



**Stratford City Council**  
**Regular Council Open Session**  
**AGENDA**

**Meeting #:** 4792nd  
**Date:** Monday, February 23, 2026  
**Time:** 7:00 P.M.  
**Location:** Council Chamber, City Hall  
**Council Present:** Mayor Ritsma - Chair Presiding, Councillor Beatty, 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/84627549484?pwd=oR3lIzZO32wtAy631HpGyzrl7s7R6Q.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.

Councillor Biehn provided regrets for this meeting.

Land Acknowledgment

Moment of Silent Reflection

Singing of O Canada

## Respectful Conduct Statement

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

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

Name, Item and General Nature of Pecuniary Interest

**3. Adoption of the Minutes:**

7 - 27

Motion by

**THAT the Minutes of the Regular Meeting of Council of The Corporation of the City of Stratford dated February 9, 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 23, 2026 be added to the Agenda as printed.**

**5. Report of the Committee of the Whole In-Camera Session:****5.1 Committee of the Whole In-camera Session - February 23, 2026:**

The February 23, 2026, Committee of the Whole In-camera Session has been cancelled.

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

None scheduled.

**7. Orders of the Day:****7.1 Resolution - Official Plan Review Information Update (COU26-022)**

28 - 34

The Supervisor of Planning Policy and Placemaking to present the update.

Motion by

**Staff Recommendation: THAT the additional funding requirement of**

\$54,255 for the Official Plan Review be approved and funded from the Plans and Studies Reserve (10%) and Development Charges Growth Studies Reserve Fund (90%).

- 7.2 Resolution - Request to Waive or Reduce Signage Fees – Not OK Campaign (COU26-024) 35 - 37

Motion by

**Staff Recommendation:** THAT a reduction of the advertising fees charged to Optimism Place Women's Shelter and Support Services for displaying the Not OK Campaign on rink boards and digital sign to \$500 be approved;

**AND THAT** the remaining \$4,818.68 be transferred from the Community Grants Reserve through the Community Grants program.

- 7.3 Resolution - Perth Line 36 - 0.3 metre Reserve for Lands Located at 16 Kastner Street (COU26-021) 38 - 62

The Manager of Planning will be in attendance to answer questions.

Motion by

**Staff Recommendation:** THAT the City of Stratford declare Part 9 on Plan 44R-6463 as public highway and dedicate it as forming part of Perth Line 36;

**AND 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** for the following reasons:

1. The request is consistent with the Provincial Planning Statement 2024 and conforms with the City of Stratford Official Plan through recently adopted Official Plan Amendment No. 35;
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.

- 7.4 Resolution - McCarthy Road West and Orr Street 0.3 metre reserves (COU26-023) 63 - 71

The Manager of Planning will be in attendance to answer questions.

Motion by

**Staff Recommendation: THAT the City of Stratford declare the following lands as public highway and be dedicated as forming part of McCarthy Road West: Block 113 on Plan 44M-44; Reserve "O" on Registered Plan No. 470; and, Parts 2 and 3 on Plan 44R-4795;**

**AND THAT the City of Stratford declare the following lands as public highway and dedicate them as forming part of Orr Street: Blocks 141 and 142 on Plan 44M-75.**

## **7.5 Proclamation - Parkinson's Awareness Day**

Motion by

**THAT Stratford City Council hereby proclaims April 11, 2026, as Parkinson's Awareness Day in the City of Stratford.**

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

None noted.

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

### **9.1 Report of the Infrastructure, Transportation and Safety Committee:**

Motion by

**THAT the Report of the Infrastructure, Transportation and Safety Committee dated February 23, 2026, be adopted as printed.**

#### **9.1.1 Neighbourhood Area Speed Limit Pilot Study (ITS26-001)**

72 - 76

THAT a pilot study for Area Speed Limit Signage be implemented in the area bounded by Huron Street to the south, Mornington Street to the east, O'Loane Avenue to the west, and the McCarthy Street to the north;

AND THAT Council direct staff to bring a subsequent report back to Council with the appropriate recommended Traffic and Parking By-Law amendments to reduce the speed limit in the pilot program area to 40km/h.

## **10. Notice of Intent:**

None noted.

## **11. Reading of the By-laws:**

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



present:

Motion by

**THAT By-laws 11.1 to 11.4 be taken collectively.**

Motion by

**THAT By-laws 11.1 to 11.4 be read a First and Second Time.**

Motion by

**THAT By-laws 11.1 to 11.4 be read a Third Time and Finally Passed.**

- |             |   |                |
|-------------|---|----------------|
| <b>11.1</b> | <b>Zoning By-law Amendment Application Z06-25 - 16 Kastner Street</b>   | <b>77 - 79</b> |
|             | To amend By-law 10-2022 as amended, with respect to Application for Zoning By-law Amendment Z06-25 by Countryside Developments (2014) Inc. to amend the zoning of certain lands known as 16 Kastner Street. |                |
| <b>11.2</b> | <b>Dedication of Part of Perth Line 36 as Public Highway</b>  | <b>80</b>      |
|             | To dedicate Part 9 on Reference Plan 44R-6463 as public highway forming part of Perth Line 36 in the City of Stratford.   |                |
| <b>11.3</b> | <b>Dedication of Part of McCarthy Road as Public Highway</b>  | <b>81 - 82</b> |
|             | To dedicate Block 113 on Plan 44M-44; Reserve "O" on Registered Plan No. 470; and Parts 2 and 3 on Plan 44R-4795 as public highway forming part of McCarthy Road West in the City of Stratford.             |                |
| <b>11.4</b> | <b>Dedication of Part of Orr Street as Public Highway</b>   | <b>83</b>      |
|             | To dedicate Blocks 141 and 142 on Plan 44M-75 as public highway forming part of Orr Street in the City of Stratford.  |                |
| <b>12.</b>  | <b>Consent Agenda: CA-2026-018 to CA-2026-020</b>   | <b>84 - 86</b> |
|             | Council to advise if they wish to consider any items listed on the Consent Agenda.  |                |
| <b>13.</b>  | <b>New Business:</b>  |                |
| <b>14.</b>  | <b>Adjournment to Standing Committees:</b>  |                |
|             | There are no Standing Committee meetings to be held.  |                |
|             | The next Regular Council meeting is March 9, 2026, in the Council Chamber, City Hall.   |                |
| <b>15.</b>  | <b>Confirmatory By-law:</b>   | <b>87</b>      |

To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on February 23, 2026.

Motion by

**THAT By-law 11.5 be read a First and Second Time.**

Motion by

**THAT By-law 11.5 be read a Third Time and Finally Passed.**

**16. Adjournment of Council Meeting**

Meeting Start Time:

Meeting End Time:

Motion by

**THAT the February 23, 2026, Regular Council meeting adjourn.**



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

### **MINUTES**

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, Marc Bancroft - Manager of Planning, Nathan Bottema - Manager of Engineering, Sean Beech - Manager of Environmental Services, Alexander Burnett - Intermediate Planner

Also Present: Chris Tasker - Manager - Water and Information Management from the Upper Thames River Conservation Authority, Jillian Smith - Water Control Structures Technologist from the Upper Thames River Conservation Authority, Media and Members of the Public

# **1. Call to Order:**

Mayor Ritsma, Chair presiding, called 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

Councillor Hunter declared a pecuniary interest with respect to Item 5.1 February 9, 2026 Committee of the Whole In-Camera Session - 4.1 Confidential Report of the Chief Administrative Officer with respect to the potential purchase of property for municipal purposes (CM-26-04). Councillor Hunter is a part of a group investigating purchasing the subject property.

# **3. Adoption of the Minutes:**

R2026-52

**Motion by** Councillor Nijjar

**Seconded by** Councillor Henderson

**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.**

**Carried**

# **4. Adoption of the Addenda to the Agenda:**

R2026-53

**Motion by** Councillor Burbach

**Seconded by** Councillor Biehn

**THAT the Addenda to the Regular Agenda of Council and Standing Committees dated February 9, 2026, be added to the Agenda as printed.**

**Carried**

**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)).

At the In-camera Session, the confidential report of the Chief Administrative Officer was received and no direction was given with respect to Item 4.1. The confidential report of the City Clerk along with personal matters about identifiable individuals were considered with respect to Item 4.2.

**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)**

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

- an overview of the Official Plan Amendment and Zoning By-law Amendment applications;
- an overview of the location of the subject lands, its previous uses, and current zoning designation;
- an overview of the comments received from the commenting agencies including concerns noted by the Engineering Department;
- an overview of the concerns raised by members of the public;
- a development agreement as a condition of a consent application being recommended by the Planning Department to address the outstanding concerns; and
- an overview of the planning analysis and staff recommendation.

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

- site plan control only applying to apartment buildings containing more than 10 units;
- an overview of the site plan control process;
- a development agreement being an alternative as the proposal is for less than 10 units which would not be subject to site plan control;
- the outstanding concerns to be addressed through the development agreement;
- an overview of the process for the approval of the development agreement;
- a member noting concerns about approving a by-law in principle with the outstanding concerns that still need to be addressed;
- the development agreement being the mechanism to address the remaining issues;

- approving the zoning for the subject property allowing the development to move forward and the review of required technical studies to be undertaken afterwards;
- a member noting concerns about developers being able to build a 9-unit apartment without being subject to site plan control; and
- the proposed development agreement upholding similar requirements as those under site plan control.

R2026-54

**Motion by** Councillor Burbach

**Seconded by** Councillor McCabe

**THAT Aliyah Richards, David K. Messer, and Rick Brodhagen be heard.**

**Carried**

Aliyah Richards from Zelinka Priamo Ltd., referring to a presentation, spoke to Council on behalf of the applicant. Highlights of the presentation included:

- the location of the subject property being ideal for a medium density development;
- an overview of the design components of the proposed development;
- there being a future consent application required to establish easements;
- there being a fulsome review of the site design that will occur through the consent process;
- the character of the Huron Street corridor not being easily defined due to different types of developments in the area;
- the proposal meeting all land planning requirements; and
- the applicant being willing to go through the development agreement to ensure that there are no adverse matters related to the development.

Members of Council and the applicant's agent held a discussion regarding the development including:

- the stormwater design to include increased grading on the site and the extension of the retaining wall to help mitigate flooding on adjacent properties;
- there being one tree to be preserved as well as replacements to be planted on site;
- the agent noting that the concerns raised by neighbours were addressed during discussions with City staff including the necessary measures being taken to mitigate the issues identified;
- there being open spaces and amenities close to the site which can be used by future residents;
- the use of ice melt or removal of snow to an offsite location to be undertaken to address the lack of snow storage on site; and
- further concerns regarding snow storage to be addressed in the development agreement.

David K. Messer spoke to Council on behalf of the neighbourhood group regarding the application. Highlights of the presentation included:

- there being no changes to the proposal from what was presented in April despite the concerns identified by the neighbours;
- there being concerns with the late notification to members of the public regarding the application coming back to Council;
- an overview of the history of the property and the initial development contemplated for the lots when the severance was undertaken;
- an overview of concerns noted by the neighbours with the current application;
- an overview of the concerns with the site specific conditions that are being requested; and



- an overview of the concerns regarding the impacts of the proposed development to the heritage corridor.

Rick Brodhagen spoke to Council regarding the application. Highlights of the presentation included:

- the development not being a good fit for the area;
- there being concerns with garbage and recycling for the proposed development and the potential issue with pest management;
- there being concerns with the lack of snow storage on site as well as the lack of plans for proper drainage;
- there being concerns with the lack of green space in the proposed development;
- there being concerns with the increased traffic from the development especially with traffic volume already increasing in the area and the Huron and Huntingdon crossing being a main crossing for Avon Public School students;
- there being concerns related to the lack of parking on site and the potential overflow of parking on neighbouring streets which could impact snow clearing operations; and
- it being important to uphold by-laws that allow for responsible development to occur for the benefit of the entire community.

Members of Council, City staff, and the applicant's agent held a discussion regarding the following:

- a member noting that proposals need to conform with provincial legislation and there being a push from the province to increase density;
- it being questioned what the result would be if Council were to deny the application;
- the Director of Building and Planning Services noting there is an appeal process which the applicant can undertake;

- there being a provincial appetite to increase housing which impacts the actions that municipalities can take with respect to development applications;
- a member noting that they have a hard time with the proposal as they are in favour of intensification but have concerns with the application;
- it being questioned whether it is possible to defer the application until Council gets reassurance from the developer that the issues will be addressed;
- the Director of Building and Planning Services noting that if the desire of Council is a reduction to the density, it would have to be a change that the applicant has to discuss whereas if the concern is with respect to the technical aspect, these can be addressed through the development agreement as noted by the Intermediate Planner;
- the province having changed the site plan control rules to help fast track the processing of planning applications;
- a member noting that there is a need for housing and affordability but it being equally important to look after the neighbours;
- there being concerns with the reductions being requested;
- there being conditions recommended by staff as part of the approval of the application;
- the Director of Infrastructure Services noting that it is not uncommon to see these types of developments in arterial roads;
- the common approach to address drainage issues being to have the overflow drain to the street as well as maximizing ponding in the parking lot;
- it being feasible to have sufficient drainage in this type of development;

- the amount of green space not being a trigger for a drainage requirement but rather the water flow in the development during all times of the year;
- a member noting there being a need for housing due to homelessness in the community but also a need to preserve the quality of life of neighbours;
- it being questioned whether the reduction of the lot area is being requested to allow for a bigger building to be placed in a smaller lot;
- the Intermediate Planner noting that the request is due to the minimum lot size for specific uses established by the Zoning By-law which in this case would not be met by the application due to the existing size of the lot;
- an overview of the appeal process and what can be appealed by the applicant;
- the applicant's agent noting that reducing the number of units also reduces the feasibility of the development moving forward; and
- the applicant's agent noting that incorporating affordable units is part of the intent for the development should there be affordable housing incentives available.

**Motion by** Councillor Beatty

**Seconded by** Councillor Hunter

**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.**

A member requested a recorded vote.

