologist, a team of 12 staff spent three days along the shoreline rescuing stranded mussels, and one puddle of fishes (sunfish and shiners) which were netted back into the water. While some Snapping Turtles were spotted by the reservoir, they successfully moved to safer areas during the drawdown. Other reports of turtle sightings did not require a response.

Due to the extreme heat in the days leading up to the drawdown, water temperatures were in the 30-degree range. A temperature of 37 degrees was recorded in one of the isolated puddles. Water temperatures this hot cause stress for fish, mussels, and other species. The gradual drawdown avoided exacerbating this problem and provided time for staff to respond.

The recovery efforts were successful in moving 1,075 stranded mussels from exposed flats to further upstream where water levels remained higher. The types of mussels found were common species including Fatmucket, Slippershell, Creeper, Creek Heelsplitter, Cylindrical Papershell, and Giant Floater.

Freshwater mussels offer several benefits to aquatic ecosystems, including water filtration, nutrient cycling, and support for the food web. They act as natural water filters, improving clarity and removing excess nutrients. Their role in the ecosystem also extends to carbon sequestration and providing a food source for various animals.

Freshwater mussels, the group of species belonging to Unionidae, are the most imperiled organisms in North America, but none of the animals located in Lake Victoria are considered to be at-risk. Mussels are an important population in the lake's ecosystem.

## **Debris Removal Efforts**

On Thursday, July 31 reservoir levels were low enough to be able to safely access the gate forebay, assess and clear debris. UTRCA crews were mobilized to clear the gate and close it.

While crews worked on debris removal in front of the north gate, the south gate was fully tested to ensure that it would be able to be placed in auto once the reservoir returned to summer level. Previously, the south gate was not able to be fully operated, after being reinstalled, without risking drawing the reservoir down below the weir.

Also, in preparation for the north gate being fully closed, additional logs were removed from the middle stop log bay of the south gate. It is important that discharge downstream be maintained at all times as noted elsewhere in this report. The removal of these logs would allow for discharge while the reservoir is being filled and prevented it from being completely drawn down. As the reservoir rises additional logs have/will be added so that levels can continue to be maintained above the level of the lowest log. Once the reservoir is flowing over the weir the logs above the summer level can be removed so that the south gate can be placed in auto.

Part of the efforts by UTRCA staff to get the north sluice gate closed involved removal of debris from in front of the gate. At this point, the water levels were low enough that staff could safely access the area to cut and pry loose the underwater debris, removing branches and debris that were wedged in place, as well as extensive smaller woody material.

When opening the gate, some debris would have passed downstream but not much was visible floating. Since this material was waterlogged, it would tend to stay hidden underwater.

Once the north gate was fully closed, while the staff were on site, they used the boat to access the forebay area and remove as much submerged debris as possible.

On Saturday, August 2 with water levels rising, staff were on site to reinstall one of the stop logs. This log had been removed to allow discharge downstream with the north gate fully closed. At this point, water levels had risen to allow water to flow over this stoplog once it was installed. To re-install the stoplog, debris in front of the stoplogs needed to be removed. This was done from a boat using hooks and a pole saw. Significant debris accumulation in front of the bottom stop logs will need to be addressed prior to moving the stop logs to the north bay to facilitate removal of that gate from refurbishment without affecting seasonal water levels. It would normally be necessary to draw the reservoir down completely to move the gains and logs to the north gate. Using divers may be considered to facilitate additional debris and sediment removal and allow the installation of the gains and logs.

In addition to the woody debris removed by staff, it is also worth noting that, prior to this effort, someone had removed numerous bike frames and other metal objects from the vicinity of the dam. It has been suggested that this was removed using a magnet. This material had been left on the dam deck by whoever collected this scrap. This scrap metal was left for disposal by city parks staff.

## **Reservoir Filling**

Sufficient flows must be maintained downstream of the dam, channel and John St Weir to support aquatic life. While many want the lake to be refilled as quickly as possible it is important that adequate flows be maintained downstream during the filling.

We have been clear in communication that filling Lake Victoria without significant precipitation will be a slow process, and it is difficult to forecast how quickly it can be filled. It was also communicated that the rise will slow as the lake surface area gets bigger (i.e., as the water spreads out over a wider area). Inflows from the Avon River are likely declining as well, making it even more challenging. Flows at most stream gauges across the watershed have been declining, due to the prolonged dry spell and we are approaching the conditions of a level 1 drought in parts of the UTRCA.

While there was some rain in the forecasts, the amounts were not expected to be enough to generate the runoff needed to help fill the lake. Since the lake was drawn down the drainage area supplying water to the lake has received a few minor runoff events which has helped significantly in getting the reservoir to its current level.

While the limited rain has greatly helped the filling of the lake, at the time of writing this report, the lake is approximately 0.67 m below the weir (summer level) and rising very slowly. We continue to do what we can to bring the lake back up while still maintaining flows downstream.

To ensure we maintain adequate flows downstream, the John St Weir slide gate has been opened slightly. This maintains a relatively constant flow while gate operations and log adjustments are made at Orr Dam. As the channel draws down it is necessary to fill the channel occasionally to ensure it can still be used in this manner. As the channel is refilled Lake Victoria falls slightly.

A proposal has been submitted to provincial ministries to pump water from an upstream gravel pit, into the adjacent Avon River, to flow downstream to Lake Victoria, and assist in filling the reservoir. This initiative has been undertaken by organizers of the Stratford Rotary Dragon Boat Festival. To be able to pump water into the Avon River, permits would be required from the Ministry of Environment, Conservation and Parks and the Ministry of Natural Resources. Part of the approval process will be to determine if there are potential negative impacts of the pumping and consider necessary mitigation measures. The UTRCA has provided information to the proponent and their consultant. Any additional inflow into the river would greatly assist in raising the lake to its normal summer level faster. While this initiative is being undertaken by the organizers of the Dragon Boat Festival, it would also benefit other recreational users of Lake Victoria and the businesses that depend on it. The dragon boat festival organizers have also considered alternative venues and are pursuing Wildwood Conservation Area as an alternative location.

## Debris Management

Woody debris is naturally transported through rivers. Although the parkland surrounding Lake Victoria is well-manicured, there are trees overhanging the lake. The Avon River upstream of the lake is a natural river with streambank vegetation which can also be carried downstream, particularly in the spring. Submerged woody vegetation may remain in place with very low velocities through the lake, however, floating debris is easily shifted by wind and current.

In a natural watercourse this material provides habitat. This same material can, however, present challenges in the operation of a dam. While the nature of the materials which accumulate at Orr Dam have not presented challenges in being able to open gates to prevent upstream flooding, it has presented issues with gates sealing after operation, as occurred during this event.

Debris caught under the gates may be able to be resolved by opening the gates to flush the debris out. If the reservoir is drawn down during this flushing, higher inflows in the spring allow the lake to return to summer operating levels faster. As discussed above, this was considered multiple times and weighed against the risks of the reservoir being drawn down faster than occurred.

In addition to the natural debris described above, trash also accumulates in the lake. Items removed from around the dam included various metal objects (e.g., shopping cart, bike tires, bike frame, drone, etc.). Debris is cleared regularly when it affects operations of the dam. Debris tends to settle in the deep water in front of the gates, where it cannot easily be removed without fully draining the reservoir due to water depth, clarity, and safety considerations. Divers could be utilized to clear debris from in front of the gates when they are fully closed and flow through a gate does not pose a risk to the divers.

Stratford's Environmental Services and Public Works teams have cleared debris near storm outfalls. Parks staff have been working alongside volunteers to clean garbage and waste from the lake's edge. A few remaining pieces of trash, including items like metal drums, remain stranded in the mud flats, and will be removed when it is safe to do so (typically in the early winter, when the mud is firmer). Larger logs and branches within and around the lake provide habitat for fish and other aquatic life, so some will be left in place unless they pose a significant barrier.

Dredging or removing sediment when water levels are low is not something that can be done immediately, but the city is considering this in the future. Dredging a lake is a complex undertaking with significant environmental considerations and regulatory approvals. This idea has been raised in the past and may be investigated further in the future. Before proceeding with dredging, testing of the sediment would need to be done, an appropriate disposal location/method for the dredged materials must be determined and various permits would be required. The city may need to consider whether an environmental assessment or impact study should be undertaken prior to proceeding with such a large-scale project. If sediment removal is being considered, it will be important to consider sediment management at the dam which has been the subject of previous studies.

## Opportunities to Protect Against Future Incidents

Debris is naturally occurring and is to be expected in the operation of the dam.

In the 1970's debris was reported to be the cause of Wildwood Reservoir being drawn down quickly in the summer. In addition to causing issues for the recreational use of the reservoir, that season debris prevented the reservoir from being able to supply its flow augmentation.

Debris was also a major contributing factor to the failure of Springbank Dam in July 2000 where very large woody vegetation and floating docks reduced the capacity of the spillway and prevented logs from being removed. The debris resulting in these incidents can be contrasted to the relatively small debris that floats down to Orr Dam but highlights how it is possible for debris to cause severe consequences.

While Lake Victoria levels are still lower than summer level and are restricting activities around the reservoir, we have managed to regain much of the water lost. While it remains difficult to continue to refill the reservoir without additional inflow, it is possible to maintain the levels at close to the current level by allowing flow over the stoplogs.

RT Orr Dam is a recreational dam, which provides various recreational opportunities in and around the reservoir that it creates (Lake Victoria) which is a focal point in the City of Stratford's park system. While not a flood control dam, the gates must be able to be operated to prevent upstream flooding and must have adequate discharge capacity even with debris being considered. The nature of the debris at Orr Dam is not such that this has been, or would become, a problem from a flood control or dam safety perspective. However, with the dependence on the dam for maintaining the lake within the park and the various activities that have come to rely on this lake, it is prudent to consider what can be done to reduce the likelihood of a reoccurrence. Some options are briefly discussed below but would require further study to determine feasibility and to assess costs, benefits and potential implications.

### Safety Boom

A safety boom is being designed to keep watercraft from approaching the hazards posed by Orr Dam. This has been recommended in dam safety and public safety around dams reports. Debris accumulation at the recently installed safety boom at Fanshawe Dam has shown it to be an effective barrier to keep debris from reaching the spillway. The Fanshawe Dam safety boom was not specifically designed to keep debris from the spillway but adjusting the design of the safety boom for Orr Dam to be better optimized for debris is likely an opportunity to reduce the potential for a recurrence. Irrespective of the consideration of other alternatives, this is something that should be pursued prior to safety boom construction.

### Debris Management within the Parks

The parks around Lake Victoria are very actively maintained recreational spaces unlike the more natural spaces around most of our reservoirs. As such, the debris loading to Lake Victoria is likely much less than would be natural around a reservoir. Debris

management within the parks could consider both seasonal and routine efforts. Increasing efforts within Stratford Parks to reduce debris loading to the lake may further reduce the potential for a recurrence, but it should be understood that it would not likely be feasible to pick up every twig that falls into the water. Opportunities and costs to reduce the debris loading can be assessed against the likelihood that it reduces the risk of a similar occurrence.

This is not something that the UTRCA would be able to undertake, however it is a consideration for the city as the owner of the properties around the reservoir.

### **Debris Management at the Dam**

The city undertakes routine inspections of the dam. As part of this inspection debris observations and removal may be undertaken. Increasing the frequency of the inspection to weekly would allow more woody debris to be removed while it is still floating. The purchase of equipment to be left at the dam to facilitate the removal of small woody material would also facilitate its timely removal. Identification of materials beyond the capabilities of inspection personnel could be communicated and removal plans for larger materials could be implemented.

Annual debris inspection and cleanout could also be considered. Rather than drawing the reservoir down below winter level, divers may be an effective alternative. Depending on the effectiveness of other alternatives implemented and the amount of material found through initial efforts, frequency could be appropriately reduced.

### **Alternative Gate Design**

Underflow gates with their sill on the bottom of the reservoir, similar to the gates at Orr Dam, are prone to this type of problem. Infrequently operated gates may unknowingly allow debris to accumulate on the sill.

Alternative gate designs could be considered which are less prone to debris. Other types of gates which allow for flow over the gate are also easier to control to maintain a steady water level such as is desirable on Lake Victoria. These types of gates also have challenges which would have to be assessed and weighed against any potential benefits. This would be a relatively high-cost alternative and is not likely one which would be worth pursuing.

### **Annual Drawdown**

Lake Victoria is drawn down to a winter level each November. This winter level was increased in the late eighties to facilitate winter recreation. In contrast, Mitchell Dam, a very similar structure, is drawn down completely each year. At Mitchell Dam, the gates are then left open all winter and spring allowing debris to flush through the dam with winter and spring runoff events. In addition to being better able to pass those winter/spring flows, this also prevents the accumulation of sediment in the forebay area. Drawing the reservoir down completely could have implications on reservoir aquatic life and winter recreational activities.