Members of Council and the Chief Administrative Officer held a discussion regarding the motion. Highlights of the discussion included:

- a member noting that Council has had a fulsome discussion regarding the matter;
- the Chief Administrative Officer noting the challenge with the matter being Council having to make a yay or nay decision;
- the developer's agent having spoken to being willing to take a look at some options to address the outstanding concerns; and

- the deferral of the matter to allow the developer to provide comments to City staff to address the outstanding concerns but the challenge being that the applicant has to bring the changes forward.

The mover and seconder withdrew the motion.

R2026-55

**Motion by** Councillor Burbach

**Seconded by** Councillor Biehn

**THAT the 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 deferred;**

**AND THAT the 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 deferred.**

**Carried**

Council recessed at 8:49 P.M.

Council reconvened at 8:57 P.M.

## **7.2 Resolution - Lake Victoria Drawdown Event: Overview and Next Steps (COU26-015)**

The Manager of Environmental Services, with Chris Tasker, Manager - Water and Information Management and Jillian Smith, Water Control Structures Technologist, from the Upper Thames River Conservation Authority (UTRCA) provided an overview of the management report. Highlights of the presentation included:

- an overview of the drawdown event including the contributing factors that led to the event, the measures taken to address the issue, and the restoration of water in the lake;
- an overview of the safety boom to be installed and how it can help prevent similar issues in the future; and

- an overview of the mitigation strategies to be taken moving forward.

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

- the bright colour of the safety boom being a requirement to ensure that it is visible;
- the safety boom being a permanent installation due to risks and hazards associated with the dam;
- there being safety booms already installed in Fanshawe Lake and Wildwood Lake which are also managed by the UTRCA;
- the collection of debris captured by the safety boom to be completed by UTRCA together with City staff;
- an overview of the installation, placement, and size of the safety boom;
- it not being possible to completely eliminate the risk of the issue re-occurring as debris naturally flows through the dam;
- City and UTRCA staff to continue to balance appropriate measures to reduce the likelihood of the issue happening again;
- there being increased efforts to monitor the dam so that a more immediate response can be completed;
- a member noting the importance of taking proactive measures to prevent similar issues in the future;
- the Director of Infrastructure Services noting that standard operating procedures are in place for emergency response and are being updated to include debris management; and
- the Director adding that it is not possible to stop trees and debris from entering the lake system, but the key is to provide as many mechanisms as possible to mitigate this type of issue.

R2026-56

**Motion by** Councillor Hunter

**Seconded by** Councillor Nijjar

**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.**

**Carried**

**7.3 Resolution - Appointment to the Energy and Environment Advisory Committee February 2026 (COU26-017)**

R2026-57

**Motion by** Councillor Burbach

**Seconded by** Councillor McCabe

**THAT Scott Rutherford be 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 Council.**

**Carried**

**7.4 Resolution - Road Widening for Site Plan Application SPA 02-10 – 372-378 Huron Street (COU26-019)**

R2026-58

**Motion by** Councillor Burbach

**Seconded by** Councillor Hunter

**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.**

**Carried**

**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)**

R2026-59

**Motion by** Councillor Biehn

**Seconded by** Councillor Wordofa

**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.**

A member noted that the City of Stratford currently has an application with the Ministry of the Environment, Conservation and Parks to increase the hours for accepting Household Hazardous Waste.

The Mayor called the question on the motion.

**Carried**

## **7.6 Resolution - 2026 Canada-Wide Early Learning and Child Care System, Directed Growth, and Innovation Fund Update (COU26-014)**

Members of Council and the Director of Social Services held a discussion regarding the following:

- there being a long list of residents who need childcare and there being no licensing agency for home-based day care in the City;
- a member noting that parents are having to pay \$55 per day per child for a home-based day care in comparison to the government-funded \$22 per day program;
- it being questioned when an update can be provided regarding having a licensing agency in the City;
- the Director of Social Services noting that staff continue to work on a business case and will bring a report to Council for consideration;



- the Director noting that staff are looking at providing the service in-house at the beginning but will work with external providers who may be interested; and
- the Mayor noting that the City had a presentation with the Minister of Children, Community and Social Services regarding the matter at the Rural Ontario Municipalities Association (ROMA) conference.

R2026-60

**Motion by** Councillor Henderson

**Seconded by** Councillor Wordofa

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

**Carried**

**7.7 Resolution - Rotary Complex, William Allman Memorial Arena, and Dufferin Lions Arena Dehumidifier Replacements (COU26-016)**

R2026-61

**Motion by** Councillor Beatty

**Seconded by** Councillor Nijjar

**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.**

**Carried**

**7.8 Resolution - Stratford Live Music and Food Municipally Significant Event Request**

R2026-62

**Motion by** Councillor McCabe

**Seconded by** Councillor Burbach

**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.**

**Carried**

## **7.9 Proclamation - Amyloidosis Awareness Month**

R2026-63

**Motion by** Councillor Burbach

**Seconded by** Councillor Wordofa

**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.**

**Carried**

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

None noted.

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

### **9.1 Report of the Social Services Committee**

R2026-64

**Motion by** Councillor Henderson

**Seconded by** Councillor Hunter

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

**Carried**

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

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

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

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 required First and Second Readings and Third and Final Readings and could have been taken collectively upon unanimous vote of Council present:

R2026-65

**Motion by** Councillor Beatty

**Seconded by** Councillor McCabe

**THAT By-laws 20-2026 to 26-2026 be taken collectively.**

**Carried** unanimously

R2026-66

**Motion by** Councillor Hunter

**Seconded by** Councillor Nijjar

**THAT By-laws 20-2026 to 26-2026 be read a First and Second Time.**

**Carried** two-thirds support

R2026-67

**Motion by** Councillor Burbach

**Seconded by** Councillor Henderson

**THAT By-laws 20-2026 to 26-2026 be read a Third Time and Finally Passed.**

**Carried**

### 11.1 2026 BIA Budget - By-law 20-2026

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 - By-law 21-2026

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 - By-law 22-2026**

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 - By-law 23-2026**

To accept the transfer (conveyance) from D&R Pol Holdings Inc. of Part 1 on Reference Plan 44R-4854.

**11.5 Dedication of Part of Huron Street as Public Highway - By-law 24-2026**

To dedicate Part 1 on Reference Plan 44R-4854 as public highway forming part of Huron Street in the City of Stratford.

**11.6 Agreement with The Corporation of the Township of Perth South - Household Hazardous Waste Disposal - By-law 25-2026**

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.

**11.7 Agreement with The Corporation of the Township of Perth East - Household Hazardous Waste Disposal - By-law 26-2026**

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.

**11.8 Implementing By-law - Official Plan Amendment No. 36 - Deferred**

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.

**12. Consent Agenda: CA-2026-017**

**12.1 CA-2026-017**

R2026-68

**Motion by** Councillor Biehn

**Seconded by** Councillor Burbach

**THAT CA-2026-017, being 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, be endorsed.**

**Carried**

### **13. New Business:**

#### **13.1 Snow Removal**

Councillor Biehn noted that Public Works staff have been doing great work with snow clearing operations. The Councillor noted the concerns from residents regarding snow accumulating at the end of driveways and its impacts to residents with mobility issues. A motion was put forward to refer the review of winter operations to staff to investigate a potential program related to this matter.

R2026-69

**Motion by** Councillor Biehn

**Seconded by** Councillor Hunter

**THAT Council refer to Public Works staff, for inclusion in the year-end Winter Operations Review, an evaluation of a potential application-based, eligibility-driven end-of-driveway windrow-clearing program for vulnerable residents;**

**THAT this review specifically examine the feasibility of providing windrow clearing for eligible seniors and residents with accessibility or medical limitations who meet income-tested criteria;**

**THAT staff assess the option of outsourcing this service to local contractors who use specialized windrow-clearing attachments, along with associated costs, risks, operational considerations, and program design elements;**

**AND THAT staff report back to Council with findings and recommendations prior to the development of next winter's operational plan.**

A member noted that with respect to providing proof to determine eligibility for assistance with their recycling receptacles, Circular Materials requires the submission of a medical note which could be a consideration for the proposed windrow-clearing program.

The Mayor called the question on the motion.

**Carried**

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

The next Regular Council meeting is February, 23, 2026, in the Council Chamber, City Hall.

R2026-70

**Motion by** Councillor Nijjar

**Seconded by** Councillor Henderson

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

- **Infrastructure, Transportation and Safety Committee [7:05 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 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

There were no disclosures of pecuniary interest made by a Member at the February 9, 2026 Council Reconvene meeting.

## 15.2 Confirmatory By-law:

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

### **By-law 11.9 Confirmatory By-law 27-2026**

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

R2026-71

**Motion by** Councillor Biehn

**Seconded by** Councillor Hunter

**THAT By-law 27-2026 be read a First and Second Time.**

**Carried** two-thirds support

R2026-72

**Motion by** Councillor Sebben

**Seconded by** Councillor Nijjar

**THAT By-law 27-2026 be read a Third Time and Finally Passed.**

**Carried**

## 15.3 Adjournment of Council Meeting

R2026-73

**Motion by** Councillor Burbach

**Seconded by** Councillor Nijjar

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

**Carried**

Meeting Start Time: 7:00 P.M.

Meeting End Time: 9:40 P.M.

Reconvene Meeting Start Time: 9:57 P.M.

Reconvene Meeting End Time: 9:58 P.M.

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Mayor - Martin Ritsma

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Clerk - Tatiana Dafoe



## PLANNING REPORT

**Date:** February 23, 2026  
**To:** Mayor and Council  
**From:** Stuart Filson, MSc, GDPA, MCIP, RPP, Supervisor of Planning Policy & Placemaking and  
 Adam Betteridge, MPA, MCIP, RPP, Director of Building and Planning Services  
**Report Number:** COU26-022  
**Attachments:** None

**Title:** Official Plan Review Information Update

**Objective:** The purpose of this report is to provide an update on the Official Plan review and authorize the additional funding of \$54,255 to complete the project.

**Background: Background:** The Official Plan (OP) sets the City's goals, objectives, and growth management framework. The land use policies shape growth and compatibility between different land uses and the environment. The City's current OP was adopted by Council in 1993 and approved by the Ministry of Municipal Affairs (now consolidated into the Ministry of Municipal Affairs and Housing) in 1994. The City comprehensively updated the OP through Official Plan Amendment (OPA) 21 in 2015, which the Ministry approved in 2016.

The OP functions as a legal document that directs planning and development, including:

- Where housing, businesses, and roads should be located;
- What growth will look like;
- How to protect and preserve natural features;
- How to promote, enhance, and protect heritage assets;
- What requirements are needed for planning and development proposals;
- Which services, infrastructure, and amenities are needed;
- Where different land uses should be located; and,
- How to plan for the impacts of climate change.

The OP also provides direction to the corresponding Zoning By-law, which the City shall update no later than three years following the date when the OP comes into effect.



## Analysis:

### Why Review the Official Plan?

Section 26 of the *Planning Act* requires City Council to revise its Official Plan (OP) 10 years after it comes into effect and every five years thereafter. The OP Review ensures conformity with Provincial legislation, policy, and plans while providing the City the opportunity to respond to local matters. Since OPA 21, the Province has made numerous changes to the planning framework, including:

- Updated the *Planning Act*;
- Released the Provincial Planning Statement, 2024 (PPS 2024) (effective October 20, 2024), replacing the Provincial Policy Statement, 2020, and A Place to Grow: Growth Plan;
- Changed roles and responsibilities of conservation authorities; and,
- Amended or revoked various acts related to planning and development.

### Provincial Changes Since 2023

As the OP Review coincides with many Provincial changes, Stratford can adopt an OP that better reflects Provincial direction. The PPS 2024 allows consideration of boundary expansions at any time (no Municipal Comprehensive Review requirement), subject to criteria including servicing feasibility. Applicants may generally appeal municipal refusals or non-decisions of privately initiated boundary expansions. Echoing PPS 2024, Bill 97 (*Helping Homebuyers, Protecting Tenants Act*, 2023) narrowed the definition of an area of employment. For Stratford, the City must set intensification targets, update employment policies, and establish criteria for new planning frameworks to ensure conformity.

The Province further structured its expectations of Minister's Zoning Order (MZO) requests, and repealed the short-lived alternative framework, known as the Community Infrastructure and Housing Accelerator (CIHA). Bill 185 (*Cutting Red Tape to Build More Homes Act*, 2024) curtailed third-party Ontario Land Tribunal (OLT) appeals on planning applications and made pre-application consultations optional, which has prompted municipalities to rethink application intake. The Province also introduced use-it-or-lose-it policies for servicing allocation, site plan, and draft plans, with draft plans now subject to mandatory lapsing timelines.

The Provincial changes to planning policy have ripple effects for municipal financing. The Province repealed the Bill 109 (*More Homes for Everyone Act*, 2022) application fee refund regime, which had led many municipalities to front-end their application expectations before deeming submissions complete. The Province introduced partial rollbacks to Bill 23 (*More Homes Built Faster Act*, 2022) changes to the *Development Charges Act*, which allows for stronger cost recovery for growth enabling infrastructure. Bill 134 (*Affordable Homes and Good Jobs Act*, 2023) tied affordable housing to the 60<sup>th</sup>

percentile of local renter/owner incomes, which affects exemptions and discounts for development charges.

Nevertheless, the City needs to review the OP to reflect Provincial and local changes. Overall, the scope of the OP Review remains the same and includes:

- Preparation of up-to-date population and employment forecasts based on Ministry of Finance projections;
- Plan for a 20–30-year horizon;
- Prepare a land needs assessment;
- Develop policies regarding Climate Change and Climate Action;
- Review and develop policies regarding Additional Residential Units and gentle intensification, as per PPS 2024 and Bill 23;
- Review areas of employment; and,
- Review intensification targets and intensification related policies.

### Summary of the OP Review

In 2023, the City retained WSP to lead the City's OP Review and draft Policy Discussion Papers. To do so, WSP subcontracted Watson & Associates Economists Ltd. ("Watson") to conduct a land needs assessment. Policy Discussion Papers are background documents that summarize key findings, issues, and policy options to inform Council and staff direction. They are a key component of an Official Plan review/update, providing the evidence base and recommended policy directions that support drafting the updated Official Plan policies. However, most of this work paused in early 2025. The combination of staff vacancies, ongoing Provincial updates (which have been significant and discussed further on in this report), and available resources constrained the review. Staff at WSP confirm that the multiple updates to Provincial planning policy which have occurred since 2022 have broadly affected municipal policy planning projects across Ontario. Official Plan Reviews have been subject to the most disruption as changes to the Provincial Planning Statement (PPS) need to be directly reflected in municipal Official Plans.

In November 2025, the City hired a Supervisor of Planning Policy & Placemaking. Council supported this position as part of its 2025 City Budget in part to strengthen the City's capacity to advance City-wide planning initiatives, including moving the OP Review forward. Staff have been reviewing and drafting updates to the OP, including:

- Ensuring Provincial consistency;
- Ensuring consistency with municipal changes (e.g., new guidelines and studies);
- Seeking housing opportunities;
- Clarifying policy language; and,
- Consolidating secondary plans and special policy areas.

WSP has been preparing an update to the Policy Discussion Papers in response to local and Provincial changes. As Provincial amendments have overarching effects, both staff

and WSP are working to ensure alignment with Provincial direction. For instance, the *Planning Act* definition of areas of employment was narrowed to exclude institutional uses and commercial uses not associated with manufacturing, warehousing, or research and development. This change affects Stratford's industrial policies and broader land needs assessment. As the narrower definition aligns more closely with heavy industrial uses, keeping the existing areas of employment would constrain permissions for light industrial, mixed-use, and remnant industrial sites. To better reflect contemporary land needs, the OP Review is evaluating sites across Stratford to identify potential discrepancies and provide recommended adjustments, including redesignating lands or modifying designation categories. Watson is also updating Stratford's population and employment forecasts. The revised Policy Discussion Papers will inform Stratford's revised designation mapping, heights review, and future intensification by no later than the second quarter of 2026.

Since 2023, the City has also produced several plans and documents that will inform the OP Review, including: the Municipal Cultural Plan (2023); Transportation Master Plan (2023); Corporate Energy and Emissions Plan (2023); Climate Action Plan (2024); Attainable Housing Project (2023); Housing Needs Assessment (2025); and Strategic Priorities 2024 – 2027: A Roadmap for Inclusive Growth (2024). It is also worth noting that additional plans, such as the Recreation & Leisure Services Master Plan, are currently in development. Should any of these plans be finalized after the completion of the Official Plan, planning staff can incorporate their findings and recommendations through future housekeeping amendments, as appropriate.

### Communication and Engagement

As part of the multi-pronged communications strategy as previously presented and approved for this OP Review, the City has engaged the public, agencies, and interested parties. Staff will continue with such engagement methods, which include circulating information to interested parties, providing updates at Council meetings, attending community events, and using online platforms (e.g., Engage Stratford). The intent of these efforts is to maintain transparency while providing more opportunities to interact with Stratford's diverse community.

In advance of the Statutory Public Meeting, the City sought feedback from prescribed agencies and engaged Indigenous communities to guide the OP Review process. On December 7, 2023, the City held the Statutory Public Meeting to formally start the OP Review process in accordance with Section 26(3) of the *Planning Act*. The meeting provided an overview of the process and allowed for public and Council input. Key topics included infrastructure deficiencies, environmental priorities, housing, and community engagement strategies. A representative on behalf of the consultant outlined a phased review process with timelines, emphasizing public involvement via online platforms, open houses, and presentations. Concerns emphasized the need for affordable housing accessible to diverse groups without affecting agricultural lands. Environmental sustainability was a priority, with calls for climate action through energy-

efficient practices and green infrastructure. Concerns also focused on achieving a balance in growth that maintains Stratford's character, integrating health into policies, and using existing urban areas effectively while safeguarding agricultural lands. The meeting highlighted the demand for timely communication and consideration of diverse housing options, including mobile homes and sustainable practices, to align with both community values and provincial directives. Furthermore, the meeting underscored the necessity for an inclusive approach to housing, considering the unique needs of all community members.

Staff collected further feedback at the Farmers' Market on November 16, 2024. Much of the feedback echoed comments that were heard at the Statutory Public Meeting, and as provided on the Engage Stratford commenting period which had closed October 23, 2024, and discuss further in the next paragraph. Attendees at the Farmers' Market identified areas needing improvements, with many being unsure about the Official Plan's impact. This input highlighted the need for efforts to better inform residents about the OP's implications. Feedback emphasized the need for more affordable and accessible housing, particularly for individuals with special needs, yet called to preserve farmland. People called for better amenities around the City, especially at community facilities and public parks. Comments stressed the importance of environmental stewardship, including better greenspace connectivity and tree planting. Infrastructure improvements for safer biking and walking paths were also noted. Overall, there was a focus on preserving Stratford's small-town charm while managing growth. For future pop-up events, Staff will focus on the five key themes of the Policy Discussion Papers: growth, culture, environment, sustainability, and transportation.

Between 2023 and 2024, staff logged additional feedback from the public, including from the City's OP Review webpage on Engage Stratford. Common themes include the desire to retain the income-based definition of affordable housing at 30% of gross household income and for targeted incentives (e.g., grants, TIEGs, fee rebates, and expedited review). Many responses supported intensifying strategic nodes and corridors with as-of-right gentle density, while protecting prime agricultural land and reworking older auto-oriented roads. Respondents emphasized active transportation, including protected bike lanes, safer crossings, a default 40 km per hour speed limit, parking minimum reductions, and better transit connections. Other repeated themes included preservation and enhancement of cultural heritage and landscaping. Several sites of importance were noted, including the Grand Trunk site and the T.J. Dolan Trail, alongside broader cultural heritage priorities. Common concerns cited insufficient walkability and questioned the viability of affordable housing to truly be affordable.

Staff are seeking input from a diverse range of residents, including those less likely to participate. For 2026, staff will continue to update Engage Stratford and log inquiries. Staff intend to pursue one or more pop-up showcases at organized public gatherings. Once the Policy Discussion Papers are available, staff will organize public open houses to present findings and discuss the OP Review.

## Timing of the OP Review

In 2021, the OP Review was projected to take 12-18 months, but experienced multiple hurdles as previously noted. Although the City of Stratford is the delegated approval authority for OPAs, the Ministry is the approval authority for new OPs and OP reviews. To revise the OP, the City will need to:

- Receive revised Policy Discussion Papers from WSP;
- Consult/engage the Ministry and prescribed bodies;
- Submit a copy of the OP to the Ministry at least 90 days before circulating the notice of the statutory public meeting;
- Issue the public meeting notice and materials at least 20 days in advance;
- Hold an open house no later than 7 days before the public meeting;
- Council adoption and forwarding of adopted OP and record to the Ministry; and,
- Receive the Ministerial decision.

WSP is targeting no later than the second quarter of 2026 to finalize the revised Policy Discussion Papers. Following receipt of these materials, the City will provide at least 110 days for statutory timelines plus additional time for other practicalities. However, the municipal election is scheduled for Monday, October 26, 2026. If Council adoption is not achieved before the election, the target would shift to early 2027 to allow the next Council time to orient. Regardless of adoption timing, the Ministry will need time to review before approving the OP.

The timelines and deliverables presented in this report have been reviewed by WSP.

Once the OP is in effect (i.e., the Ministry/Minister has approved it), there will be a number of associated adjustments to various City by-laws and programs that will be made, of note: the boundaries for the BIA (business improvement area) and CIP (community improvement area).

In 2023, Council approved the RFP award of \$227,025 (inclusive of HST) with the intent to fund the costs using 90% Development Charges (Growth Studies Reserve Fund), and 10% from the internal Studies Reserve that contained funds from previous annual transfers to this reserve through the budget process.

Both WSP and their subconsultant, Watson, have confirmed that additional funding of approximately \$54,000 (exclusive of HST) will be required to revise existing reports to conform with new Provincial planning direction (since the engagement began) and to prepare updated growth projections to 2056. While this will result in an increase to the consultant's costs, Staff anticipated potential increases required to complete the review and reflected this in the proposed Mayor's budget that was passed. This growth projection work, however, may reduce the level of consulting costs needed on other plans/studies (e.g. Development Charges Background Study) that will soon be happening.

Since originally awarded, total consulting costs spent to date (excl. HST) is \$165,726, and the estimated additional cost to complete is \$54,255. The revised estimated costs and funding sources are as follows:

Total revised costs for the OP \$255,163

Costs to be funded from DCs (Growth Studies) 90% \$229,647

Costs to be funded from own reserves 10% \$25,516

### **Financial Implications:**

While this project was not carried forward and approved as part of the 2026 Mayor's budget, it is expected that these costs can be fully funded from existing reserves and development charges, resulting in no implications to the City's overall surplus or deficit in 2026.

**Staff Recommendation: THAT the additional funding requirement of \$54,255 for the Official Plan Review be approved and funded from the Plans and Studies Reserve (10%) and Development Charges Growth Studies Reserve Fund (90%).**

**Recommended by:** Stuart Filson, MSc, GDPA, MCIP, RPP,  
Supervisor of Planning Policy & Placemaking  
Adam Betteridge, MPA, MCIP, RPP, Director of Building  
and Planning Services

**Approved for Council by:** André Morin, CPA, Chief Administrative Officer



## MANAGEMENT REPORT

**Date:** February 23, 2026  
**To:** Mayor and Council  
**From:** Alex Burgess, Manager of Ontario Works  
**Report Number:** COU26-024  
**Attachments:** None

**Title:** Request to Waive or Reduce Signage Fees – Not OK Campaign

**Objective:** To seek Council direction regarding a request to waive or reduce the sign advertising fees charged to support Optimism Place Women’s Shelter and Support Services and the Not OK Campaign.

**Background:** In November 2025, Optimism Place Women’s Shelter and Support Services (herein referred to as Optimism Place) launched the Not Ok Campaign to raise awareness and help community members identify the signs of Intimate Partner Violence. Alongside advertising materials, they have also launched a website that helps support community members with understanding, recognizing, and responding to intimate partner violence in the community. Each year, police across Perth County receive more than 600 calls related to Intimate Partner Violence, and we know this number is undercounted as many do not contact police for support. In 2023, the City of Stratford City Council identified Intimate Partner Violence (IPV) as an epidemic in the community and the 2025 refresh of the Community Safety and Well-Being Plan identified Gender Based Violence as one of the three priority areas, alongside mental health and addictions and housing and homelessness.

Optimism Place has placed advertisements across the Stratford, Perth County and St. Marys in an effort to raise awareness regarding the campaign and to ensure that no member of the community suffers in silence. Currently, signage is displayed in arenas and municipal buildings in all partner municipalities, including Perth South, Perth East, North Perth, West Perth and the Town of St. Marys. By increasing awareness and ensuring that community members are aware of the services available, as well as the signs to recognize IPV in their own relationships or that of friends and family, it will inherently increase the overall safety and wellbeing of community members.

In 2025, Optimism Place placed ads on three rink boards within City of Stratford arenas, including two rink board signs at the Rotary Complex and one sign at the Dufferin

arena. The total fees charged in 2025 was \$5,318.68. They have also paid for one digital sign for 12 months.

This type of marketing and awareness is identified in the Community Safety and Well-Being Plan (CSWB) as one of the primary pillars. The plan aims to develop a shared understanding, strengthen community-wide initiatives, and educate and inform residents. The Not OK Campaign touches on all three components named above.

Since the deployment of the Not OK Campaign, over 600 people have viewed the website and Optimism Place received an increase of 40 calls in December 2025 when compared to December 2024.

**Analysis:** Optimism Place is an integral partner to not only the City of Stratford and CSWB, but countless agencies in our community. The request, being put forth on behalf of the Community Safety and Well-Being Partnership Council, is to request Council's consideration to 'waive or significantly reduce the fees' charged to Optimism Place for the Not OK Campaign.

The options for Council's consideration are to waive the fees entirely or provide a discount to the group. Both options result in an adjustment to the 2025 financial transactions and reflect a reduction in the available Community Grant Reserves.

Staff are recommending that the cost charged to Optimum Place be effectively reduced to a nominal fee of \$500.00 and a refund be issued to Optimum Place for \$4,818.68 through the Community Grants program. This maintains advertising revenue in Community Services while also working to move the goals set forth in the Community Safety and Well-Being Plan forward.

Should Council approve the request, the refund would be processed from the Community Grants reserve in the amount of \$4,818.68, effectively resulting in Optimism Place paying the net amount of \$500.

### **Financial Implications:**

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

Based on the recommendation, there is no impact to the Corporation's revenues or expenses for 2026.

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

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

This report aligns with this priority as the work being done is addressing immediate community needs related to Intimate Partner Violence and ensuring residents understand the services available in the community. By partnering with community agencies delivering essential services, and supporting their mission, the City of Stratford



can help create a more resilient community that is fully aware of the services available to them.

**Alignment with One Planet Principles:**

**Equity and Local Economy**

Creating safe, equitable places to live and work which support local prosperity and international fair trade.

**Culture and Community**

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

**Staff Recommendation: THAT a reduction of the advertising fees charged to Optimism Place Women's Shelter and Support Services for displaying the Not OK Campaign on rink boards and digital sign to \$500 be approved;**

**AND THAT the remaining \$4,818.68 be transferred from the Community Grants Reserve through the Community Grants program.**

|                        |  |
|------------------------|--|
| <b>Prepared by:</b>    | Alex Burgess, Manager of Ontario Works         |
| <b>Recommended by:</b> | Kim McElroy, Director of Social Services       |
|                        | André Morin, CPA, Chief Administrative Officer |



## MANAGEMENT REPORT

**Date:** February 23, 2026  
**To:** Mayor and Council  
**From:** Marc Bancroft, MPL, MCIP, RPP  
**Report Number:** COU26-021  
**Attachments:** 1. Reference Plan 44R-6463  
 2. Draft Proposed Zoning By-law Amendment By-law  
 3. Recommendation Report COU26-011 – OPA2-25, Z06-25, 16 Kastner Street

**Title:** Perth Line 36 - 0.3 metre Reserve for Lands Located at 16 Kastner Street

**Objective:** To declare as public highway, a portion of Block 48 on Plan 44M-93, a 0.3m reserve on Perth Line 36, to allow a driveway access for a proposed apartment building on Part of Block 44 on Plan 44M-93 and designated as Part 9 on Plan 44R-6463.