## Trash Racks

Trash racks provide a physical barrier to debris preventing debris from being drawn into discharge works. These are generally seen on intakes for smaller discharge features such as valves and turbines which cannot pass debris. Gates of the size of Orr Dam can generally safely pass most of the debris during runoff events.

Installing trash racks of the size necessary to prevent the smaller woody materials from settling in the immediate forebay may become an impediment to safely pass flood flows through the dam as they are likely to become plugged during an event. Cleaning of the trash racks would become an ongoing operational cost and could require the installation of equipment to facilitate the cleaning.

Although this alternative may warrant some additional consideration it is not likely a viable alternative without additional measures to maintain flood discharge capabilities.

## Further Consideration of Alternatives

These and other alternatives could be further considered through a study by consulting engineers. It is, however, important to understand that as a reservoir controlled by a dam there will always be the potential for future incidents. It is also important to understand that planned maintenance could also require the reservoir to be drawn down when it is normally maintained at its summer level. While past maintenance activities have been able to be undertaken without significant impact to the normal seasonal operation, this remains likely in the future. As a structure ages the nature of the maintenance work should be expected to increase in magnitude which may require a drawdown at times when the reservoir is normally at summer level. Required permitting in-water work may also dictate when maintenance work is permitted. Many of our reservoirs have had times in which adjustments to the seasonal operations have been necessary for maintenance of the dam or other infrastructure around the reservoirs.

All of these alternatives have significant costs associated with them. A more comprehensive assessment of alternatives and the relative costs would be prudent before making changes requiring capital expenditure or increasing dam or parks operating costs.

## Next Steps

Planned next steps include:

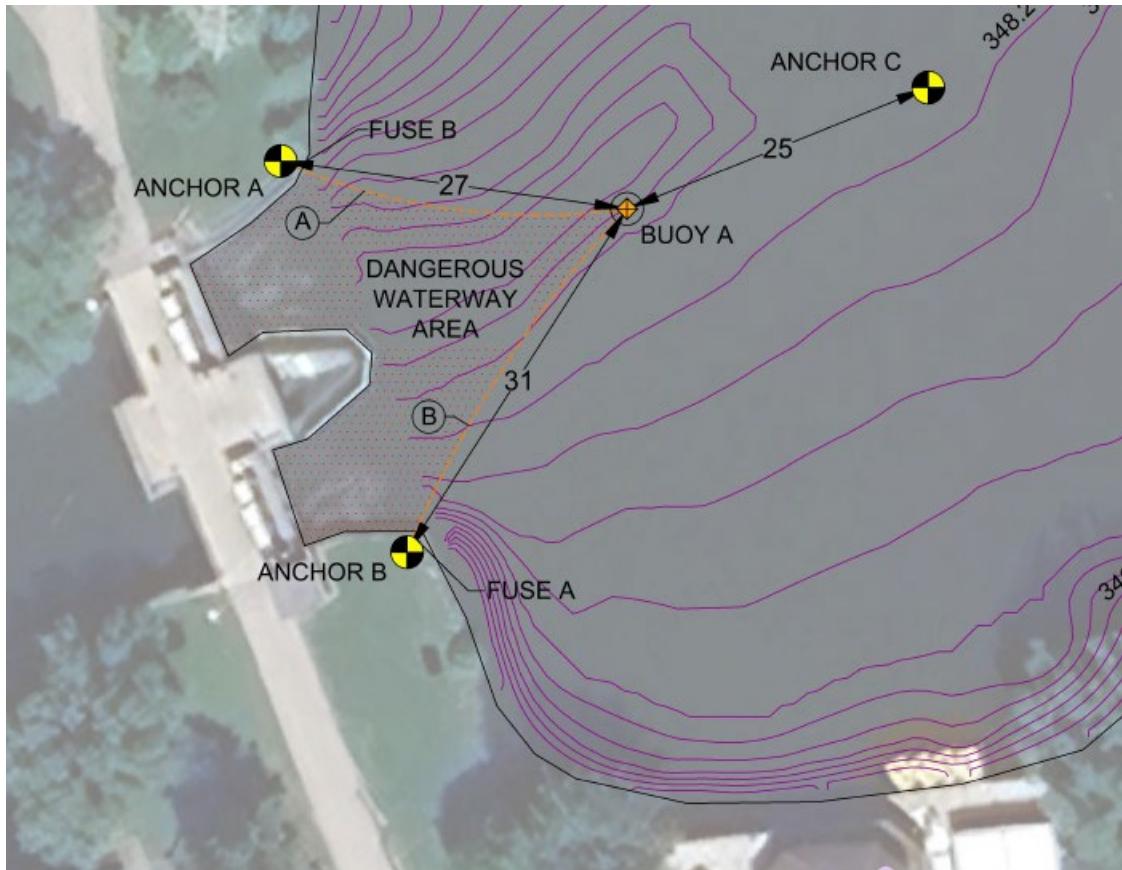
1. Continue to fill the reservoir with the available flow as quickly as practical, while maintaining adequate flow downstream. Capture runoff from events and any pumped water if proposals to pump are successful in securing the necessary permits and implemented by others.
2. Provide this report to city staff and work with them to provide information to Stratford council.
3. Continue to assess opportunities and costs of optimizing safety boom for debris management through the ongoing design of the safety boom.

4. Discuss with city staff opportunities for enhanced debris management opportunities around the reservoir and at the dam and whether other alternatives are worth pursuing.
5. Plan for further debris management alternative assessment through future budget/project discussions with the city
6. Incorporate debris management into the Orr Dam Operational Plan currently being developed

**Prepared and recommended by:**

Chris Tasker, Manager, Water and Information Management

## Safety Boom Concept Snippet



## Background

Lake Victoria, the reservoir formed by The RT Orr Dam is frequently used by the public for boating, canoeing, kayaking, and ice fishing. Boats are rented directly adjacent to the dam and small boats can easily access the forebay of the dam. Due to its high recreational use, ensuring public safety around the dam structure is of critical importance.

Under normal conditions, flow over the weir is minimal, and there is no flow over the gates. However, when water levels rise, the conditions at the dam change significantly. Increased water velocity can make navigation difficult, potentially trapping a small watercraft against the rails at the top of the weir or sweeping them over the weir or gates. Additionally, the automatic operation of the gates can quickly alter flow conditions in the forebay. As with most dams, these hazards are not obvious in approaching the dam on the water and signs are often not considered adequate protection from such hazards.

Since the risks have been identified and may not be readily apparent to the public, the UTRCA and the City of Stratford should take reasonable and appropriate measures to manage these risks. Therefore, a safety boom has been recommended at RT Orr Dam.

Safety booms have also been shown to be effective in reducing the effect of debris on the operation of discharge works at dams. Their design can be optimized to further enhance their capabilities to help manage debris.

## Dam Safety Review (2024)

In 2023, UTRCA hired a consultant, DM Wills, who visited RT Orr Dam to complete a Dam Safety Review (DSR). A DSR evaluates all major dam components including structural, mechanical, electrical, civil, geotechnical, and public safety aspects by qualified independent engineers to assess the overall condition of the structure and provide recommendations.

RT Orr Dam DSR recommends implementing “additional public safety measures, such as signage and a public safety boom”. Similar recommendations are included in DSR undertaken by other consultants, for other UTRCA dams. As such, UTRCA is actively working toward the installation of safety booms at these dams.

## Purpose of a Safety Boom

A safety boom acts as a physical barrier and visual warning to alert and prevent the public from entering dangerous waters near the dam. At RT Orr Reservoir, a safety boom will help:

- Deter boaters, canoeists, and kayakers from approaching the dam during open-water seasons.
- Deter ice fishers and recreational users from accessing unsafe ice conditions near the structure during winter months.

## Public Safety Obligations and Best Practices

Under [Ontario's Public Safety for Dam Owners](#), dam owners are responsible for ensuring the safe operation and maintenance of their dams. This includes implementing appropriate public safety measures to address potential hazards created by dams and dam operations.

## Industry and Regulatory Alignment

In addition to Ontario's Public Safety for Dam Owners, the Canadian Dam Association (CDA) also includes safety booms among its best management practices. The CDA emphasizes that dam owners have a duty to assess and reduce risks associated with dam operations to the extent that is reasonable, given the dam's intended function. They must ensure risks to the public are adequately identified and mitigated. Owners must take all reasonable and prudent precautions to protect the public and ensure all control measures and safety systems meet applicable regulatory approvals.

## Debris Boom

Beyond its public safety function, a safety boom also serves as a debris control measure. It will help prevent floating debris from entering the gate area and interfering with gate operation. Debris settling out immediately in front of the gates prevented the gate from being closed this past summer. Implementing the boom will help mitigate similar problems in the future. The boom can be optimized by selecting appropriate pontoons and further enhanced by the addition of debris skirts. Recent experience with the safety boom installed at Fanshawe Dam has illustrated how effective the boom can be in keeping debris from the forebay and spillway area.

## Pontoon Options

UTRCA has been working with designers to assess appropriate pontoon options and ensure appropriate design/specification of anchors and attachments. Total cost of installation is currently estimated at \$350,000. As the type of pontoon has an impact on performance and cost, the options that were considered are outlined below.

For design purposes, we selected Geniglace's Rotoplast Borboom with a debris skirt due to its ice resistance, Canadian manufacturing, and high tensile resistance.

The ADOR option allows debris to pass, though they do offer debris-capturing models which would be available if they choose to bid.

The Rotoblast Hydrolog was the least expensive but has shown performance issues in harsh conditions. The PNP system, which is manufactured in the U.S., was the most expensive option but offers a large load resistance and comes from a reputable supplier.

Reusing surplus orange pontoons was also considered; however, there are not enough for the entire project and would not provide debris capture.

Please note that the supply and installation will be published on a public platform for open bidding, allowing participants to propose pontoons equivalent to Geniglace's Rotoplast Borboom. This approach ensures a fair and competitive pricing process.

### **Conclusion**

Safety booms are common at many dams including smaller recreational dams. UTRCA has installed a safety boom at Fanshawe Dam and is pursuing the design and installation of booms at all large and medium sized dams owned or operated by UTRCA. Due to the high level of recreational use of the reservoir formed by RT Orr Dam, a safety boom is an important priority in public safety and risk management. Also, given safety booms are recommended by CDA and the Ontario's Public Safety for Dam Owners and because the absence of a safety boom was identified in the findings of DSR for RT Orr and other UTRCA dams, UTRCA is planning for the installation of Safety Booms at all large and medium sized dams owned/operated by UTRCA .

Safety booms are eligible for 50% WECI funding. As they are related to public safety around the dam, they are generally funded before other projects. As such, it is likely that we would be successful in receiving WECI funding for this project, reducing the municipal share to half of the project's costs.



## MANAGEMENT REPORT

**Date:** February 9, 2026  
**To:** Mayor and Council  
**From:** Vicky Trotter, Council Committee Coordinator  
**Report Number:** COU26-017  
**Attachments:** None

**Title:** Appointment to the Energy and Environment Advisory Committee February 2026

**Objective:** To consider an appointment to the Energy and Environment Advisory Committee to fill a vacancy for the remainder of a two (2) year term.

**Background:** The main purpose of the Energy and Environment Advisory Committee (E&E) is to study all matters coming to its attention which might have any effect on the environment, particularly the environment of the City of Stratford and its surroundings. The Committee's principal goal will be to improve the environment and advocate for energy efficiency across the entire municipal spectrum. The Committee strives to maintain Stratford's reputation as a community of environmental excellence. The Committee shall be advisory in nature and shall advise City Council of environmental matters and may from time to time make such recommendations to Stratford City Council concerning the environment as it deems advisable.

E&E is comprised of 13 members as follows:

Representative / Organization	Number of Members
Council member	2
Citizens-at large	7
A representative of Civic Beautification and Environmental Awareness	1
A representative of the Avon River Environment Association (AREA)	1
Youth representative	1
A representative of Climate Momentum	1

**Analysis:** City Council, when making appointments and reappointments to City advisory and ad-hoc committees, boards, outside boards and agencies, local boards and

joint boards, may take into consideration at their sole discretion, the following factors, including but not limited to:

- Experience and/or skill set of an applicant or member that may help to guide the work of the committee or board;
- Awareness of the community and local issues on the agenda by an applicant or member;
- Degree of project knowledge a member has acquired while on the committee or board, where retention of such project knowledge would be of assistance in the completion of the project;
- Number of applications received for the vacant position(s) on a committee or board;
- Years of service on the committee or board [for citizens applying for reappointment to the same committee or board];
- Attendance at committee or board meetings [for citizens applying for reappointment to the same committee or board].

## Appointment

For the E&E Committee the following position is available:

- One (1) citizen position for the remainder of a two (2) year term to November 14, 2026.