**Background:** The lands are located on the west side of Kastner Street and on the south side of Perth Line 36 just east of O'Loane Avenue. These lands are subject to Applications for Official Plan Amendment OPA2-25 and 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).

At the January 26, 2026, Regular Council meeting, Council adopted the following resolution:

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.

**Analysis:** To facilitate the direct driveway access to Perth Line 36 (which is within the City's ownership and jurisdiction) for the proposed apartment building, the applicant retained an Ontario Land Surveyor who provided attached Plan 44R-6463. Prepared to the satisfaction of the Manager of Planning, Part 9 on said Plan aligns with the proposed driveway access outlined in the attached Recommendation Report considered by Council at the January 26, 2026 meeting.

It is therefore recommended that Council pass a by-law declaring Part 9 on Plan 44R-6463 as public highway and dedicating it as forming part of Perth Line 36. It is also recommended that Council pass the attached Zoning By-law Amendment considering as outlined in the Recommendation Report, the request is consistent with the land use planning framework, represents sound land use planning, and public comments received have been reviewed comprehensively and appropriately addressed.

### **Financial Implications:**

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

Any legal fees associated with the dedication of the lands as road allowance are the responsibility of the developer.

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

There will be no financial impacts on future budgets.

## **Alignment with Strategic Priorities:**

### **Enhance our Infrastructure**

This report aligns with this priority as this matter aims to enhance Stratford's physical assets.

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

### **Equity and Local Economy**

Creating safe, equitable places to live and work which support local prosperity and international fair trade.

**Staff Recommendation: THAT the City of Stratford declare Part 9 on Plan 44R-6463 as public highway and dedicate it as forming part of Perth Line 36;**

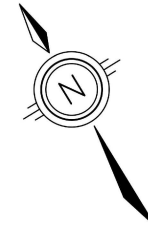
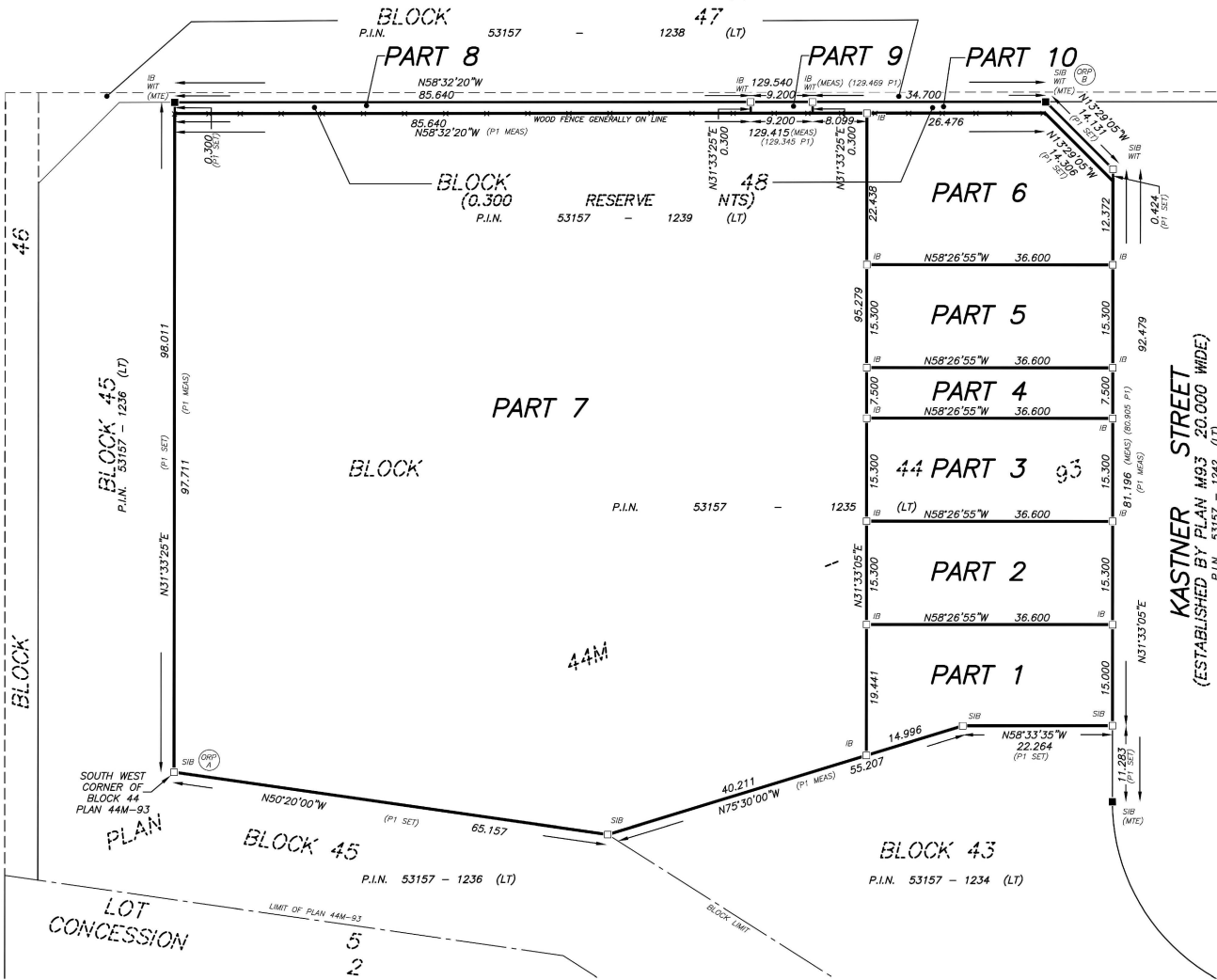
**AND THAT Application for Zoning By-law Amendment Z06-25 submitted by Zelinka Priamo Ltd. (c/o Katelyn Crowley) on behalf of Countryside Developments (2014) Inc. (c/o Pete Hyde) on the lands known municipally known as 16 Kastner Street:**

**BE APPROVED for the following reasons:**

- 1. The request is consistent with the Provincial Planning Statement 2024 and conforms with the City of Stratford Official Plan through recently adopted Official Plan Amendment No. 35;**
- 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.**

|                        |   |
|------------------------|---|
| <b>Recommended by:</b> | Marc Bancroft, MPL, MCIP, RPP, Manager of Planning                          |
| <b>Reviewed by:</b>    | Adam Betteridge, MPA, MCIP, RPP, Director of Building and Planning Services |
| <b>Approved by:</b>    | André Morin, CPA, Chief Administrative Officer                              |

PERTH ROAD 122  
ALSO KNOWN AS O'LOANE AVENUE  
(ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 5 AND 6)



**PLAN 44R-6463**  
Received and deposited  
**February 10<sup>th</sup>, 2026**  
**Judy Toussaint**  
Representative for the  
Land Registrar for the  
Land Titles Division of  
Perth (No.44)

| PART SCHEDULE |           |        |                        |
|---------------|-----------|--------|------------------------|
| PART          | BLOCK     | PLAN   | P.I.N.                 |
| 1             | ALL OF 44 | 44M-93 | ALL OF 53157-1235 (LT) |
| 2             |           |        |                        |
| 3             |           |        |                        |
| 4             |           |        |                        |
| 5             |           |        |                        |
| 6             |           |        |                        |
| 7             |           |        |                        |
| 8             | ALL OF 48 |        | ALL OF 53157-1239 (LT) |
| 9             |           |        |                        |
| 10            |           |        |                        |

PARTS 1, 2, 3, 4, 5, 6 AND 7 COMPRISE ALL OF P.I.N. 53157-1235(LT)  
PARTS 8, 9 AND 10 COMPRISE ALL OF P.I.N. 53157-1239(LT)

**PLAN OF SURVEY**  
OF ALL OF  
**BLOCKS 44 AND 48**  
**PLAN 44M-93**  
IN THE  
**CITY OF STRATFORD**  
**COUNTY OF PERTH**

SCALE 1:500  
0 2 4 6 8 10 20 30 METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 609 mm IN WIDTH BY 457 mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:500.

**MTE OLS LTD.**  
**ONTARIO LAND SURVEYORS**

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

**SURVEYOR'S CERTIFICATE:**

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
  - THE SURVEY WAS COMPLETED ON THE 28TH DAY OF JANUARY, 2026

2026 JANUARY 30  
DATE

**PAUL J. BENEDICT**  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER:  
**V-122561**

**MTE** MTE ONTARIO LAND SURVEYORS LTD.  
365 HOME STREET  
STRATFORD, ONTARIO, N5A 2A5  
TEL: (519) 271-7952

CAD: C. PERKS Check: P.BENEDICT O.L.S. Page: 18/24 (45/78089)  
File: P:\P\65616\_001\65616\_001-R1.DWG  
**65616\_001-R1**

**LEGEND:**

- DENOTES PLANTED MONUMENT
- DENOTES FOUND MONUMENT
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- CC DENOTES CUT CROSS
- NTS DENOTES NOT TO SCALE
- WIT DENOTES WITNESS
- MEAS DENOTES MEASURED
- ORP DENOTES OBSERVED REFERENCE POINT
- P.I.N. DENOTES PROPERTY IDENTIFICATION NUMBER
- (LT) DENOTES LAND TITLES
- MTE DENOTES MTE OLS LTD.
- P1 DENOTES PLAN 44M-93

**NOTES:**

BEARINGS SHOWN ON THIS PLAN ARE UTM GRID, DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET NETWORK AND ARE REFERRED TO UTM ZONE 17, NAD83 (CSRS v7) EPOCH 2010.00.

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9996.

ALL COORDINATES ARE DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET NETWORK AND ARE REFERRED TO UTM ZONE 17, NAD83 (CSRS v7) EPOCH 2010.00.  
COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10

| POINT ID | NORTHING     | EASTING    |
|----------|--------------|------------|
| ORP A    | 4804780.478  | 500,704.92 |
| ORP B    | 4,804,796.38 | 500,866.64 |

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

FOR CLARITY, THE RESERVES, BEING PARTS 8, 9 AND 10 SHOWN ON THIS PLAN ARE EXAGGERATED



**BY-LAW NUMBER XXX-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 Z06-25 by Countryside Developments (2014) Inc. to amend the zoning of certain lands known as 16 Kastner 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 Fourth Density (R4(1)-23) / Residential Fourth Density (R4(2)-24) to Residential First Density (R1(3)), those lands outlined in heavy solid lines and described as R1(3) on Schedule "A" attached hereto and forming part of this By-law, and legally described as Part of Block 44 on Plan 44M-93 being Parts 1, 2, 3, 4, 5 and 6 on Plan 44R-6463 in the City of Stratford.
2. 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 Fourth Density (R4(1)-23) / Residential Fourth Density (R4(2)-24) to Residential Fifth Density (R5(3)-29), those lands outlined in heavy solid lines and described as R5(3)-29 on Schedule "A" attached hereto and forming part of this By-law, and legally described as Part of Block 44 on Plan 44M-93 being Part 7 on Plan 44R-6463 in the City of Stratford.
3. 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 deleting Section 15.5.29 in its entirety and replacing it with the following:

**15.5.29**

a) Defined Area (16 Kastner Street)

R5(3)-29 as shown on Schedule "A", Map 2

- b) Minimum Front Yard Depth: 4 metres
- c) Minimum Interior Side Yard Width (from  
the westerly lot line): 4.5 metres
- d) Minimum Landscaped Open Space: 30%

4. 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 23rd day of February, 2026.

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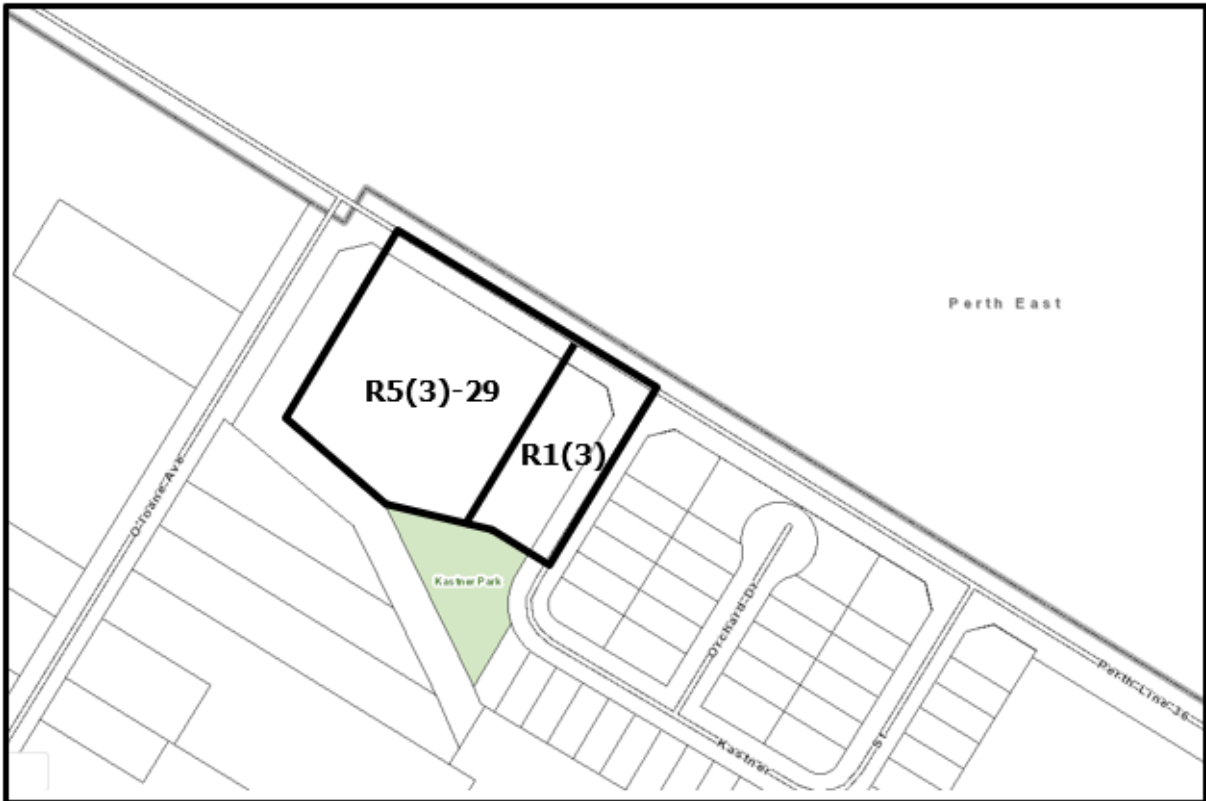
Mayor – Martin Ritsma

---

Clerk – Tatiana Dafoe

**This is Schedule "A" to By-law XX-2026  
Adopted this 23<sup>rd</sup> day of February, 2026**

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







## PLANNING REPORT

**Date:** January 26, 2026  
**To:** Mayor and Council  
**From:** Marc Bancroft, MPL, MCIP, RPP, Manager of Planning  
**Report Number:** COU26-011  
**Attachments:** Recommended Official Plan Amendment, Zoning By-law Amendment and December 8, 2025 Public Meeting Minutes

**Title:** 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.

**Objective:** The purpose of this report is to provide a recommendation for the applications submitted by Zelinka Priamo Ltd. (c/o Katelyn Crowley) on behalf of Countryside Developments (2014) Inc. (c/o Pete Hyde) with respect to Applications for Official Plan Amendment OPA2-25 and for Zoning By-law Amendment Z06-25. The applications were originally submitted on September 23, 2025, deemed complete on October 22, 2025 and presented at a public meeting of City Council on December 8, 2025.

### Application for Official Plan Amendment

The purpose of this Application is to re-designate the eastern portion of the subject lands, fronting Kastner Street, from 'Medium Density Residential' to 'Residential Area' with the effect of permitting low-density residential uses in the form of single detached dwellings, which is otherwise not permitted under the current 'Medium Density Residential' designation. The balance of the lands would remain designated 'Medium Density Residential'.

### Application for Zoning By-law Amendment

The purpose of this Application is to rezone the subject lands from Residential Fourth Density (R4-23/R4(2)-24) to the Residential First Density (R1(3)) Zone and a new site-specific Residential Fifth Density (R5(3)-XX) Zone. The proposed Amendment would permit a four (4)-storey apartment building (totaling 74 units based on the latest concept plan) on the western portion of the subject lands accessible from Perth Line 36 and would permit single detached dwellings on the eastern portion of the subject lands

along the west side of Kastner Street. The proposed building is to be serviced from Kastner Street through a servicing easement.

To facilitate the development of the proposed apartment building, the following site-specific exemptions are requested for the proposed R5(3)-XX Zone, being modifications to the parent R5(3) Zone:

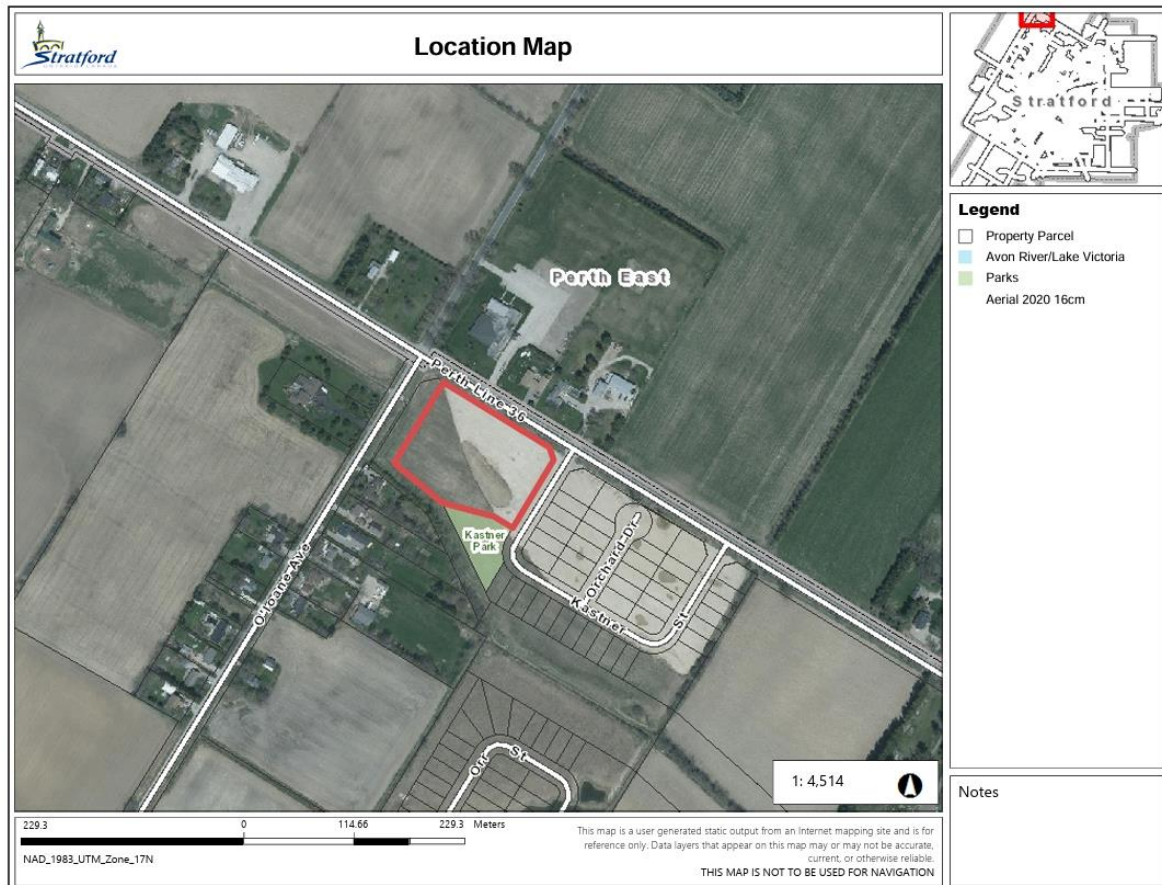
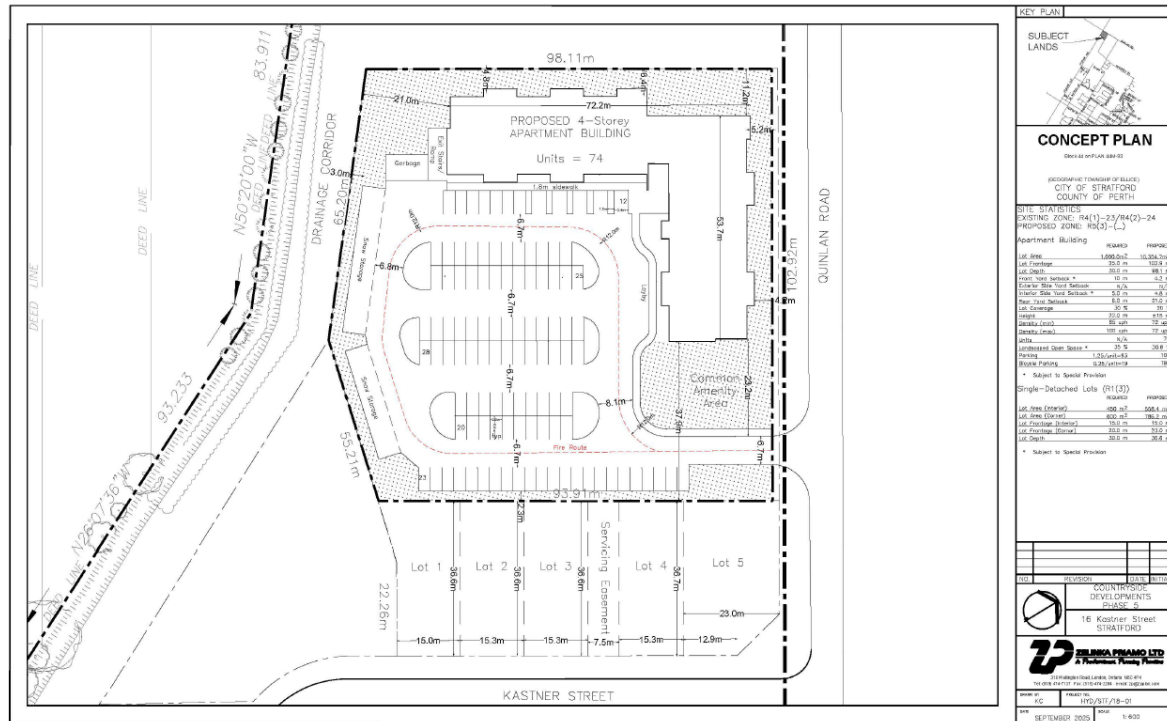
- A minimum front yard depth of 4.0 metres, whereas 10 metres is required.
- A minimum interior side yard width of 4.5 metres, whereas 7.5 metres is required.
- A minimum landscaped open space of 30%, whereas 35% is required.

Based on the current zoning of the site which support townhouse dwellings, the site would be capable of supporting approximately 43 housing units based on a concept plan submitted to the City during the evaluation of the draft plan of subdivision for this area. The latest concept shown below would increase the housing unit yield from 43 housing units to 80 housing units (including 74 apartment units and 6 single detached units).

The following documents were submitted in support of the applications:

- Planning and Design Report
- Concept Plan
- Functional Servicing Report
- Geotechnical Investigation
- Stormwater Management Report
- Engineering Drawings
- Noise Assessment

# Concept Plan



## Background:

Subject Lands: The lands are located on the west side of Kastner Street and on the south side of Perth Line 36 just east of O’Loane Avenue. The property is also municipally known as 16 Kastner Street and legally described as Block 44 on Plan 44M-93.

### Site Characteristics

| Characteristic | Information      |
|----------------|------------------|
| Existing Use:  | Vacant           |
| Frontage:      | 81.3 m (267 ft)  |
| Depth          | 129 m (423 ft)   |
| Area           | 1.38 ha (3.4 ac) |
| Shape          | Irregular        |

### Surrounding Land Uses:

| Direction | Use  |
|-----------|--|
| North     | Institutional, Residential and Industrial in the form of a church, single detached dwelling and landscaping business, respectively |
| East      | Residential in the form of single detached dwellings   |
| West      | Open Space in the form of the McNamara Drain   |
| South     | Open Space and Parkland in the form of the McNamara Drain and Kastner Park   |

### Subject Lands from Perth Line 36





### Subject Lands from Kastner Street



### Agency Comments

The subject applications were circulated to prescribed agencies on November 14, 2025, with all comments received summarized below. Any agency comments received after this report is finalized will be provided to Council for consideration.

- *Stratford Fire Prevention*
  - No concerns.
- *Stratford Building and Planning Services Department – Building Division*
  - No comments.
- *Stratford Corporate Services Department – Clerks Office*
  - No concerns related to parking.
- *Stratford Infrastructure Services Department – Engineering Division*
  - General Comments
    - A damage deposit will be required prior to construction as per “Schedule E” of the Fees and Charges By-Law 117-2023.
    - How many electric vehicle charging stations are proposed for this development?

○ General Drawing Requirements

- The following drawings will be required
  - Site Plan
  - Grading Plan
  - Servicing Plan
  - Erosion and Sediment Control Plan
  - Landscaping Plan
- Show all surveyed property limits, including bearings and distances. Reference to a City geodetic benchmark is required. Details for the monument 09620130001 are attached.
- Show location of nearest fire hydrant.

○ Concept Plan

- Pedestrian access (sidewalk) shall run through the proposed servicing easement to Kastner Street to meet the existing sidewalk.
- The parking spots propose do not meet the minimum standards as follows:
  - As per the City of Stratford's Zoning By-Law - Section 5.2: Parking Space Dimensions and Requirements, the minimum parking space shall have a minimum width of 2.8m and a minimum length of 5.6m.
  - The minimum dimension for a Type A barrier free parking space shall be 5.6m in length, 3.4m in width, and a vertical clearance of 2.59m indoor and 2.75m outdoor, in addition to an adjacent unobstructed pedestrian access aisle width of 1.5m.
  - The minimum dimension for a Type B barrier free parking space shall be 5.6m in length, 2.8m in width, and a vertical clearance of 2.0m, in addition to an adjacent unobstructed pedestrian access aisle width of 1.5m.

- Servicing
  - The proposed development includes five (5) detached lots and 74 residential apartment units, with an estimated average occupancy of 2.4 persons per unit, resulting in a projected population of 190. This exceeds the maximum population outlined in the sanitary drainage plan for the Countryside Estates (Phase 4) subdivision, as shown in the "Sanitary Drainage Area Plan" (Revision 5 – April 14, 2022). However, an increase to the sanitary capacity for Block 44 was approved, as confirmed in an email from Nathan Bottema (City of Stratford) to MTE dated April 15, 2025. Therefore, the proposed number of units is considered acceptable.
  - A Functional Servicing Report is required to address the sanitary, storm and water requirements for this site.
  - Block 44 currently has been provided with servicing stubs at property line as follows: Sanitary 150mm PVC; Storm 525mm; and, Water 50mm PEXa
- Environmental Services (Water Division)
  - Commissioning Plan will be required.
  - Please provide a confirmation from the consultant on the number of private well(s) upon the property. All wells on the property shall be decommissioned as per O.Reg 903. A copy of the decommissioning records shall be sent to the Water Division.
- Stormwater Management Report
  - Should the subject site exceed the Countryside Estates – Phase 4 development runoff coefficient of 0.70, a stormwater management design for quantity and quality control will be required to develop this site.
- *investStratford – Housing Specialist*
  - Not in favour of this reduction in residential density to accommodate single detached dwellings. Stratford has both a housing shortage and a lack of available land, combined with limited available infrastructure. Land and infrastructure should be optimized for appropriate density as was designated in the zoning bylaw.