The following applications were added to the name bank in November 2025 and the applicants have confirmed they remain interested in a position on the Committee:

- Scott Rutherford
- Gary Robinson

All citizens appointed to the City's advisory committees and local boards (as applicable) will be required to complete training to be coordinated through the City. Training will focus on accessibility, governance, and the Code of Conduct.

## **Financial Implications:**

### **Financial impact to current year operating budget:**

The costs for recruitment of citizen representatives to advisory committees and local boards are included in the annual budget.

### **Financial impact on future year operating budget:**

The costs for recruitment of citizen representatives to advisory committees and local boards are included in the annual budget.

**Alignment with Strategic Priorities:**

**Not applicable:** This report does not align with one of the Strategic Priorities as the purpose is to consider appointments to an advisory committee.

**Alignment with One Planet Principles:****Health and Happiness**

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

**Land and Nature**

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

**Zero Waste**

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

**Zero Carbon Energy**

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

**Staff Recommendation: THAT direction be given on the appointment of one (1) citizen to the Energy and Environment Advisory Committee for the remainder of a two-year term to November 14, 2026, or until a successor is appointed by Council.**

**Prepared by:** Vicky Trotter, Council Committee Coordinator

**Recommended by:** Karmen Krueger, CPA, CA, Director of Corporate Services

André Morin, CPA, Chief Administrative Officer



## MANAGEMENT REPORT

**Date:** February 9, 2026  
**To:** Mayor and Council  
**From:** Ryan Queenan, Planner  
**Report Number:** COU26-019  
**Attachments:** Reference Plan 44R-4854

**Title:** Road Widening for Site Plan Application SPA 02-10 – 372-378 Huron Street

**Objective:** The purpose of this report is to authorize the conveyance of Part 1 on Reference Plan 44R-4854 from D&R Pol Holdings Inc. to The Corporation of the City of Stratford and to dedicate these lands as public highway for the purpose of a 4.942 metre road widening along Huron Street.

**Background:** Plumbing & Heating - Turner Ltd. received approval of a Site Plan Agreement for the lands municipally known as 372-378 Huron Street on July 6, 2010 to facilitate the development of a new retail building. This Agreement, registered on title on July 9, 2010 under Instrument PC83089, applies to any owner of the subject lands. Section 11 of the Agreement speaks to required conveyances as designated on Schedule "A" of the agreement; the City of Stratford requested that a 4.942 metre road widening be conveyed to the City. This conveyance shall be free and clear of all encumbrances and all costs borne by the applicant. The road widening to be conveyed is indicated on attached Figure 1. This matter was brought to the City's attention through the recent sale of the subject lands. According to the Site Plan Agreement, the road widening was designated for conveyance to the City prior to the issuance of a building permit. Although a deposited reference plan was prepared in 2011 to facilitate the conveyance, a staff report for City Council's consideration of the widening transfer was not brought forward, leaving the conveyance process incomplete. This matter is now being considered by City Council to advance this process.

**Analysis:** Part 1 on Reference Plan 44R-4854 is required to be dedicated to the City of Stratford to meet the requirements of the Site Plan Agreement and this dedication is for road widening purposes along Huron Street. This Part, upon being transferred to the City, should also be dedicated as public highway.

## **Financial Implications:**

### **Financial impact to current and future year operating budget:**

The owner will be responsible for all costs associated with the transfer of the land to the City of Stratford. Upon assumption of the road widening, there will be negligible impact on annual operating and maintenance costs for the grassed portion of the boulevard. The transaction does not have a cash outlay requirement from the City to the property owner.

### **Link to asset management plan and strategy:**

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

### **Alignment with Strategic Priorities:**

#### **Mobility, Accessibility, and Design Excellence**

Improving ways to get around, to and from Stratford by public transit, active transportation and private vehicle.

### **Alignment with One Planet Principles:**

#### **Not Applicable:**

The conveyance of the road widening will help meet the Design Width of Huron Street and provide the opportunity for improved road design.

**Staff Recommendation: THAT Council authorize the conveyance of Part 1 on Reference Plan 44R-4854 from D&R Pol Holdings Inc. to The Corporation of the City of Stratford;**

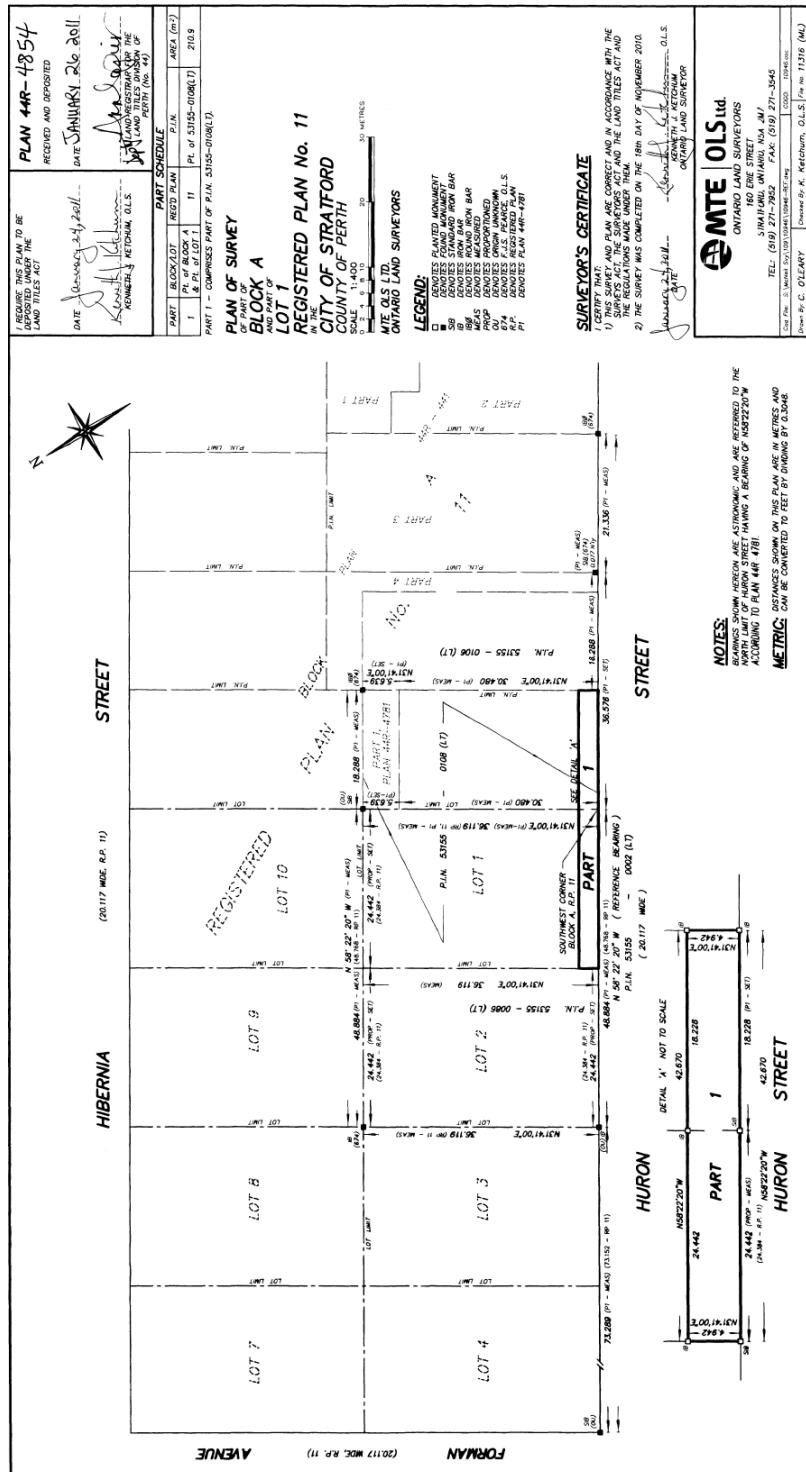
**AND THAT upon conveyance of Part 1 on Reference Plan 44R-4854 to the City of Stratford, these lands be dedicated as public highway forming part of Huron Street.**

**Prepared 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

**Recommended by:** André Morin, CPA, Chief Administrative Officer

**Figure 1: PLAN 44R-4854**

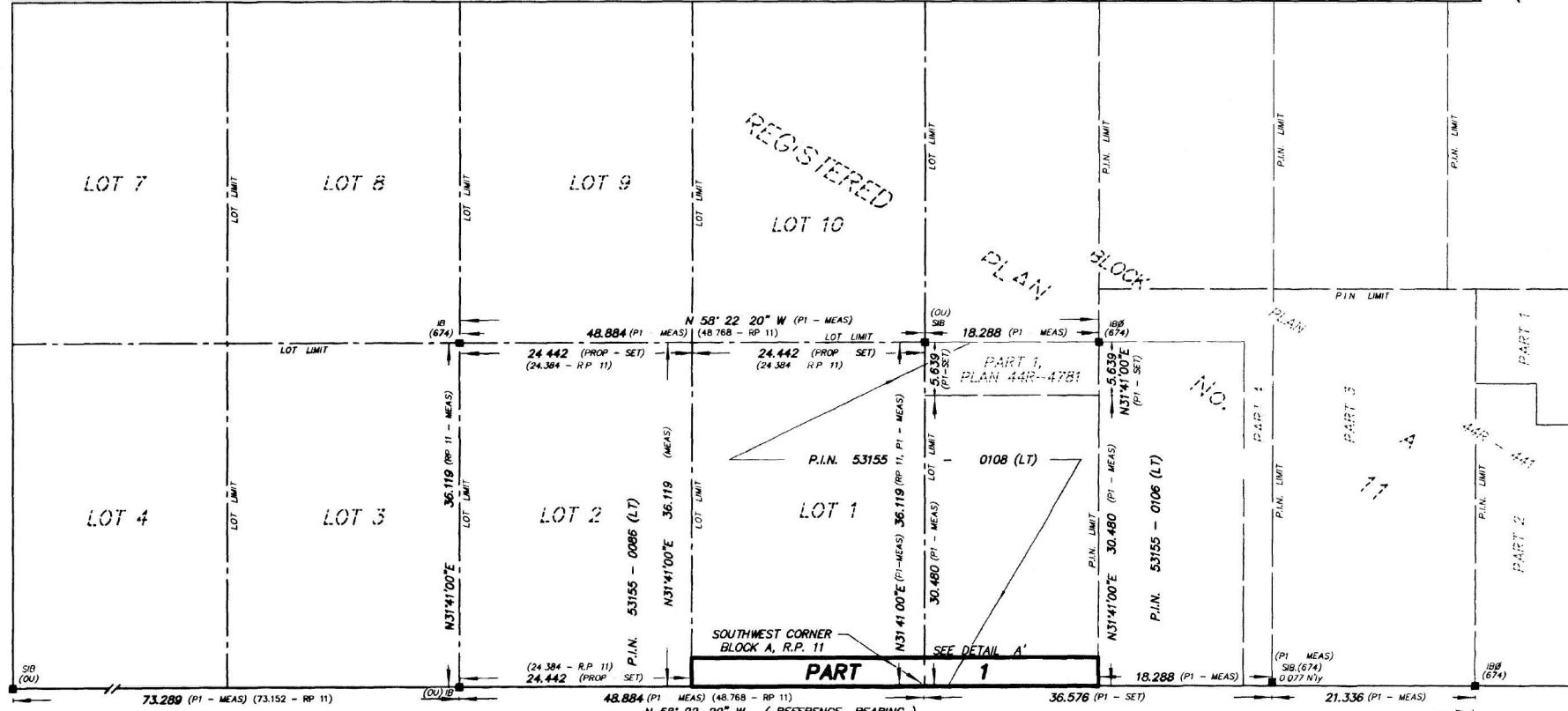


AVENUE (20.117 WDE, R.P. 11)

HIBERNIA

(20.117 WDE, R.P. 11)

STREET



## NOTES:

BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE  
NORTH LIMIT OF HURON STREET HAVING A BEARING OF N58°22'20" W  
ACCORDING TO PLAN 44R-4781.

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

I REQUIRE THIS PLAN TO BE  
DEPOSITED UNDER THE  
LAND TITLES ACT

DATE January 24, 2011

KENNETH J. KETCHUM  
KENNETH J. KETCHUM, O.L.S.

PLAN 44R-4854  
RECEIVED AND DEPOSITED

DATE JANUARY 26 2011

Land Surveyor  
LAND REGISTRAR FOR THE  
LAND TITLES DIVISION OF  
PERTH (NO. 44)

## PART SCHEDULE

PART	BLOCK/LOT	REG'D PLAN	PIN.	AREA (m <sup>2</sup> )
1	P.L. OF BLOCK A & P.L. OF LOT 1	11	P.L. of 53155-0108(LT)	210.9

PART 1 - COMPRISSES PART OF P.I.N. 53155-0108(LT).

## PLAN OF SURVEY

OF PART OF

BLOCK A

AND PART OF

LOT 1

## REGISTERED PLAN No. 11

IN THE  
CITY OF STRATFORD  
COUNTY OF PERTH

SCALE 1:400  
0 2 4 6 8 10 20 30 METRES

MTE OLS LTD.  
ONTARIO LAND SURVEYORS

## LEGEND:

□	DENOTES PLANTED MONUMENT
■	DENOTES FOUND MONUMENT
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
IBØ	DENOTES ROUND IRON BAR
MEAS	DENOTES MEASURED
PROP	DENOTES PROPORTIONED
OU	DENOTES ORIGIN UNKNOWN
674	DENOTES F.S. PEARCE, O.L.S.
R.P.	DENOTES REGISTERED PLAN
P1	DENOTES PLAN 44R-4781

## SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2) THE SURVEY WAS COMPLETED ON THE 18th DAY OF NOVEMBER 2010.

January 24, 2011  
KENNETH J. KETCHUM  
KENNETH J. KETCHUM  
ONTARIO LAND SURVEYOR



## MANAGEMENT REPORT

**Date:** February 9, 2026  
**To:** Mayor and Council  
**From:** Emily Skelding, Supervisor of Waste Operations  
**Report Number:** COU26-018  
**Attachments:** None

**Title:** Household Hazardous Waste Agreement between The Corporation of the City of Stratford, The Corporation of the Township of Perth South, and The Corporation of the Township of Perth East

**Objective:** To consider entering into a new agreement with the Township of Perth South and the Township of Perth East for their continued participation in the City of Stratford Household Hazardous Waste (HHW) events.

**Background:** In February of 2012, Council approved an agreement with the Township of Perth South as well as the Township of Perth East to participate in the City's HHW events. The participation of Perth South and Perth East residents in these events was also approved by the Ministry of the Environment. The current agreement expires May 1, 2026, and Staff are recommending entering agreements with both Perth South and Perth East for a four-year term between May 1, 2026 to April 30, 2030, with similar terms except for the length. Given the successful history of this agreement with both Perth South and Perth East Townships a four-year term is considered appropriate.

The Ministry of Environment Conservation and Parks (MECP) reviewed and approved the acceptance of the materials at City of Stratford HHW events.

**Analysis:** In current agreements, residents from Perth South and Perth East can bring their HHW to event days. During each event, the number of Perth South and Perth East vehicles are tracked. At the end of the calendar year, the total cost of the events is summarized, Perth South and Perth East are invoiced based on their share of participation. This helps cover some of the fixed costs of the contractor and staff wages needed for the events. The table below represents the participation of Perth East and Perth South residents over the last three years, as well as the amount invoiced to each Township.

Year	Perth South Vehicles	Perth East Vehicles	Stratford Vehicles	Total Cost	Invoiced to Perth South	Invoiced to Perth East
2023	37	178	1142	\$127,609.06	\$3,048.91	\$13,708.15
2024	22	130	1113	\$148,758.06	\$2,768.20	\$16,357.51
2025	38	153	1005	\$110,639.17	\$4,256.15	\$16,709.31

\*total costs and invoiced amounts do not include HST

The portion of vehicles that come from Perth East and Perth South represent about 10-20% of total vehicles at the events. This may have a small to moderate impact on queue times due to volume. However, from experience, queue times tend to be more influenced by times within the event (i.e. more vehicles at beginning of event), as well as which event (i.e. more participation at the first event of the year), rather than the overall quantity of vehicles.

Should these agreements not be renewed, there will be reduced revenues and an impact on the 2026 Waste Operating net budget. This is estimated based on 2025 fixed costs of approximately \$12,400 for material transportation and \$10,700 for staff time, which would mean the Perth South and Perth East respective unrecoverable amounts will vary from \$2,310 to \$4,620.

#### **Financial Implications:**

None anticipated based on the recommendations in this report.

#### **Financial impact to current year operating budget:**

None anticipated based on the recommendations in this report.

#### **Alignment with Strategic Priorities:**

##### **Work Together For Greater Impact**

Working with our neighbouring communities to divert material from landfills and dispose of that material safely.

#### **Alignment with One Planet Principles:**

##### **Land and Nature**

Protecting land for the benefit of people and wildlife by ensuring HHW is disposed of safely.

**Staff Recommendation: THAT The Corporation of the City of Stratford enter into an Agreement with The Corporation of the Township of Perth South for the participation of Perth South residents in the City's Household Hazardous Waste events, for a four-year term;**

**THAT The Corporation of the City of Stratford enter into an Agreement with The Corporation of the Township of Perth East for the participation of Perth**

**East residents in the City's Household Hazardous Waste events, for a four-year term;**

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

**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:** February 9, 2026  
**To:** Mayor and Council  
**From:** Mandy Koroniak, Manager of Children's Services  
**Report Number:** COU26-014  
**Attachments:** Canada-Wide Early Learning and Child Care Implementation Update and Directed Growth Priorities (SOC25-007)

**Title:** 2026 Canada-Wide Early Learning and Child Care System, Directed Growth, and Innovation Fund Update

**Objective:** To provide Council with an update on implementation of the Canada-Wide Early Learning and Child Care System, Directed Growth in Stratford, St. Marys and Perth County, and new Innovation funding approved by the Ministry of Education.

**Background:** The term of the initial Canada-Wide Early Learning and Child Care (CWELCC) agreement between the Government of Canada and Province of Ontario was from April 2022-March 2026. From the time of the initial implementation of CWELCC in 2022, child care fees have been reduced in phases, and in 2025 were capped at \$22 per day.

To support increased access to affordable CWELCC spaces, Ontario committed to create 86,000 new CWELCC spaces (relative to 2019) by the end of 2026 and provided Service System Managers (SSMs) with notional targets for growth. SSMs were further directed to develop directed growth plans for the expansion of CWELCC spaces and are required to enrol new CWELCC spaces in alignment with their directed growth plans. The City's Directed Growth Plan for CWELCC spaces was previously shared in report SOC25-007. For the period of 2024-2026, the City of Stratford was provided with a target of 461 spaces for the service area of Stratford, St. Marys, and Perth County.

This expansion of licensed spaces requires growth to support the childcare and early years workforce. As a new initiative to support this work, the Province provided an opportunity for SSMs to apply one-time Innovation funding with the objective of developing, building on/enhancing, and implementing innovative strategies to support the recruitment and retention of the child care and early years workforce. SSMs were required to submit proposals to the Ministry to access this funding, which must be utilized in 2026.

**Analysis:** In November 2025, the Province and federal government agreed to a one-year extension to the CWELCC agreement, until March 2027. Under this agreement, the Province will receive federal funding of \$695 million in 2026, and fees for children under the age of 6 in eligible licensed childcare programs will continue to be capped at \$22 per day for 2026 (or an average of \$19 per day, accounting for families in receipt of child care fee subsidy). This one-year agreement provides funding to protect the gains made through the first five years of the CWELCC agreement, and to sustain parent fees throughout 2026.

The directed growth of CWELCC spaces under the terms of the initial CWELCC agreement must be completed by December 31, 2026. No additional expansion targets have been provided under the one-year extension, and future funding and additional targets to support the growth of deeply affordable CWELCC spaces is not known at this time. Progress towards the expansion of CWELCC programs has continued, and 88 spaces in the service area of Stratford, St. Marys, and Perth County were opened in late 2025 and early 2026:

- Milverton Child Care Centre (39 spaces, Perth East)
- Eastdale Child Care Centre (49 spaces, North Perth)

In 2026 there will also be an expansion of 8 preschool spaces at the City's directly operated Anne Hathaway Daycare Centre and a new 98-space centre is expected to open in Stratford.

To support these increased staffing demands, staff submitted a proposal to access funding under the Ministry of Education's one-time Innovation Fund that will support recruitment and retention in the sector. Approval from the Ministry was granted in fall 2025 in the amount of \$115,000. The work that will be supported with this funding includes:

- *Child Care and Early Years Foundations Microcredential to Fast Track:* Workforce data for the area shows that approximately 40% of staff working in licensed child care programs are unqualified educators (are not Registered Early Childhood Educators (RECEs)). This projects funds development of a microcredential in collaboration with Conestoga College, and tuition costs, to provide foundational childcare and early years education to the unqualified workforce and enable enrolment into a Fast Track ECE program with sufficient work experience.
- *Child Care Pre-Work Readiness and Placement Program:* This training program will prepare Ontario Works clients engaged in Employment Ontario services for work as non-registered staff in childcare, including foundational training, placement, and mentoring. Upon completion, participants may enroll in the Child Care and Early Years Foundations microcredential program to advance towards becoming a RECE while having obtained meaningful employment.

- *Knowing Our Numbers:* With 37 SSMs currently participating, this workforce study being led by the Atkinson Centre at the University of Toronto, the non-profit Early Childhood Education – Research Policy Action (ECE-RPA), and College of Early Childhood Educators will support retention and recruitment, and guide early learning and childcare workforce policy development, recruitment, and system planning.

### **Financial Implications:**

#### **Financial impact to current year operating budget:**

The Innovation Fund provided by the Ministry of Education is 100% federal/provincial funding, with no cost share requirements. Funding will be received and expended as required, and as such there is no impact to the City's net budget.

#### **Financial impact on future year operating budget:**

The Ministry of Education has not yet provided information on future funding plans, therefore impacts to operating budgets beyond 2026 are currently not known.

### **Alignment with Strategic Priorities:**

#### **Work Together For Greater Impact**

This report aligns with this priority as the Children's Services Division works with community childcare operators and Ontario Works to plan for, and provide funding, to support the growth of the child care and early years workforce, and the expansion of affordable, high-quality, licensed child care in Stratford, St. Marys, and Perth County.

### **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 report titled, "2026 Canada-Wide Early Learning System, Directed Growth, and Innovation Fund Update"(COU26-014), be received for information.**

**Prepared by:** Mandy Koroniak, Manager of Children's Services

**Recommended by:** Kim McElroy, Director of Social Services and Acting Director of Human Resources

André Morin, CPA, Chief Administrative Officer



## MANAGEMENT REPORT

**Date:** May 13, 2025  
**To:** Social Services Sub-committee  
**From:** Calvin Mackenzie, Research and Program Analyst  
                   Mandy Koroniak, Manager of Children's Services  
                   Kim McElroy, Director of Social Services  
**Report Number:** SOC25-007  
**Attachments:** Canada-Wide Early Learning and Child Care (CWELCC) System  
                   Priority Areas for Directed Growth 2023-2026

**Title:** Canada-Wide Early Learning and Child Care Implementation Update and Directed Growth Priorities

**Objective:** To provide Sub-committee with an update regarding implementation of the Canada-Wide Child Care (CWELCC) System and priorities for the directed growth of CWELCC spaces in Stratford, St. Marys, and Perth County.

**Background:** On March 28, 2022, the Province of Ontario entered into an agreement with the Government of Canada for implementation of the CWELCC System in Ontario, which was to reduce fees to an average of \$10 per day for children under the age of 6 in participating licensed childcare programs by March 2026. This information was previously shared with Council through Report SOC22-006 in April 2022.

In 2025, the maximum daily fee (or "base fee") was prescribed as \$22.00/day for all CWELCC-enrolled programs in Ontario. The Province also implemented a new Cost-Based Funding Formula, intended to provide operational funding representative of the costs of providing high-quality childcare to eligible children in Ontario.

As part of its plan to reach a provincial childcare access rate of 37%, Ontario committed to create 86,000 new CWELCC spaces (relative to 2019) by the end of 2026 and provided Service System Managers with notional targets for growth.

To support reaching this target, the Province undertook a space recalibration exercise and on March 31, 2025, shared updated growth targets for the remainder of the current CWELCC agreement, along with new information on the Early Learning and Child Care (ELCC) Infrastructure Fund. In addition, Service System Managers have been instructed to develop directed growth plans for the expansion of CWELCC spaces.

## **Analysis:**

### 2025 Parent Fee Reduction and Cost-Based Funding Formula

In 2025, the maximum daily fee that may be charged in respect to an eligible child in a CWELCC-enrolled program is \$22.00/day, and the minimum fee is \$12.00/day. This is the mandatory fee (the base fee for childcare services) that families pay to receive childcare. Information about any further parent fee reduction towards the \$10 per day average has not yet been shared by the Province.

The new Cost-Based Funding Formula replaces the previous revenue-replacement approach. Under this new funding model, childcare programs in Ontario that are not enrolled in CWELCC and serve children under the age of 6 are no longer eligible to receive many types of direct funding, including:

- Wage Enhancement Grant (WEG) and Home Child Care Enhancement Grant (HCCEG)
- Special Needs Resourcing program staff and equipment
- Childcare fee subsidy
- General Operating

At this time, 100% of eligible childcare programs in Stratford, St. Marys, and Perth County are enrolled in CWELCC, however new licensed childcare programs that do not enroll, or cannot be enrolled will be impacted by these changes. For-profit daycares are not eligible for the CWELCC funding.