- *Festival Hydro*
  - The proposed apartment building block as well as the five residential lots are currently not within Festival Hydro's service territory.
  - Festival Hydro does have infrastructure in the area to service the 5 residential lots, but would need to go through a service area amendment process with the Ontario Energy Board to obtain the rights to service those properties. The developer should reach out to Festival Hydro to discuss that process if there is a desire to service those lots from our current system. All existing residential lots along Kastner St are also serviced by Festival Hydro.
  - Festival Hydro does not have infrastructure in the area to service the proposed apartment building. The developer is advised to discuss the servicing of that lot with Hydro One.
- *Upper Thames River Conservation Authority – Land Use Planning*
  - No objection to the subject applications.
  - Development or site alteration, including grading works, within the Regulated Area will require a Section 28 permit from the UTRCA. As part of the Site Plan Approval Application for the proposed apartment building on the retained lot please include a detailed Grading Plan which identifies the McNamara corridor adjacent to the subject lands, the 250-year floodplain limit based on the constructed grades; and 15 m regulatory allowance.
  - Further comments will be provided by the UTRCA through the review of a future site plan application.
- *Upper Thames River Conservation Authority – Source Water Protection*
  - The subject lands are not located within a vulnerable area and therefore the property is not designated for restricted land use under S. 59 of the Clean Water Act, 2006.

## **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 shall be consistent with the PPS.



Section 2.1 directs municipalities to plan for an appropriate range and mix of housing options and densities that meet projected needs, ensuring long-term sustainability and vibrant communities. This involves the efficient use of land and resources and aligning growth with existing and future infrastructure, as well as supporting a mix of housing types and densities within settlement areas to effectively accommodate population growth. This proposal aligns with these objectives by promoting efficient land use and providing diverse housing options. Based on the previous and latest concept plans for this site, the proposed housing units would increase from 43 townhouse dwelling units to 80 housing units, comprised of 74 apartment units and 6 single detached units. The latest proposed development would maximize resource utilization, expands housing diversity within Stratford, and leverages existing infrastructure efficiently to meet broader housing demand.

Section 2.3 of the PPS emphasizes that settlement areas should serve as the focus for growth, with land use patterns aimed at maximizing efficient and sustainable development. The proposed development is situated within Stratford being a designated settlement area, enhancing density, optimizing existing municipal infrastructure, and supporting the City's strategic growth framework.

Section 2.9 focuses on energy conservation, air quality, and climate change, encouraging developments that aim to reduce emissions and improve energy efficiency. By advancing a denser housing form and optimizing urban land use, the proposal fosters a compact urban form designed to minimize environmental impacts and promote sustainable growth.

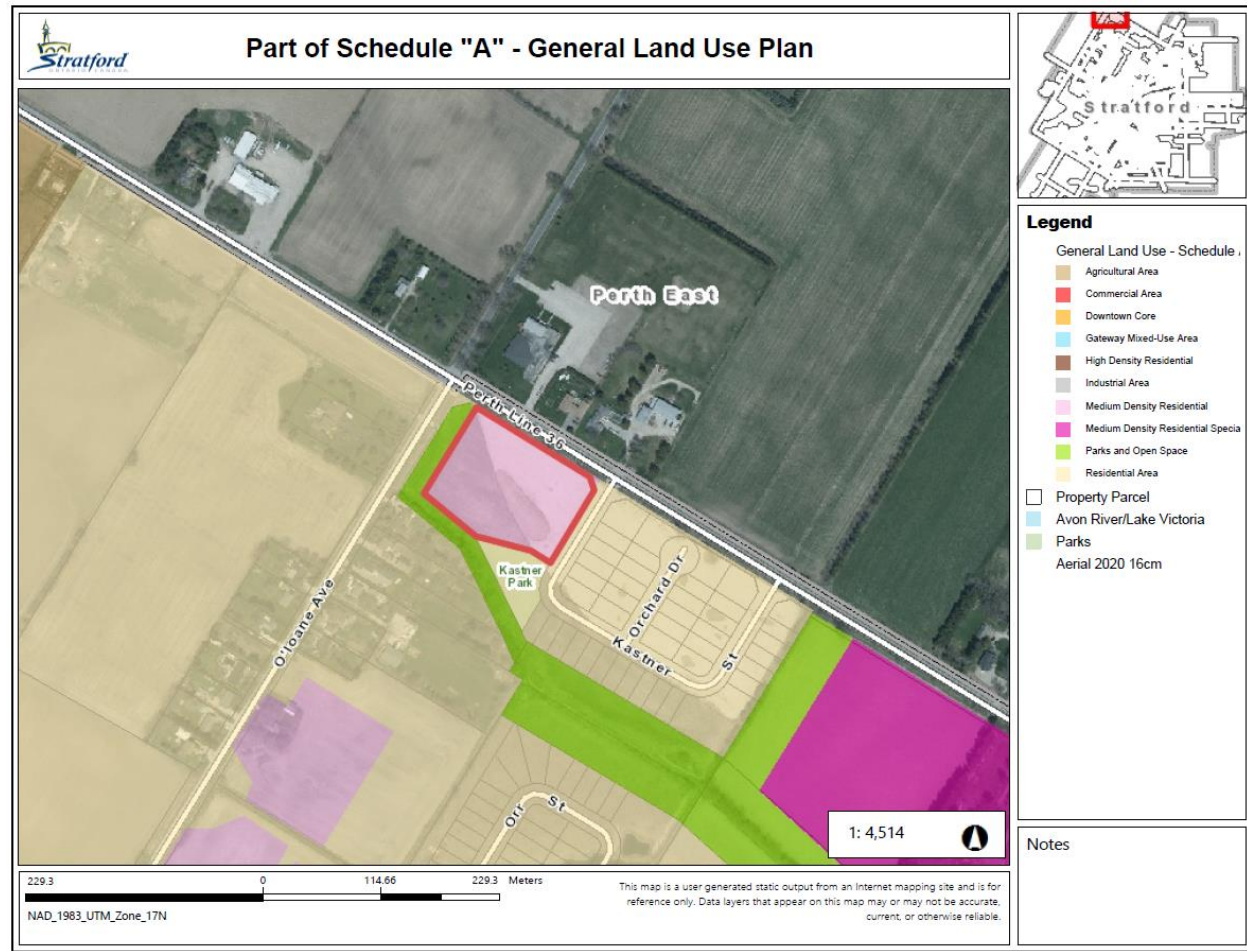
Section 3.5.1 of the PPS states that major facilities (including transportation corridors) and sensitive land uses (including residential development) shall be planned and developed to avoid or to minimize and mitigate potential adverse impacts with respect to noise impacts to ensure the long-term viability of major facilities. As previously noted, a noise assessment was submitted in support of the subject applications to determine noise impacts on the subject lands from traffic associated with Perth Line 36. The assessment indicates that no requirements are necessary with respect to special physical components (i.e. windows, sound insulation, noise barrier) to mitigate noise impacts in that the proposed development meets acceptable indoor sound level criteria. Recommended noise mitigation measures outlined in the assessment include forced air heating/central air conditioning and noise warning clauses to be registered on title limited to the proposed apartment building and the proposed single detached dwelling adjacent to Perth Line 36. These measures are to be implemented through an agreement to be registered on title for the lands affected.

Overall, this proposal demonstrates consistency with the PPS.

#### City of Stratford Official Plan

The subject lands are designated Medium Density Residential, which permits townhouses, quadraplex and apartment style dwellings, as outlined in the City's Official

Plan. The west half of the subject lands is generally identified as being within the Regulatory Flood Hazard given the adjacent McNamara Drain. An Official Plan Amendment is required considering the proposed single detached dwellings are only permitted under the Residential Areas designation.



Section 4.5.1 outlines Goals and Objectives for the Residential Areas designation including:

- Maintaining essential neighbourhood qualities of quiet enjoyment, privacy, public health, safety, and basic municipal services.
- Ensuring intensification is compatible in terms of scale, density, and design with existing developments, alongside sound planning principles relating to servicing and site design.
- Achieving a mix of housing types to diversify the housing stock and provide affordable options while ensuring efficient investment and maintenance of municipal services.

- Creating new residential neighbourhoods that encourage community interaction, reduce auto dependence, and maintain essential neighbourhood qualities.

The subject proposal aligns with the foregoing policy direction by proposing single detached dwellings having a similar character, massing and design to existing and planned single detached dwellings south and east of the subject lands. Essential neighbourhood qualities including quiet enjoyment and privacy shall not be compromised. The proposed development overall introduces housing diversity in the City and make more efficient use of land and infrastructure through increased density.

Section 4.5.3.2 states that development in new residential areas, including the subject lands, shall be subject to the following criteria:

- i) mix of development forms and densities;
- ii) medium density residential uses are encouraged and shall be:
  - a) intermixed with low density development in smaller groups;
  - b) primarily street oriented in design; and,
  - c) located adjacent to collector and arterial roads, park and greenland areas, community facilities and commercial areas and/or as a physical transition between high and low density residential development.
- iii) the road pattern is a modified, rectilinear grid pattern which provides for the maximum possible degree of connectivity internally, and externally with the existing developed areas and abutting arterial and collector roads with short blocks to promote active transportation modes; and,
- iv) the development incorporates linkages to the City's parks and open space system and/or incorporates private or public open space features which serve as focal points for the residential development and/or structural elements which define the character and structure of the area.

The subject proposal aligns with the foregoing policy direction. This development would provide a housing mix by introducing a medium-density residential use in the form of the proposed apartment building and low-density residential uses in the form of single detached dwellings on the west side of Kastner Street, thus broadening housing options and responding to diverse community needs. Based on the requested reduced front yard depth, the apartment building demonstrates street oriented design with direct access proposed to Perth Line 36 being a designated Collector Road and adjacent to open space lands and trails along the McNamara Drain and Kastner Park.

The lands are also subject to the Stratford West Secondary Plan ("SWSP"), which forms part of the City's Official Plan. Applicable policy direction primarily pertains to development opportunities adjacent to the McNamara Drain and the need for necessary approvals from the Upper Thames River Conservation Authority given the extent of

associated regulated lands. These matters are capable of being addressed through the site plan approval process required for the construction of the apartment building.

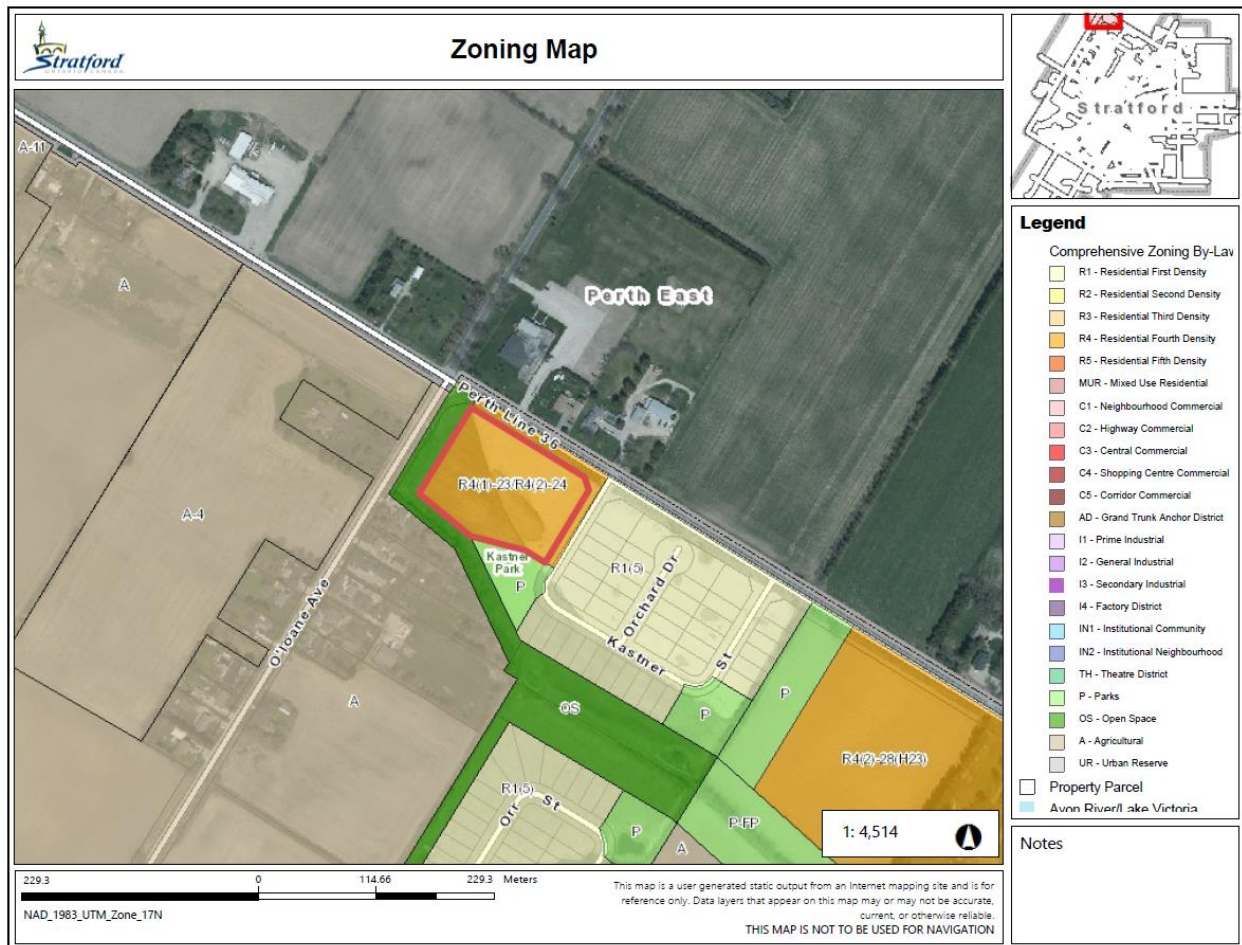
Section 11.2.11, with respect to the SWSP, indicates that within the Medium Density Residential designation, medium density residential uses are permitted in the form of townhouses, quadraplex and apartment style dwellings subject to a minimum and maximum residential density ranging between 30 and 100 units per hectare ("UPH"). This development within the Medium Density Residential designation proposes an apartment building with a proposed density of 72 UPH which falls within the acceptable range.

As such, the subject proposal conforms with the City of Stratford Official Plan.

#### City of Stratford Comprehensive Zoning By-law

The subject lands are zoned Residential Fourth Density R4(1)-23 / R4(2)-24 Zone under the City's Comprehensive Zoning By-law. The zoning of the lands currently permits both street townhouse dwellings and cluster townhouse dwellings. Given the close proximity of the McNamara Drain, the lands are also regulated under the Conservation Authorities Act. Given the proposed apartment building and the proposed single detached dwellings, a Zoning By-law Amendment is required to allow the subject development.

## Existing Zoning Map



A Zoning By-law Amendment has been requested to rezone the subject lands from Residential Fourth Density (R4-23/R4(2)-24) to the Residential First Density (R1(3)) Zone and a new site-specific Residential Fifth Density (R5(3)-XX) Zone. The proposed Amendment would permit a four (4)-storey apartment building on the western portion of the subject lands accessible from Perth Line 36 and would permit single detached dwellings on the eastern portion of the subject lands along the west side of Kastner Street. The proposed building is to be serviced from Kastner Street through a servicing easement. As the proposal conforms to the Residential policies of the City's Official Plan, Planning Staff are supportive of residential intensification on the property and have no concerns with rezoning the subject lands to permit the proposed residential uses in the form of the apartment building accessible from Perth Line 36 and the single detached dwellings on the west side of Kastner Street.

To facilitate the development of the proposed apartment building, the following site-specific exemptions are requested for the proposed R5(3)-XX Zone, being modifications to the parent R5(3) Zone:

- A minimum front yard depth of 4.0 metres, whereas 10 metres is required.
- A minimum interior side yard width of 4.5 metres, whereas 7.5 metres is required.
- A minimum landscaped open space of 30%, whereas 35% is required.

### *Yard Setbacks*

The intent of the front yard depth provision is to ensure dwellings are located a safe distance from the street and that a consistent building line is maintained, as well as to prevent noise or privacy issues. The proposed apartment building would maintain a consistent building line with the proposed single detached dwelling at the corner of Kastner Street and Perth Line 36. Furthermore, no significant noise issues are anticipated based on the noise assessment submitted in support of this proposal. The intent of the side yard width provision is to ensure adequate separation for drainage and rear yard access purposes. The reduced side yard width allows for flexibility in the final site design while not compromising site drainage and rear yard access. It would also ensure further separation of the proposed apartment building from the proposed single detached residential uses to the east, considering the reduced side yard only applies to the west side of the property.

### *Landscaped Open Space*

The intent of the landscaped open space provision is to ensure that there are adequate outdoor amenity areas to support the future residents and ensure sufficient impervious surfaces to facilitate stormwater management. A reduction in landscaped open space would not impair stormwater management measures which are to be addressed in the detailed design stage as part of the subsequent site plan approval process to allow the development of the apartment building. Furthermore, the reduced landscape open space requirement would have a nominal impact on outdoor amenity areas considering the adjacent neighbourhood park, trail, and open space lands adjacent to the McNamara Drain.

### *Access*

Before the subject lands can be rezoned to support the apartment building, direct access to Perth Line 36 is required given the north side of the subject property is separated by Perth Line 36 by a 0.3 metre reserve. To secure the direct access, a by-law is required to dedicate the proposed driveway opening along the said reserve as a public highway. Once the foregoing is satisfied, only then would the proposed R5(3)-XX zoning envelope have legal access and frontage on a public road. 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 passing of a dedication by-law.

In all, the requested Zoning By-law Amendment is consistent with the Provincial Planning Statement and in conformity with the City's Official Plan.

### Public Comments

Notice of the application and public meeting was sent to surrounding property owners on November 14, 2025. Notice was also published in the Beacon Herald on November 15, 2025. The following key concerns were raised through the circulation of this proposal and the public meeting of City Council held on December 8, 2025, followed by a response from Planning Staff:

#### *Access*

There were conflicting concerns raised by area residents regarding vehicular access for the proposed apartment building.

One neighbour indicated there should be no direct access for the apartment building to Perth Line 36 considering impacts from (i.e. car headlights) on the existing home across from the proposed driveway. There should be limits on the number of driveways on Perth Line 36 given the increase in traffic based on development that has occurred in the area. Access should be provided from Kastner Street consistent with the location of the proposed servicing easement for the apartment building.

Conversely, two neighbours expressed support for the proposal provided direct access for the apartment building is provided to Perth Line 36 to ensure Kastner Street remains a local street with low traffic volumes.

### Planning Staff Response:

Below is a graphic of the proposed development with aerial photography provided by the applicant's agent.



Figure 1: Proposed development with aerial photography



The proposed access to Perth Line 36 provides adequate separation and sightlines from the intersection of Perth Line 36 and Kastner Street. It also ensures vehicular traffic is directed to the Perth Line 36, designated as a Collector road and higher order road compared to Kastner Street, designated as a Local street.

The alignment of the proposed access is between existing dwellings located on the northerly side of Perth Line 36. As such, no significant impacts from vehicle headlights are anticipated. Notwithstanding, landscaping requirements implemented through site plan control shall be considered to ensure an appropriate interface along Perth Line 36 with careful attention to not obstruct sightlines.

#### *Apartment Building Height*

Due to the amount of fill used to raise the property, the proposed 4-storey building would have the appearance of being a 6-storey building.

Planning Staff Response: The site shall require re-grading to support the development of the apartment building and subject to site plan control. Under the requested R5(3) zone, the maximum building height would be 22 metres whereas the concept plan proposes a building height of approximately 15 metres.



### *Drainage*

Concerns were expressed regarding site drainage including surface water running off the site and flooding the new pathway (along the McNamara Drain) creating icy and unsafe conditions for pedestrians.

Planning Staff Response: The development of the site shall be subject to site plan approval. Through that process, approvals will be required with respect to site grading and stormwater management to ensure there are no adverse drainage impacts on adjoining lands.

### *Housing Tenure*

Concern was expressed regarding the proposed apartment building compared to the original proposal for townhouse dwellings. The preference is for the apartment to be a condominium compared to rental units.

Planning Staff Response: Although approval will be required from the City to allow the construction of the apartment building, the City ultimately has no control whether the apartment building is developed to accommodate rental apartment units or as a condominium for the free-hold ownership of individual apartment units.

**Financial Implications:** No municipal expenses are anticipated with respect to the subject proposal. The proposed increase in housing units would result in a more efficient use of infrastructure and would yield additional revenue for the City through the collection of building permit fees, development charges and ultimately property taxes.

**Staff Recommendation: 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.**

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



## MANAGEMENT REPORT

**Date:** February 23, 2026  
**To:** Mayor and Council  
**From:** Marc Bancroft, MPL, MCIP, RPP, Manager of Planning  
**Report Number:** COU26-023  
**Attachments:** Plan 44M-44,  
 Plan 44M-75,  
 Plan 44M-92,  
 Plan 44R-4795,  
 Registered Plan No. 470, and  
 proposed Draft Plan of Subdivision (File No. 31T25-001)

**Title:** McCarthy Road West and Orr Street 0.3 metre reserves

**Objective:** To declare as a public highway, the following 0.3 metre reserves associated with McCarthy Road West: Block 113 on Plan 44M-44; Reserve "O" on Registered Plan No. 470; and, Parts 2 and 3 on Plan 44R-4795. Also, to declare as a public highway, the following 0.3 metre reserves associated with Orr Street: Blocks 141 and 142 on Plan 44M-75.

**Background:** Northwest Stratford (2018) Developments Inc. ("NW Stratford") has a pending sale of Block 5 on Plan 44M-92, known municipally as 680 Orr Street, to Tricar Properties Limited to facilitate high-density residential uses. This development proposes two (2) 6-storey apartment buildings totalling 148 housing units and subject to Application for Site Plan Approval (SP11-25) being processed by City Planning. NW Stratford's legal counsel is requesting that reserves be dedicated as public highway considering they currently prevent legal access to Block 5 and as such are holding up the sale of those lands.

NW Stratford is the developer of residential subdivisions north of McCarthy Road West including Plan 44M-75, Plan 44M-92 as well as Application for Draft Plan of Subdivision (File No. 31T25-001) for 750 McCarthy Road West which was considered by City Council at a public meeting held last September. NW Stratford was also the developer of lands south of McCarthy Road West through a residential subdivision implemented through Plan 44M-44. All of the 0.3 metre reserves ("Reserves") under consideration are shown on the attached plans as well as Plan 44M-92 for development context.

**Analysis:** Reserves are a land use planning tool used to prevent the premature development of lands as well as to restrict access to higher order roads (arterials) so that access can be provided through lower order roads (collector or local streets).

The subject Reserves are no longer required to prevent the premature development of lands. Along the north side of McCarthy Road West opposite the Rotary Complex, there are two reserves sandwiched together in the form of Block 113 on Plan 44M-44 / Part 2 on Plan 44R-4795 immediately adjacent to the McCarthy road allowance followed by Blocks 6 and 7 on Plan 44M-92. On their own, Blocks 6 and 7 are sufficient to restrict access to McCarthy Road West resulting in Block 113 and Part 2 to be redundant. Block 113 also extends further west to prevent legal access to 750 McCarthy Road West however the attached proposed Draft Plan of Subdivision (File No. 31T25-001) does propose a 0.3 metre reserve along that stretch preventing driveway access on adjacent lots and blocks. As such, Block 113 serves no purpose and should be dedicated as public highway.

Reserves related to Block "O" on Registered Plan No. 470 and Part 3 on Plan 44R-4795 are legacy reserves associated with McCarthy Road West when the street terminated at Greenwood Drive and was subsequently extended further west across the frontage of what is now the Rotary Complex. Considering McCarthy Road West is a roadway owned and operated by the City, said Reserves serve no purpose and should be dedicated as public highway.

The development of Blocks 4 and 5 contemplate high density residential uses in the form of apartment buildings and are subject to Applications for Site Plan Approval (SP04-25) and (SP11-25), respectively. Access is to be provided to Orr Street however a single driveway access for each Block is proposed to McCarthy Road West, which would cross Reserve Block 7 on Plan 44M-92. City Planning will be providing a subsequent report for Council's consideration to allow said access pending receipt of a reference plan to legally describe driveway portions of the Reserve Block to be dedicated as public highway.

### **Financial Implications:**

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

Any legal fees associated with the dedication of the 0.3 metre reserves as public highways are the responsibility of the developer.

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

There are no financial impacts on future budgets.

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

#### **Enhance our Infrastructure**

This report aligns with this priority as this matter aims to enhance Stratford's physical assets.

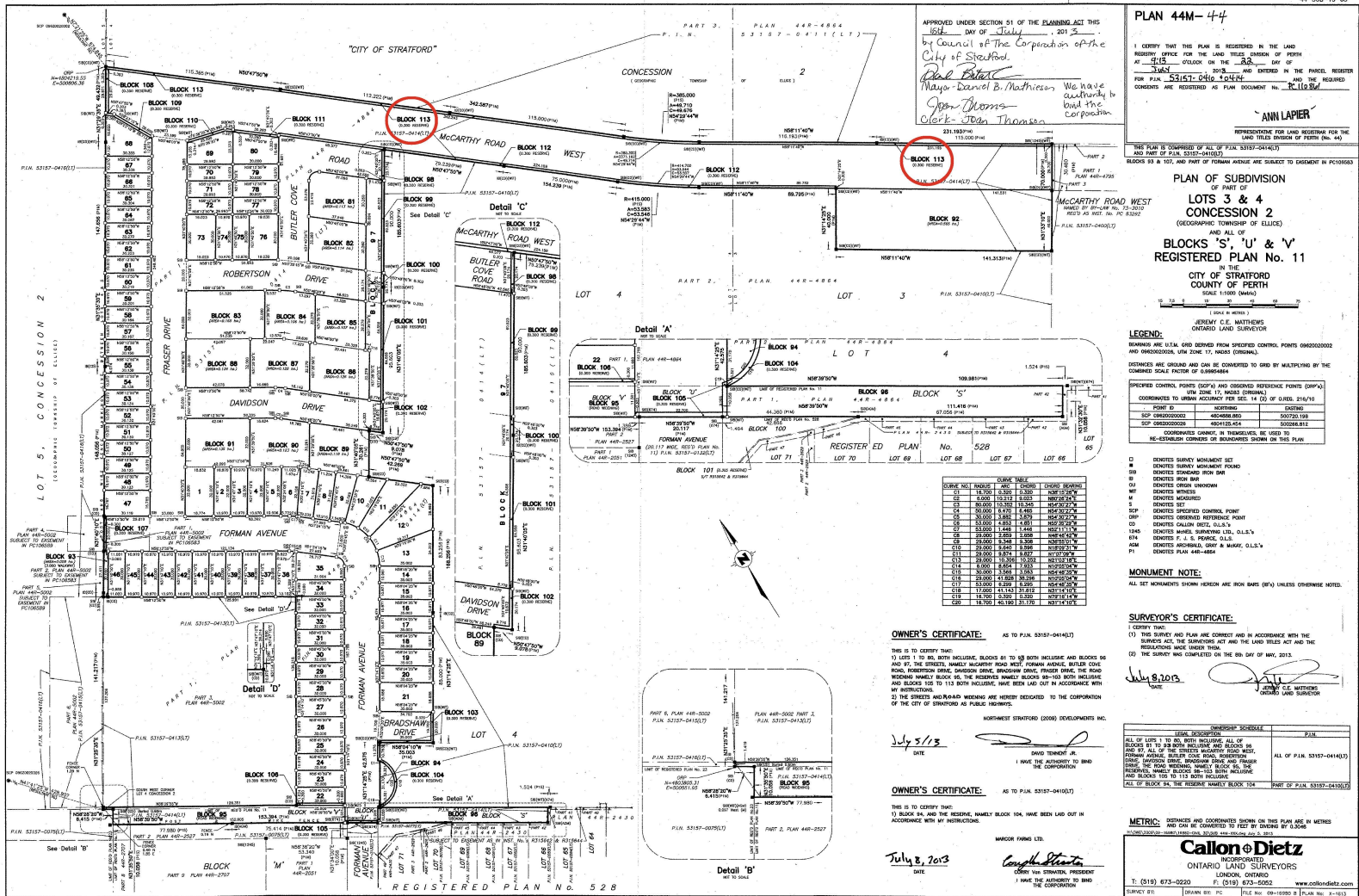
### **Alignment with One Planet Principles:**

**Not applicable:** This report is not applicable to the City's One Planet Principles considering this matter is required to secure legal access for existing development and to facilitate the residential development of certain lands.