A new accountability framework has additionally been implemented for administration of this funding by Service System Managers. These include the requirement to assess the eligibility of costs for cost-based funding, a third-party Direct Engagement to Report on Compliance on a sample of centres to verify the eligibility of costs and compliance with Ministry guidelines, and cost reviews by Service System Managers of a sample of centres receiving disproportionately large top-up allocations to identify potential cost reductions. This applies to the City-operated Anne Hathaway Daycare as well other supported providers in our area.

### Updated CWELCC Space Targets, Allocations, and ELCC Infrastructure Fund

In its March 31, 2025, memo to Service System Managers, Stratford was provided with updated CWELCC space targets for the period of 2024-2026.

Revised CWELCC Space Targets for the City of Stratford, March 31, 2025

Type of Setting	2024	2025	2026	Total
<b>School-based</b>	49	88	0	137
<b>Community-based</b>	0	120	204	324
<b>Total</b>	<b>49</b>	<b>208</b>	<b>204</b>	<b>461</b>

The revised CWELCC space targets represent a reduction of 108 spaces in total for the 5-year period of the current CWELCC agreement.

The Ministry has indicated that 100% of any growth should be not-for-profit. 235 of the 461 total spaces have been committed to previously approved licensed childcare expansions. Priority areas for growth are included in the attached report, City of Stratford Canada-Wide Early Learning and Child Care (CWELCC) Priority Areas for Growth 2023-2026.

Four municipalities have been identified as priority areas: North Perth, Perth East, Perth South, and Stratford. These municipalities were prioritized based on low current access rates, low numbers of infant spaces, and a high proportion of the total number of children aged 0-5.

New allocations under the Early Learning and Child Care (ELCC) Infrastructure Fund were also shared. This fund supports infrastructure projects with a goal of increasing inclusion in childcare for underserved communities. Eligible projects are for spaces that are centre-based, community-based, provided by a not-for-profit operator or directly operated by a Service System Manager, and approved for enrolment in CWELCC. In 2025, Stratford was provided with an allocation of \$1,619,188.

Stratford's 2025 Child Care Allocations have been accordingly revised as follows:

Allocation	Initial 2025	Revised January 2025	Variance
<b>Cost-Based Allocation</b>	\$19,623,924	\$15,983,381	(\$3,640,543)
<b>Start-up Grants</b>	\$2,781,900	\$421,208	(\$2,360,692)
<b>ELCC Infrastructure Fund</b>	-	\$1,619,188	\$1,619,188
<b>Administration</b>	\$399,046	\$384,030	(\$15,016)

**Financial Implications:**

**Financial impact to current year operating budget:**

The 2025 Social Services operating budget was estimated not knowing either the initial nor revised figures provided by the province, so the 2025 budgets estimates were based on 2024. Therefore, the revised Child Care Allocation does not impact the required municipal contribution for 2025, and Children's Services is working to manage the reduction to the Administration allocation within the remaining budget.

**Financial impact on future year operating budget:**

The Ministry of Education has not yet provided information on future funding plans, therefore impacts to operating budgets in 2026 and beyond are unknown currently.

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

This report aligns with this priority as the Children's Services Division works with community-based childcare operators to plan for and provide funding to support the expansion of affordable, high-quality licensed childcare in Stratford, St. Marys, and Perth County.

**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 report titled ,“Canada-Wide Early Learning and Child Care Implementation Update and Directed Growth Priorities” (SOC25-007), be received for information.**

**Prepared by:** Mandy Koroniak, Manager of Children's Services

**Recommended by:** Kim McElroy, Director of Social Services

Adam Betteridge, Interim Chief Administrative Officer



## MANAGEMENT REPORT

**Date:** February 9, 2026  
**To:** Mayor and Council  
**From:** Mark Hackett, Manager of Community Facilities  
**Report Number:** COU26-016  
**Attachments:** None

**Title:** Rotary Complex, William Allman Memorial Arena, and Dufferin Lions Arena  
 Dehumidifier Replacements

**Objective:** To provide Council with information and to authorize the replacement of the Dehumidifiers at the Rotary Complex, William Allman Memorial Arena, and Dufferin Lions Arena from Cimco Refrigeration Inc.

**Background:** At the November 27, 2025 Council Meeting, Council approved the 2026 budget and the capital expenditures of \$350,000 for the replacement of the dehumidifier at the William Allman Memorial Arena, \$275,000 for the replacement of the dehumidifier at the Rotary Complex, and \$100,000 for the replacement of the dehumidifier at the Dufferin Lions Arena. The total approved budget for the three capital projects was \$725,000.

The dehumidifiers for all locations have now reached the end of their service life. The dehumidifiers at the Rotary Complex and the William Allman Memorial Arena have required extensive repairs over the past three years. This leads to increased expenses for general and preventative maintenance, and negative impacts to the operations of the facilities and the quality of the ice surfaces when the units require repairs and are not operational.

The existing dehumidifier at the Dufferin Lions Arena is a gas-fired unit and will be replaced with two electric units. The existing dehumidifiers at the Rotary Complex and William Allman Memorial Arena will be replaced with energy efficient gas-fired units. Due to the demand of the capacity for the dehumidifiers at Rotary Complex and William Allman Memorial Arena, replacing the existing units with electric units is not a feasible

option. Electric units for these facilities would result in a significant increase in the cost of the units, with facility electrical upgrades and additional costs also being required. All replacement units are highly efficient and will result in energy efficiency, while contributing to the corporate Greenhouse Gas (GHG) emissions and decarbonization goals and targets, and will align with the Council approved Corporate Energy and Emissions Plan (CEEP).

The dehumidifier at the William Allman Memorial Arena is currently located in an attic space that is difficult to access, with health and safety concerns noted for both staff and contractors. The replacement unit will be relocated to the ground level of the exterior of the facility to ensure that the unit is safely accessible when staff and contractors are performing preventative and general maintenance on the unit. All costs relating to the relocation of the unit are included in the proposal.

**Analysis:** The City of Stratford participates from time to time in procurement programs using cooperative buying groups. The Canoe Procurement Group of Canada is a buying group through the Local Authority Service (LAS) and Association of Municipalities of Ontario (AMO) that helps municipalities with the vetting process when procuring goods and services. Under the Canoe Procurement Group, municipalities can access high-quality, competitively priced goods and services by relying on the work done by LAS.

For these projects, staff utilized the Canoe Procurement Group of Canada to select suppliers from which to seek proposals. Only one proposal was received from Cimco Refrigeration Ltd. for the replacement of the dehumidifier units at the Rotary Complex (expense of \$219,360 plus HST), William Allman Memorial Arena (expense of \$346,580 plus HST), and the Dufferin Lions Arena (expense of \$148,367 plus HST). The total cost of the proposal for the three units is \$714,307 plus HST. The City is entitled to a 100% HST rebate for expenses that relate to facilities that have taxable revenues meaning that the total submission cost received from Cimco Refrigeration is under the approved budget for the projects.

The proposals from Cimco Refrigeration Inc. through the Canoe procurement program include all engineering and design to ensure that the units match the environment, airflow, moisture load, and operational demands of each space. Structural reviews of the facilities and all building permit submittals are included in the proposals.

Staff have reviewed the Canoe procurement program RFP and evaluation summary and have determined that they are compliant with the City of Stratford's purchasing policy.

Awarding this tender through the Canoe procurement program will expedite the replacement of the units to ensure that the projects are completed during the non-operational seasons of the facilities to avoid disruptions to the facility scheduling and programming.

### **Financial Implications:**

#### **Financial impact to current year operating budget:**

The cost savings compared to budget of \$10,693 will remain in the reserve fund R-R11-FACI for future capital expenditure requirements. There are no anticipated impacts to the operating budget.

#### **Financial impact on future year operating budget:**

Annual repairs and maintenance, as well as transfers to reserves for future replacement of the assets will be included in future operating budgets and maintenance costs are expected to be significantly reduced over a 10-year forecast following the replacement of the dehumidifiers.

#### **Link to asset management plan and strategy:**

The new dehumidifiers are expected to have a useful life of approximately 20 years. Future transfers to reserve funds will need to reflect planned replacements over the period and at the end of useful life for the units, like all assets included in the asset management plan.

### **Alignment with Strategic Priorities:**

#### **Enhance our Infrastructure**

This report aligns with this priority as these projects will extend the life of the assets and reduce the risk of failure that would result in the asset not being able to be utilized, and a loss of revenue for programming at the Rotary Complex, William Allman Memorial Arena, and Dufferin Lions Arena. Replacing the existing dehumidifier unit at the Dufferin Lions Arena with electric units will reduce the energy consumption and GHG emissions at the facility, aligning with the Corporate Energy and Emissions Plan (CEEP).

### **Alignment with One Planet Principles:**

#### **Health and Happiness**

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

**Zero Carbon Energy**

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

**Staff Recommendation: THAT the Proposal for the supply and installation of new dehumidifier units at the Rotary Complex, William Allman Memorial Arena, and Dufferin Lions Arena from Cimco Refrigeration Inc. at a total cost of \$807,166.91, including HST, be approved;**

**AND THAT the Mayor and Clerk, or their respective delegates, be authorized to sign the contract agreement with Cimco Refrigeration Inc.**

**Prepared by:** Mark Hackett, Manager of Community Facilities

**Recommended by:** Tim Wolfe, Director of Community Services

André Morin, CPA, Chief Administrative Officer



January 16<sup>th</sup>, 2026

Corporate Services Department  
Clerk's Office  
City of Stratford  
P.O. Box 818  
Stratford, ON N5A 6W1

**Re: Municipal Significant Event**

To whom it may concern:

The Stratford Live Music & Food Committee (formally Stratford Blues and Ribfest) are requesting designation as a *Municipal Significant Event*, subject to obtaining the required permits.

The event dates are June 19<sup>th</sup> and 20<sup>th</sup>, 2026. We will have a licensed area to serve alcohol, with service times as follows: June 19<sup>th</sup>, 2026 – 3:30pm to 11:00pm and June 20<sup>th</sup>, 2026 from 11:00am to 11:00pm. We will be taking down the event and cleaning up on June 21<sup>st</sup>, 2026.

The event will be held in the Veteran's Drive Band Shell, surrounding green space and on Veteran's Drive in Stratford, ON.

Sincerely,

**Matt Peck**

Matt Peck  
Committee Member - Logistics  
Stratford Live Music & Food  
PO Box 23012  
Stratford, ON N5A 6S7

WHEREAS, March is Amyloidosis Awareness Month, a month dedicated to raising awareness, funding research, and supporting those living with amyloidosis and their loved ones; and

WHEREAS, Amyloidosis is a group of diseases that occurs when an abnormal protein, known as amyloid, builds up in the tissues and organs of the body. Left untreated, the disease can result in organ failure and can be fatal; and

WHEREAS, Amyloidosis can mimic the signs and symptoms of more common medical conditions and the disease can be challenging to diagnose; and

WHEREAS, Amyloidosis often affects people who are older or middle aged; however, younger people have been diagnosed with this disease; and

WHEREAS, Some of the signs and symptoms of amyloidosis can include shortness of breath, weight loss, fatigue, swelling in the ankles and legs, numbness in the hands and feet, foamy urine, carpal tunnel syndrome, bruising around the eyes, and an enlarged tongue; and

WHEREAS, Early diagnosis can lead to better outcomes for both patients and their families; and

WHEREAS, Raising awareness about all the amyloidosis diseases, including hereditary and non-hereditary forms of the disease, can contribute to the building of healthier communities across Canada.

ATTENDU QUE mars est le Mois de la sensibilisation à l'amylose, un mois consacré à la sensibilisation, au financement de la recherche et au soutien des personnes atteintes d'amylose et de leurs proches; et

ATTENDU QUE l'amylose est un groupe de maladies qui se développe lorsqu'une protéine se replie de façon anormale, entraînant des dépôts d'amyloïde, s'accumulant dans les tissus et les organes du corps. Si elle n'est pas traitée, la maladie peut entraîner une défaillance d'organe et peut être fatale; et

ATTENDU QUE l'amylose peut imiter les signes et les symptômes de situations médicales plus courantes et que la maladie peut être difficile à diagnostiquer; et

ATTENDU QUE l'amylose touche souvent les personnes âgées ou d'âge moyen; cependant, des personnes plus jeunes ont reçu un diagnostic de cette maladie; et

ATTENDU QUE certains des signes et symptômes de l'amylose peuvent inclure l'essoufflement, la perte de poids, la fatigue, des œdèmes des chevilles et des jambes, l'engourdissement des mains et des pieds, l'urine mousseuse, le syndrome du canal carpien, les ecchymoses autour des yeux et une langue épaisse ;et

ATTENDU QUE le diagnostic précoce peut mener à de meilleurs résultats pour les patients et leurs familles; et

ATTENDU QUE la sensibilisation à tous les types d'amyloses, y compris les formes héréditaires et non héréditaires de la maladie, peut contribuer à l'établissement de communautés plus saines partout au Canada.



## MANAGEMENT REPORT

**Date:** January 13, 2026  
**To:** Social Services Sub-Committee  
**From:** Alex Burgess, Manager of Ontario Works  
**Report Number:** SOC26-001  
**Attachments:** None

**Title:** Employment Ontario Network Update

**Objective:** To provide Council with an update regarding changes to the Employment Ontario network in Stratford, St. Marys and Perth County.

**Background:** The City of Stratford, in conjunction with the consortium members Bruce County, Grey County and County of Huron, acts as the Service System Manager (SSM) for the delivery of employment services in Perth, Grey, Bruce and Huron. The Stratford-Bruce Peninsula SSM is operated by Bruce County staff with guidance provided by the executive leadership committee. The City of Stratford is represented by the Social Services Department and InvestStratford on this committee. The details of the consortium agreement are outlined in report COU21-107 and the details regarding the SSM operations have been detailed in multiple reports at Social Services Sub-Committee, with the most recent update being provided through report SOC25-004.

At the November 12<sup>th</sup> Social Services Sub-Committee, report SOC25-016 was presented detailing changes that have occurred to the Employment Ontario (EO) Network over the course of 2025, including the addition and removal of EO partners from the network.

**Analysis:** As noted in SOC25-016, the Stratford-Bruce Peninsula Service System Manager had launched a Request for Qualifications (RFQ) in the summer of 2025. It was recently announced that the YMCA of Three Rivers was the successful proponent for this process. The YMCA of Three Rivers currently delivers EO services within Waterloo Region and has a vast array of knowledge and expertise in the delivery of employment programming.

Effective January 2026, the YMCA of Three Rivers will begin delivering Employment Ontario services within the City of Stratford, Perth County and Town of St. Marys. The Ontario Works Division has already begun working with the YMCA of Three Rivers to ensure a smooth transition as they enter the area.

Once the YMCA is actively delivering services, the local area will have access to four Employment Ontario providers including LEADS Employment Services, Agilec, College Boreal and the YMCA of Three Rivers. This provides residents with choice, expertise and a wide range of service models to support the effective and efficient delivery of Employment Ontario services.

**Financial Implications:**

**Financial impact to current year operating budget:**

There are no financial implications because of this report. This report is being provided for information only and details changes to service delivery within the community that are not directly funded or operated by The Corporation of the City of Stratford.

**Alignment with Strategic Priorities:**

**Work Together For Greater Impact**

This report aligns with this priority as it encourages partnership across public sector and private sector agencies to move members of the community requiring employment support forward. A strong partnership between Social Services, InvestStratford, the SSM, Employment Ontario providers, and employers in the community will benefit the community at large and provide a key service that helps match qualified applicants with appropriate employment opportunities.

**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 report titled, “Employment Ontario Network Update” (SOC26-001), be received for information.**

**Prepared by:** Alex Burgess, Manager of Ontario Works

**Recommended by:** Kim McElroy, Director of Social Services

André Morin, CPA, Chief Administrative Officer



## MANAGEMENT REPORT

**Date:** January 13, 2026  
**To:** Social Services Sub-Committee  
**From:** Michelle Melady, Research and Program Analyst  
 Alex Burgess, Manager of Ontario Works  
**Report Number:** SOC26-002  
**Attachments:** None

**Title:** Housing Stability Bank – Program Overview

**Objective:** To provide Council with an overview of the Housing Stability Bank program and statistics related to program operation.

**Background:** The Housing Stability Bank provides one-time housing-related financial support to help households experiencing homelessness or at risk of homelessness find and keep their housing. This is done by providing provincial funds for the following categories: rental arrears; utility arrears; last month's rent deposit; tenant insurance; moving costs; furniture and the "whatever it takes fund." Individuals or families are eligible based on household income limits listed below.

**Table 1: Eligibility Income Limits for Housing Stability Bank**

Number of People	Annual Income
Single	\$30,000
Two People	\$32,500
Three People	\$38,000
Four or more People	\$42,500

These funds are available to those who reside within the Consolidated Municipal Service Manager (CMSM or Service Manager) area which includes Perth County, the Town of St. Marys, and the City of Stratford. Funds may only be accessed once every 12 months

and are subject to eligibility verification before payment can be made. Case-by-case reviews are undertaken to ensure the parties to which payments may be made are eligible, payments can be sustained, and that no other income sources are available to the beneficiary for the purpose. For instance, Last Month's Rent deposits can only be provided to the owner of the property which ensures payments are not made to individuals who have not secured tenancy for a room rental.

**Analysis:** The impact of becoming homeless at an individual level and a societal level is significant. Becoming homeless can cost individuals and families emotional trauma, employment disruptions, education disruptions, relationship disruptions and can be associated with poor health outcomes. A Canadian study showed that a homeless individual costs the healthcare system six times as much as a housed individual with a similar health history<sup>1</sup>. Becoming homeless also has a financial cost to the individual; they can incur significant costs related to moving and storage expenses, lost possessions and higher rental rates for their next tenancy. A study done in B.C. showed that when a tenant stays in their home, they save an average of \$457 per month on rent<sup>2</sup>. On a societal level, the cost of an individual who is housed is measurably lower than someone who is experiencing homelessness. This is due to interactions with healthcare, justice systems, emergency housing, and income supports. Studies by Massachusetts Institute of Technology and British Columbia Rent Bank have estimated that investing \$1 in homelessness prevention returns between \$2.47-\$5.00 back into the community. A similar study done by Massachusetts Institute of Technology showed that people offered emergency financial assistance to prevent homelessness were 81% less likely to become homeless within the next 6 months and 73% less likely to become homeless within the next 12 months<sup>3</sup>. This means that offering one time assistance can in fact prevent homelessness, rather than just delay it. Systematic efforts to address homelessness must include a financial investment to prevent it from occurring in the first place. Through the Social Services Department, the City invests significant time and money into the prevention of homelessness and prevention is engrained in all the work that is completed by the Department.

The Housing Stability Bank (HSB) program, formerly known as the Community Homelessness Prevention Initiative (CHPI), is funded through the Homelessness Prevention Program (HPP) through the Service Manager via the Ministry of Municipal

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<sup>1</sup> Richard, L., Carter, B., Nisenbaum, R. *et al.* (2024). Disparities in healthcare costs of people experiencing homelessness in Toronto, Canada in the post COVID-19 pandemic era: a matched cohort study. *BMC Health Serv Res* **24**, 1074 (2024). Retrieved from <https://doi.org/10.1186/s12913-024-11501-2>

<sup>2</sup> Sadownik, B. (2024). Why eviction prevention matters: The social and economic benefits of BC rent bank in British Columbia. BC Rent Bank. Retrieved from <https://bcrentbank.ca/news/eviction-prevention-report/>

<sup>3</sup> Jacob, B. (2023). Do homelessness prevention programs work? The MIT Press Reader. Retrieved from <https://thereader.mitpress.mit.edu/do-homelessness-prevention-programs-work/>

Affairs and Housing (MMAH). This program is a core component of HPP and represents a significant investment into homelessness prevention work. Discretionary Benefits, available to Ontario Works and Ontario Disability Support Program (ODSP) clients, are also utilized to fund furniture purchases for Social Assistance recipients. The Ministry of Children, Community and Social Services provides these benefits.

To access the HSB program, individuals must first financially qualify as per the income limits in Table 1. Income verification is completed by an Ontario Works caseworker utilizing pay stubs, bank statements, or social assistance payments. If a client is actively in receipt of Ontario Works, they contact their own caseworker. If they are in receipt of ODSP or are not receiving social assistance of any kind, they contact the Additional Benefits caseworker who oversees multiple funding programs to ensure the most appropriate funding source is always utilized and funding is stacked where applicable. Maximum approval amounts are documented in Table 2, and some general requirements are listed below.

Last Month's Rent (LMR) is available for those who qualify when moving into a new unit. LMR can be issued for applicants leaving the municipality if they currently reside within the Service Manager area. As mentioned previously, LMR can only be paid to the property owner to prevent abuse of this fund that has been witnessed previously.

To receive support with rental arrears, a tenant must be in a position where rent is owing, and they will face eviction if rent is not paid. This is demonstrated through the issuance of an N4 notice or a letter from the landlord for those who do not have security of tenancy through a lease. Utility arrears supports are provided to applicants when there is a threat of shut off due to arrears that have accrued. Verification must be provided indicating arrears before payment can be made. The Low-Income Energy Assistance Program (LEAP) is used for hydro arrears owing to Festival Hydro and is managed locally by the Ontario Works Division. Funding for gas arrears to Enbridge can also utilize LEAP funding and can be accessed through the United Way Simcoe-Muskoka. Payments for insurance may be made on behalf of clients to ensure they meet requirements as per their lease and in situations where the benefit cannot be added to their Social Assistance shelter expenses. Moving Expenses are available when an individual is changing addresses or moving from homelessness into housing. Funding for furniture is only provided in two circumstances: 1) when moving into a new address from homelessness, and 2) when replacing required items such as key appliances or mattresses. Furniture benefits are currently only available to Social Assistance recipients due to the funding source that is being utilized.

The program also includes a Whatever it Takes (WIT) fund that can be accessed for one-off requests that do not fall into the above categories, such as major household cleans due to hoarding concerns and/or fire orders or pest control treatments that are being expensed to the tenant. These requests are approved by department managers and must not be available through any other funding source.

**Table 2: Maximum Approval Amounts by Category**

Support Category	Maximum Limits by Household Type
Utility Arrears:	Single Adult \$800 per year Couple \$1200 per year Family \$1500 per year
Last Month's Rent	Single Adult \$800 per year Couple \$1500 per year Family \$2500 per year
Rental Arrears:	Single Adult \$1500 per year Couple \$2200 per year Family \$3000 per year
Insurance:	Single Adult or Family \$250 per year
Moving Expenses:	Single Adult \$250 per year Family \$500 per year
Furniture (Discretionary Fund):	Single Adult \$500 a year Family \$1000 per year  * Individual furniture items have limits applied within the overall allocated amount. Items include a bed, couch, or appliances. Example: A bed can only cost up to \$300.
Whatever it Takes Fund	Miscellaneous scenarios that prevent homelessness, issued based on management discretion. Example scenario: A landlord requires pest control treatment at the expense of tenant to save a tenancy

The Housing Stability Bank program served 193 households in the period April 1, 2024 – March 31, 2025) and has served 145 households so far since April 1, 2025. These households have the imminent risk of losing their housing relieved by this fund. Households who received LMR assistance, insurance or moving expenses have had relief of these expenses that may have otherwise prevented them from transitioning into a new tenancy.

**Table 3: Usage of Housing Stability in Fiscal Year April 2024-March 2025**

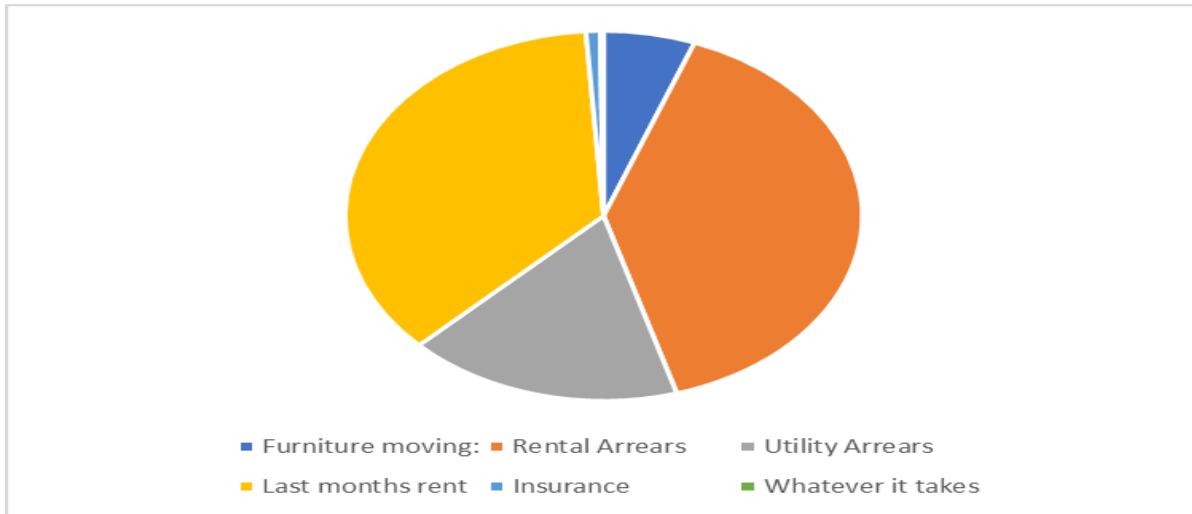
Expense	Total approved applications	Total funding provided
Moving	39	\$10,967.96
Rental Arrears	45	\$76,190.90
Utility Arrears	53	\$33,038.94
Last months rent	72	\$69,513.38
Insurance	8	\$1,726.58
Whatever it takes	4	\$389.43
Total	221	\$191,827.19

**Table 4: Usage of Housing Stability in Fiscal Year April 2025- December 2025**

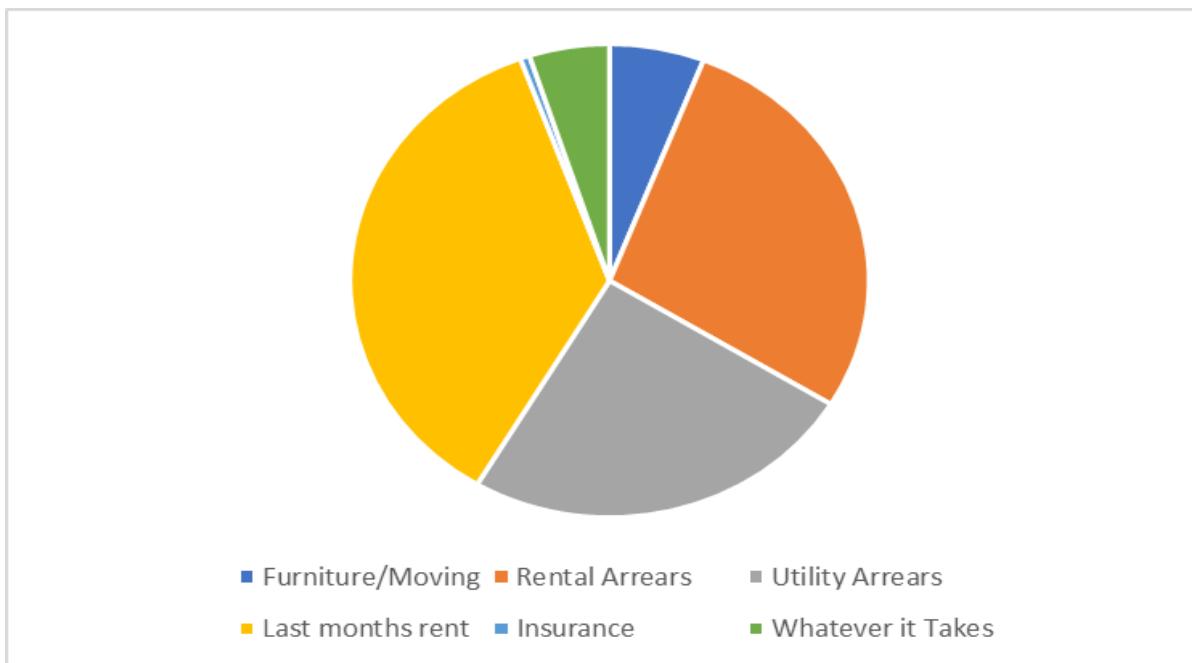
Expense	Total approved applications	Total funding provided
Furniture	72	\$19,980.30
Moving	28	\$9,004.07
Rental Arrears	27	\$42,434.30
Utility Arrears	52	\$37,775.52
Last months rent	50	\$54,703.47
Insurance	3	\$903.88
Whatever it Takes	1	\$7,627.50
Total	232	\$172,429.04

The figures below graphically show program usage over the past 2 years, including approved applications and total amounts provided. Most of the funding utilized through this program pertains to LMR, Utility Arrears and Rental Arrears. These critical supports ensure that people remain housed with critical utilities to keep their home liveable, and that applicants looking to secure housing can access funding that helps them achieve housing stability.

**Figure 1: Representation of HSB Spending by Category Fiscal Year April 2024- March 2025**



**Figure 2: Figure 1: Representation of HSB Spending by Category Fiscal Year April 2025-Present (As of December 12, 2025)**



The Housing Stability Bank program continues to be a significant investment and one of the most meaningful programs deployed to reduce the impact of homelessness and housing precarity in the Service Manager area.

### **Financial Implications:**

#### **Financial impact to current year operating budget:**

Funding for the program is provided through the Ministry of Municipal Affairs and Housing (MMAH) and the Ministry of Children, Community and Social Services (MCCSS). The program is allocated a set budget with the Homelessness Prevention Program (HPP) and there is no anticipated impact to the municipal tax levy because of this program.

#### **Financial impact on future year operating budget:**

The Housing Stability Bank program will continue to be included in the HPP budget that is submitted to MMAH, and the Ontario Works Discretionary Benefits program that is funded through MCCSS. These benefits are expected to continue to be provided with no anticipated impact on the municipal tax levy at this time.

### **Alignment with Strategic Priorities:**

#### **Build Housing Stability**

This report aligns with this priority as this program directly provides increased housing stability for residents of the Service Manager area. The availability of Housing Stability Bank benefits ensure that people can remain housed and access available housing, even when faced with financial constraints.

### **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 report titled, "Housing Stability Bank – Program Overview" (SOC26-002), be received for information.**

**Prepared by:** Michelle Melady, Research and Program Analyst

Alex Burgess, Manager of Ontario Works

**Recommended by:** Kim McElroy, Director of Social Services

André Morin, CPA, Chief Administrative Officer



**BY-LAW NUMBER XX-2026  
OF  
THE CORPORATION OF THE CITY OF STRATFORD**

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BEING a By-law to levy a special charge upon the rateable property in the business improvement area for the Downtown Stratford Business Improvement Area (BIA) (formerly City Centre BIA) for 2026.

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**WHEREAS** section 208 of the Municipal Act, 2001, S.O. 2001, c.25 as amended, requires the City to levy a special charge upon the rateable properties in the Business Improvement Area (BIA) that are in a prescribed business property class sufficient to raise the amount required for the purposes of the Board of Management of the BIA;

**AND WHEREAS** the total rateable property in the BIA, upon which the assessment will be levied, is set out in Schedule "A" attached to this By-law and which said assessment is the basis upon which the taxes for the BIA will be raised;

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

1. That the tax rates set out in Schedule "A" attached to this By-law shall be levied upon the rateable properties as set out therein for the purposes of raising the sums of money required by the Downtown Stratford BIA.
2. That the Treasurer shall proceed to collect the amount to be raised by this By-law, together with all other sums on the tax roll in the manner as set forth in the Assessment Act, the Municipal Act and any other applicable Acts and the By-laws in force in this municipality.
3. That it shall be lawful for the Treasurer of The Corporation of the City of Stratford to pay and the said Treasurer is hereby authorized to pay out the monies of The Corporation of the City of Stratford from time to time for such purposes, the rates and payments specified in Schedule "A" attached hereto and forming part of this Bylaw.
4. That when payment of any installment or any part of any installment of taxes levied by this By-law is in default, penalties or where applicable interest, shall be imposed respectively in accordance with City of Stratford policies.
5. That Schedule "A" attached to this By-law, forms part of this By-law.
6. This By-law is deemed to have come into force and effect on January 1, 2026.

Read a FIRST, SECOND and THIRD time and  
FINALLY PASSED this 9th day of February, 2026.

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Mayor – Martin Ritsma

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Clerk – Tatiana Dafoe

**Schedule "A" to By-law XXX-2026**Adopted this 9<sup>th</sup> day of February, 2026**BIA Tax Rates for 2026:**

<b>Tax Class</b>	<b>Assessment</b>	<b>BIA Rate</b>	<b>Taxes</b>
Commercial (all)	\$93,918,400	.00332842	\$312,599.66
Industrial	\$1,598,000	.00418199	\$6,842.62
<b>TOTALS</b>	<b>\$95,516,400</b>		<b>\$319,442.28</b>

**BIA Budget for 2026:**

Downtown Stratford Business Improvement Area 2026 Budget

**Revenue**

<b>2026 Budget Item</b>	<b>2026 Budget Amount</b>
Tax Levy	\$319,442.28
Interest on Accounts	5,000.00
Community Collaboration	17,600.00
Grant Revenue – Project/City Grant	12,000.00
<b>Total Revenues</b>	<b>\$354,042.28</b>

**Operating**

<b>2026 Budget Item</b>	<b>2026 Budget Amount</b>
CC Support Fees - Admin, Animation, Members	\$167,616.28
Office Operations	11,275.00
Advocacy and Education	3,300.00
Insurance	3,000.00
AGM / Membership	1,500.00
Phone	1,000.00
Anticipated Levy Refund	10,000.00

**Animation, Marketing and Beautification**

<b>2026 Budget Item</b>	<b>2026 Budget Amount</b>
Community Engagement	\$4,000.00
Holiday Animation	21,000.00
Promotion	23,675.00
Contract Marketing	30,000.00
Website Maintenance and Hosting	1,500.00
STA contribution	35,000.00
Beautification	26,176.00
Destination Animation Fund	5,000.00
Sponsorships	10,000.00
<b>Total Expenses</b>	<b>\$354,042.28</b>



**BY-LAW NUMBER XXX-2026**  
**OF**  
**THE CORPORATION OF THE CITY OF STRATFORD**

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BEING a By-law to authorize the acceptance of a proposal from Cimco Refrigeration Inc. for the supply and installation of new dehumidifier units at the Rotary Complex, William Allman Memorial Arena, and Dufferin Lions Arena.

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

**AND WHEREAS** Section 9 of the Municipal Act, 2001, provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

**AND WHEREAS** Section 10(1) of the Municipal Act 2001, provides that a single-tier municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

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

1. That the proposal of Cimco Refrigeration Inc. for the supply and installation of new dehumidifier units at the Rotary Complex, William Allman Memorial Arena, and Dufferin Lions Arena, be accepted and the Mayor and Clerk, or their respective delegates, be and the same are hereby authorized to execute the contract for the said work and to affix the Corporate seal thereto.
2. That the accepted amount of the proposal for the supply and installation of new dehumidifier units at the Rotary Complex, William Allman Memorial Arena, and Dufferin Lions Arena is \$807,166.91, including HST.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 9th day of February, 2026.

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Mayor – Martin Ritsma

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Clerk – Tatiana Dafoe



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

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BEING a By-law to amend By-law 4-2023, as amended, to make an appointment to the Energy and Environment Advisory Committee.

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

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

**AND WHEREAS** Council of The Corporation of the City of Stratford deems it necessary to amend By-law 4-2023 to make a further appointment to the Energy and Environment Advisory Committee;

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

1. That Section 2.14 of By-law 4-2023, as amended, be further amended to make the following appointments:
  - 2.14 k) (insert name) is hereby appointed as a citizen representative to the Energy and Environment Advisory Committee for the remainder of a two-year term to November 14, 2026 or until a successor is appointed by City Council.
2. All other provisions of By-law 4-2023 remain in full force and effect.
3. That this By-law shall come into force and effect upon final passage.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 9th day of February, 2026.

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Mayor – Martin Ritsma

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Clerk – Tatiana Dafoe



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

BEING a By-law to accept the transfer (conveyance) from D&R Pol Holdings Inc. of Part 1 on Reference Plan 44R-4854.

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

**AND WHEREAS** Section 9 of the Municipal Act, 2001, provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

**AND WHEREAS** Section 10(1) of the Municipal Act, 2001, provides that a single-tier municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

**AND WHEREAS** a condition of Site Plan approval requires the owner, being D&R Pol Holdings Inc., to dedicate a 4.942 metre road widening to the City of Stratford along Huron Street for road widening purposes;

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

1. That The Corporation of the City of Stratford shall accept a conveyance of:
  - a. Part Lot 1, Plan 11, being part of P.I.N. 53155-0108(LT) now designated as Part 1 on Reference Plan 44R-4854 for the widening of Huron Street from D&R Pol Holdings Inc.
2. That the Mayor and Clerk, or their respective delegates, of The Corporation of the City of Stratford are hereby authorized to execute all documents necessary for this conveyance that have been prepared by or reviewed by the City Solicitor.

READ a FIRST, SECOND and THIRD time and

FINALLY PASSED this 9th day of February, 2026.

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Mayor – Martin Ritsma

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Clerk – Tatiana Dafoe



**BY-LAW NUMBER XXX-2026  
OF  
THE CORPORATION OF THE CITY OF STRATFORD**

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BEING a By-law to dedicate Part 1 on Reference Plan 44R-4854 as public highway forming part of Huron Street in the City of Stratford.

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

**AND WHEREAS** Section 31(2) of the Municipal Act, 2001, provides that after January 1, 2003, land may only become a highway by virtue of a by-law establishing the highway and not by the activities of the municipality or any other person in relation to the land, including the spending of public money;

**AND WHEREAS** The Corporation of the City of Stratford is the owner of Part 1 on Reference Plan 44R-4854;

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

1. The lands described in Section 2 herein are hereby dedicated as public highway forming part of Huron Street in the City of Stratford.
2. The lands referred to in Section 1 hereof are described as being:
  - a. Part Lot 1, Plan 11, being part of P.I.N. 53155-0108(LT) now designated as Part 1 on Reference Plan 44R-4854 for the widening of Huron Street from D&R Pol Holdings Inc.
3. That this By-law shall come into force upon registration with the Land Titles Office.
4. That the City Solicitor is hereby authorized to register or have registered, this By-law in the Land Titles Office.

READ a FIRST, SECOND and THIRD time and

FINALLY PASSED this 9th of February, 2026.

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Mayor – Martin Ritsma

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Clerk – Tatiana Dafoe



**BY-LAW NUMBER XXX-2026  
OF  
THE CORPORATION OF THE CITY OF STRATFORD**

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BEING a By-law to authorize the entering into and execution of an agreement with The Corporation of the Township of Perth South for the disposal of household hazardous waste generated in the Township at the Stratford Landfill Site Household Hazardous Waste Depot.

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

**AND WHEREAS** Section 9 of the Municipal Act, 2001, provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

**AND WHEREAS** Section 10(1) of the Municipal Act 2001, provides that a single-tier municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

**AND WHEREAS** The Corporation of the City of Stratford (the "City") is the owner of the Stratford Landfill Site located at 777 Romeo Street South, Stratford;

**AND WHEREAS** The Corporation of the Township of Perth South has applied to The Corporation of the City of Stratford for permission to dispose of Household Hazardous Waste (HHW), generated within its jurisdiction, at the City Landfill Site – HHW Depot;

**AND WHEREAS** the Council of The Corporation of the City of Stratford has agreed to The Corporation of the Township of Perth South's application subject to the terms and conditions set forth in the agreement;

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

1. That the Household Hazardous Waste Disposal Agreement dated May 1, 2026 to April 30, 2030 between The Corporation of the City of Stratford and The Corporation of the Township of Perth South, with respect to the disposal of household hazardous waste at the Stratford Landfill Site Household Hazardous Waste Depot, be entered into and the Mayor and Clerk or their respective delegates be and the same are hereby authorized to execute the said agreement on behalf of and for this Corporation and to affix the corporate seal thereto.

Read a FIRST, SECOND and THIRD time and  
FINALLY PASSED this 9th day of February, 2026.

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Mayor – Martin Ritsma

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Clerk – Tatiana Dafoe



**BY-LAW NUMBER XXX-2026  
OF  
THE CORPORATION OF THE CITY OF STRATFORD**

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BEING a By-law to authorize the entering into and execution of an agreement with The Corporation of the Township of Perth East for the disposal of household hazardous waste generated by the Township at the Stratford Landfill Site Household Hazardous Waste Depot.

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

**AND WHEREAS** Section 9 of the Municipal Act, 2001, provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

**AND WHEREAS** Section 10(1) of the Municipal Act 2001, provides that a single-tier municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

**AND WHEREAS** The Corporation of the City of Stratford (the "City") is the owner of the Stratford Landfill Site located at 777 Romeo Street South, Stratford;

**AND WHEREAS** The Corporation of the Township of Perth East has applied to The Corporation of the City of Stratford for permission to dispose of Household Hazardous Waste (HHW), generated within its jurisdiction, at the City Landfill Site – HHW Depot;

**AND WHEREAS** the Council of The Corporation of the City of Stratford has agreed to The Corporation of the Township of Perth East's application subject to the terms and conditions set forth in the agreement

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

1. That the Household Hazardous Waste Disposal Agreement dated May 1, 2026 to April 30, 2030 between The Corporation of the City of Stratford and The Corporation of the Township of Perth East, with respect to the disposal of household hazardous waste at the Stratford Landfill Site Household Hazardous Waste Depot, be entered into and the Mayor and Clerk or their respective delegates be and the same are hereby authorized to execute the said agreement on behalf of and for this Corporation and to affix the corporate seal thereto.

Read a FIRST, SECOND and THIRD time and  
FINALLY PASSED this 9th day of February, 2026.

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Mayor – Martin Ritsma

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Clerk – Tatiana Dafoe



**BY-LAW NUMBER XXX-2026  
OF  
THE CORPORATION OF THE CITY OF STRATFORD**

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BEING a By-law to adopt Official Plan Amendment No. 36 to maintain the "Residential Areas" designation on the subject lands and add a Special Policy Area to increase the maximum density from 65 units per net hectare to 106 units per net hectare.

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**WHEREAS** Sections 17 and 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, provide that the Council of a municipality may, by by-law, adopt amendments to its Official Plan;

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

**AND WHEREAS** the public interest was considered by Council to the need to adopt an amendment to the Official Plan of the City of Stratford for the subject lands;

**AND WHEREAS** the Council has determined that the request for an amendment is consistent with the Provincial Planning Statement, conforms with the goals and objectives of the Official Plan, will facilitate development that is appropriate for the lands, is compatible with surrounding lands and is considered to be sound land use planning and will encourage efficient use of land and infrastructure;

**NOW THEREFORE** the Council of The Corporation of the City of Stratford in accordance with the *Planning Act*, R.S.O. 1990, c.P13 as amended, hereby enacts as follows:

1. That Amendment No. 36 to the Official Plan of the City of Stratford, consisting of the attached text and schedules, is hereby adopted.
2. The Clerk is hereby authorized and directed to proceed with the giving of written notice of Council's decision in accordance with the provisions of the *Planning Act*.
3. This By-law shall come into effect upon Final Passage and in accordance with the *Planning Act*.

Read a FIRST, SECOND and a THIRD TIME and

FINALLY PASSED this 9<sup>th</sup> day of February, 2026.

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Mayor – Martin Ritsma

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Clerk – Tatiana Dafoe



# City of Stratford

## Official Plan Amendment No. 36

Adopted: February 9, 2026

## AMENDMENT NO. 36 TO THE OFFICIAL PLAN OF THE CITY OF STRATFORD

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### **Section 1 – Title and Components**

This amendment shall be referred to as Amendment No. 36 to the Official Plan of the City of Stratford. Sections 1 to 4 constitute background information and are not part of the formal Amendment. Section 5 constitutes the formally adopted Amendment to the Official Plan.

### **Section 2 – Purpose of the Amendment**

The purpose of this amendment is to add the following special policy area to the “Residential Area” designation that applies to the subject lands:

1. Permit a maximum density of 106 units per net hectare

### **Section 3 – Location**

The Subject Lands are located on the north side of Huron Street and east of Huntingdon Avenue and west of Avondale Avenue. The subject lands are legally known as Part Lot 7 & 8, Plan 46 as RP 44R6169 Part 2 & 3 in the City of Stratford.

### **Section 4 – Basis of Amendment**

The purpose of this Official Plan Amendment is to add a Special Policy Area to the Subject Lands while maintaining the Residential Area designation. The intent of the Official Plan Amendment is to permit the development of higher density residential land uses on the subject lands.

The basis for this amendment is as follows:

1. The Official Plan Amendment is consistent with the 2024 Provincial Planning Statement.
2. The Official Plan Amendment conforms to the goals and objectives of the City of Stratford Official Plan.
3. The subject proposal would allow the development of high-density residential uses having a similar character, massing, and design compared to the surrounding neighbourhood.
4. Essential neighbourhood qualities including quiet enjoyment and privacy shall not be compromised.
5. The proposed development introduces housing diversity in the City and is an efficient use of land and infrastructure through increased density.

### **Section 5 – The Amendment**

The Official Plan of the City of Stratford is amended as follows:

1. Schedule “A” of the Official Plan of the City of Stratford is amended by adding “Special Policy Area 11” to the Subject Lands, known municipally as 315 & 317 Huron Street in the City of Stratford, as identified on Schedule “A” to this Official Plan Amendment No. 36; and

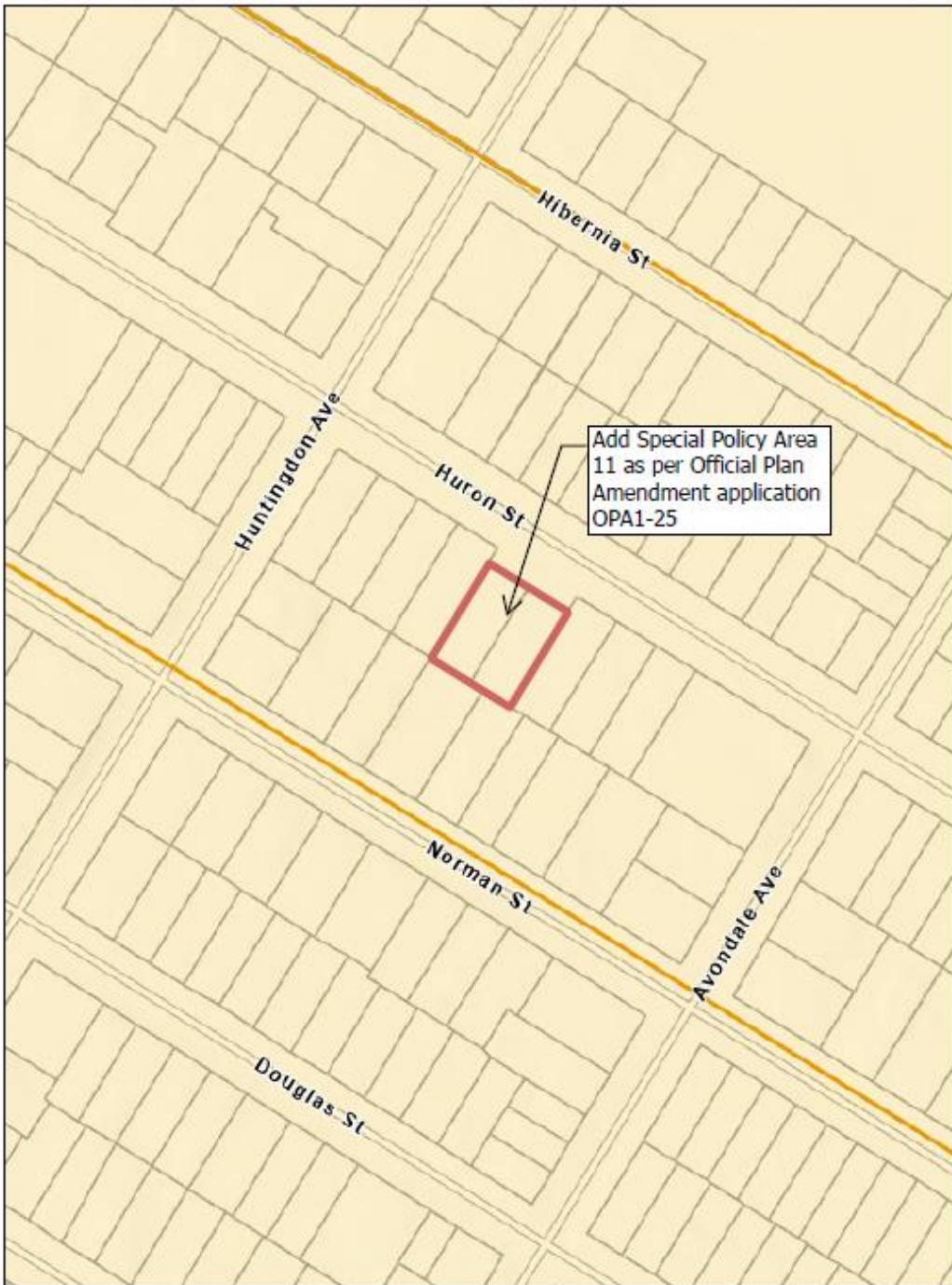
2. By adding the following Section to the Official Plan:

“Section 4.5.4.11 – 315 & 317 Huron Street

Notwithstanding any mention to the contrary herein, the maximum density for residential uses within Special Policy Area 11 shall be 106 units per net hectare”.

Schedule 'A'  
To Official Plan Amendment No. 36

OPA 36 - 315 & 317 Huron Street





## **STRATFORD CITY COUNCIL**

### **CONSENT AGENDA**

February 9, 2026

#### **REFERENCE NO. CONSENT AGENDA ITEM**

CA-2026-017 Correspondence from the Municipality of North Grenville and the Village of Merrickville-Wolford OPP Detachment Board regarding Support for Enhanced School Bus Safety and the Implementation of Stop-Arm Camera Systems.

Attachment – Correspondence from the Municipality of North Grenville and the Village of Merrickville-Wolford OPP Detachment Board dated January 2, 2026.

Endorsement of this letter is requested.



**BY-LAW NUMBER XXX-2026  
OF  
THE CORPORATION OF THE CITY OF STRATFORD**

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BEING a By-law to confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on February 9, 2026.

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**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 February 9, 2026, 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 9<sup>th</sup> day of February, 2026.

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Mayor – Martin Ritsma

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Clerk – Tatiana Dafoe