**Staff Recommendation: THAT the City of Stratford declare the following lands as public highway and be dedicated as forming part of McCarthy Road West: Block 113 on Plan 44M-44; Reserve "O" on Registered Plan No. 470; and, Parts 2 and 3 on Plan 44R-4795;**

**AND THAT the City of Stratford declare the following lands as public highway and dedicate them as forming part of Orr Street: Blocks 141 and 142 on Plan 44M-75.**

|                        |   |
|------------------------|---|
| <b>Recommended by:</b> | Marc Bancroft, MPL, MCIP, RPP, Manager of Planning                          |
| <b>Reviewed by:</b>    | Adam Betteridge, MPA, MCIP, RPP, Director of Building and Planning Services |
| <b>Approved by:</b>    | André Morin, CPA, Chief Administrative Officer                              |





# OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT:

- LOTS 1 TO 126, BOTH INCLUSIVE, BLOCKS 127 TO 135, THE STREETS, NAMELY BUTLER COVE ROAD, ROBERTSON DRIVE, DAVIDSON DRIVE & BRADSHAW DRIVE, THE RESERVES, NAMELY BLOCKS 136 TO 143, HAVE BEEN LAID OUT IN ACCORDANCE WITH MY INSTRUCTIONS.
- THE STREETS ARE DEDICATED TO THE CORPORATION OF THE CITY OF STRATFORD AS PUBLIC HIGHWAYS.

# LEGEND:

- DENOTES SURVEY MONUMENT SET
- DENOTES SURVEY MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- RIB DENOTES 16mm DIAMETER ROUND IRON BAR
- CC DENOTES CUT CROSS
- OU DENOTES ORIGIN UNKNOWN
- SCP DENOTES SPECIFIED CONTROL POINT
- WIT DENOTES WITNESS
- M DENOTES MEASURED
- S DENOTES SET
- CD DENOTES CALLON DIETZ, O.L.S.'s
- P1 DENOTES PLAN 44R-5499
- P2 DENOTES PLAN 44R-5504
- P3 DENOTES PLAN 44M-44
- P4 DENOTES PLAN 44R-5500

# SURVEYOR'S CERTIFICATE:

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
  - THE SURVEY WAS COMPLETED ON THE 5th DAY OF MARCH, 2020.

August 11, 2020  
DATE

J. PAUL CROCKER  
ONTARIO LAND SURVEYOR

# NOTES:

UNLESS OTHERWISE NOTED ALL DIMENSIONS SHOWN ARE MEASURED  
BEARINGS ARE U.T.M. GRID DERIVED FROM SPECIFIED CONTROL POINTS 0962002002 AND 0962002026, UTM ZONE 17, NAD83 (ORIGINAL).  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99954864.

| POINT ID       | NORTHING    | EASTING    |
|----------------|-------------|------------|
| SCP 0962002002 | 4804888.880 | 500720.198 |
| SCP 0962002026 | 4804125.454 | 500266.812 |

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

# MONUMENT NOTES:

ALL SET MONUMENTS SHOWN HEREON ARE IRON BARS (IB's) UNLESS OTHERWISE NOTED.

APPROVED UNDER SECTION 51. OF THE PLANNING ACT THIS  
17th DAY OF August, 2020

Mayor - Daniel B. Matheson  
Clerk - Barbara Defoe

# PLAN 44M-75

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF PERTH AT 09:49 O'CLOCK ON THE 26th DAY OF AUGUST, 2020 AND ENTERED IN THE PARCEL REGISTER FOR P.I.N.'s 53157-0633(LT), 53157-0886(LT), 53157-0517(LT), 53157-0519(LT), 53157-0520(LT) & 53157-0521(LT) AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. PC181814

"M.L.GREEN"  
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PERTH (No. 44)

THIS PLAN IS COMPRISED OF ALL OF P.I.N. 53157-0633(LT) AND ALL OF P.I.N.'s 53157-0886(LT), 53157-0517(LT), 53157-0519(LT), 53157-0520(LT) & 53157-0521(LT)

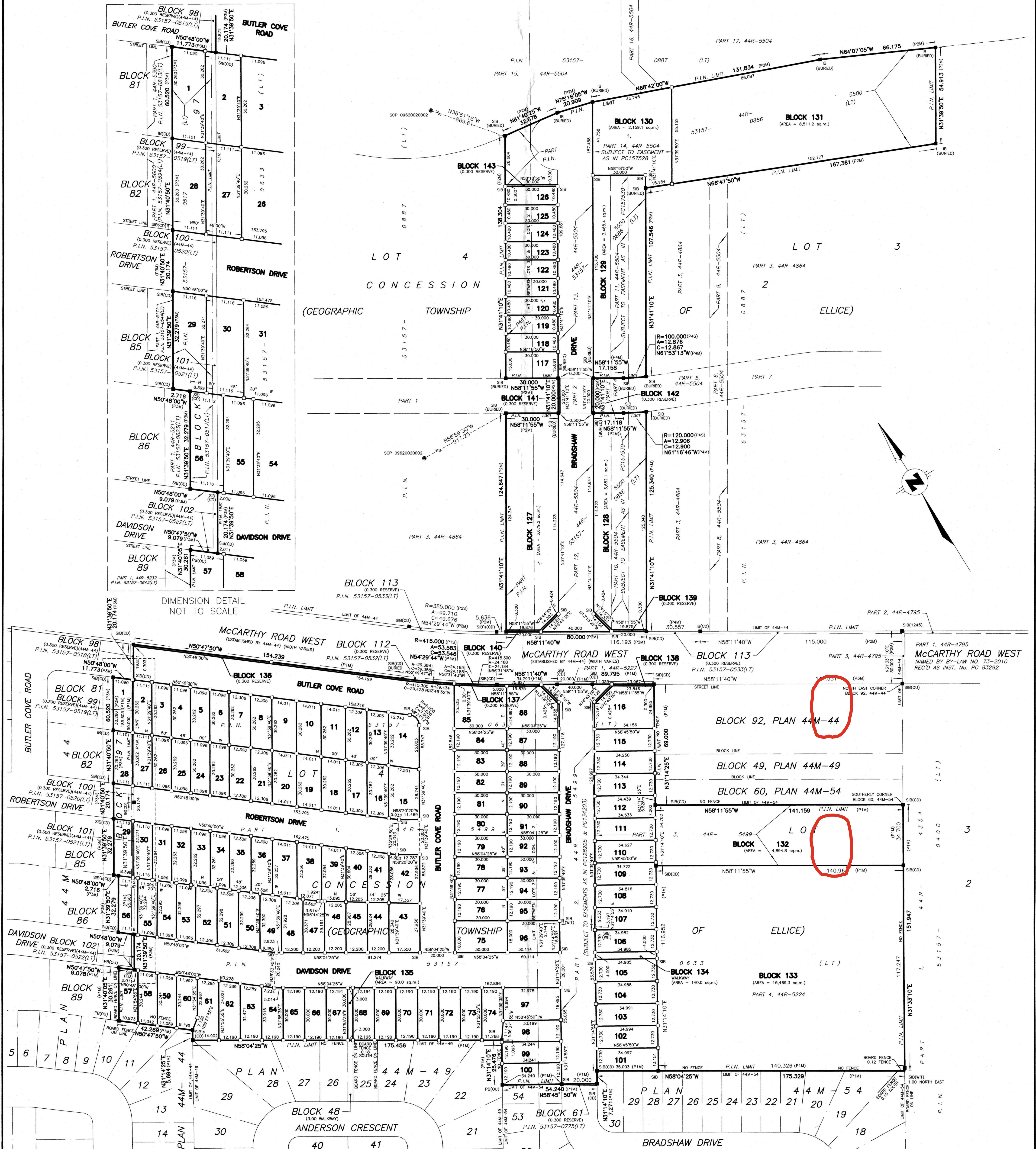
PART OF LOTS 86 TO 95, PART OF BLOCK 137 AND PART OF BRADSHAW DRIVE ARE SUBJECT TO EASEMENTS AS IN PC128205 & PC134203

PART OF BLOCKS 128, 129 & 139 ARE SUBJECT TO EASEMENT AS IN PC157530

ALL OF BLOCK 130 IS SUBJECT TO EASEMENT AS IN PC157528

# PLAN OF SUBDIVISION OF PART OF LOTS 3 & 4, CONCESSION 2 (GEOGRAPHIC TOWNSHIP OF ELLICE) AND ALL OF BLOCKS 97, 99, 100 & 101 PLAN 44M-44 IN THE CITY OF STRATFORD COUNTY OF PERTH

SCALE 1:1000 (Metric)  
(SCALE IN METRES)  
J. PAUL CROCKER  
ONTARIO LAND SURVEYOR



Callon Dietz INCORPORATED

ONTARIO LAND SURVEYORS  
CARLETON PLACE LONDON NORTH BAY  
info@callondietz.com callondietz.com

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

C:\Cvaut\DWG\2009\09-16880\SubplanPhase4(X-2399).dwg June 22, 2020

SURVEY BY: C.J. DRAWN BY: H.D. FILE NO: 09-16880 V PLAN NO: X-2399

ISO 9001



## OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT:

- BLOCKS 1 to 5, THE STREETS, NAMELY ORR STREET (WEST OF BRADSHAW DRIVE) AND ORR STREET (EAST OF BRADSHAW DRIVE), THE RESERVES, NAMELY BLOCKS 6, 7, 8 & 9 HAVE BEEN LAID OUT IN ACCORDANCE WITH MY INSTRUCTIONS.
- THE STREET IS DEDICATED TO THE CORPORATION OF THE CITY OF STRATFORD AS PUBLIC HIGHWAY.

NORTHWEST STRATFORD (2016)  
DEVELOPMENTS INC.17<sup>th</sup> June 2022

DATE

DAVID TENNANT

I HAVE THE AUTHORITY TO BIND  
THE CORPORATION

## LEGEND:

- DENOTES SURVEY MONUMENT SET
- DENOTES SURVEY MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- OU DENOTES ORIGIN UNKNOWN
- SCP DENOTES SPECIFIED CONTROL POINT
- WIT DENOTES WITNESS
- M DENOTES MEASURED
- S DENOTES SET
- 1017 DENOTES CALLON DIETZ, O.L.S.'s
- MTE DENOTES MTE OLS LTD., O.L.S.'s
- 674 DENOTES F.J.S. PEARCE, O.L.S.'s
- P1 DENOTES PLAN 44R-5900

## SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

- 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.
- THE SURVEY WAS COMPLETED ON THE 20th DAY OF JANUARY, 2021

June 17, 2022

DATE

J. PAUL CROCKER  
ONTARIO LAND SURVEYOR

## INTEGRATION DATA

BEARINGS ARE UTM GRID DERIVED FROM SPECIFIED CONTROL POINTS  
0920020002 AND 0920020026, UTM-17 NAD-1983:ORIGINAL.

ALL DIMENSIONS SHOWN ARE MEASURED, UNLESS OTHERWISE NOTED.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY  
MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99954864.

| SPECIFIED CONTROL POINTS (SCP's): UTM-17 NAD83:ORIGINAL<br>COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O. REG. 216/10 |             |            |
|--|-------------|------------|
| POINT ID   | NORTHING    | EASTING    |
| SCP 09620020002  | 4804888.880 | 500720.198 |
| SCP 09620020026  | 4804125.454 | 500266.812 |
| PLAN COORDINATES, UTM ZONE 17, NAD83 ORIGINAL  |             |            |
| 1  | 4804109.747 | 500941.050 |
| 2  | 4804102.285 | 501687.886 |
| COORDINATES CANNOT, IN THEMSELVES, BE USED TO<br>RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN                     |             |            |

## MONUMENT NOTES:

ALL SET MONUMENTS SHOWN HEREON ARE IRON BARS (IB's) UNLESS OTHERWISE NOTED.

METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES  
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048PLAN OF SUBDIVISION  
OF PART OF  
LOTS 3 & 4, CONCESSION 2

(GEOGRAPHIC TOWNSHIP OF ELLICE)

IN THE

CITY OF STRATFORD

COUNTY OF PERTH

SCALE 1:1000 (Metric)

J. PAUL CROCKER  
ONTARIO LAND SURVEYORAPPROVED UNDER SECTION 51 OF THE PLANNING ACT THIS  
25<sup>th</sup> DAY OF April, 2023Martin Ritsma - Mayor  
Tatiana Datoe - Clerk

## PLAN 44M-92

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND  
REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF PERTH  
AT 15:15 O'CLOCK ON THE 15<sup>th</sup> DAY OF  
MAY, 2023 AND ENTERED IN THE PARCEL REGISTER  
FOR P.I.N.'s 53157-1131 & 53157-1132(LT)  
AND THE REQUIRED CONSENTS ARE REGISTERED AS  
PLAN DOCUMENT No. PC 213646

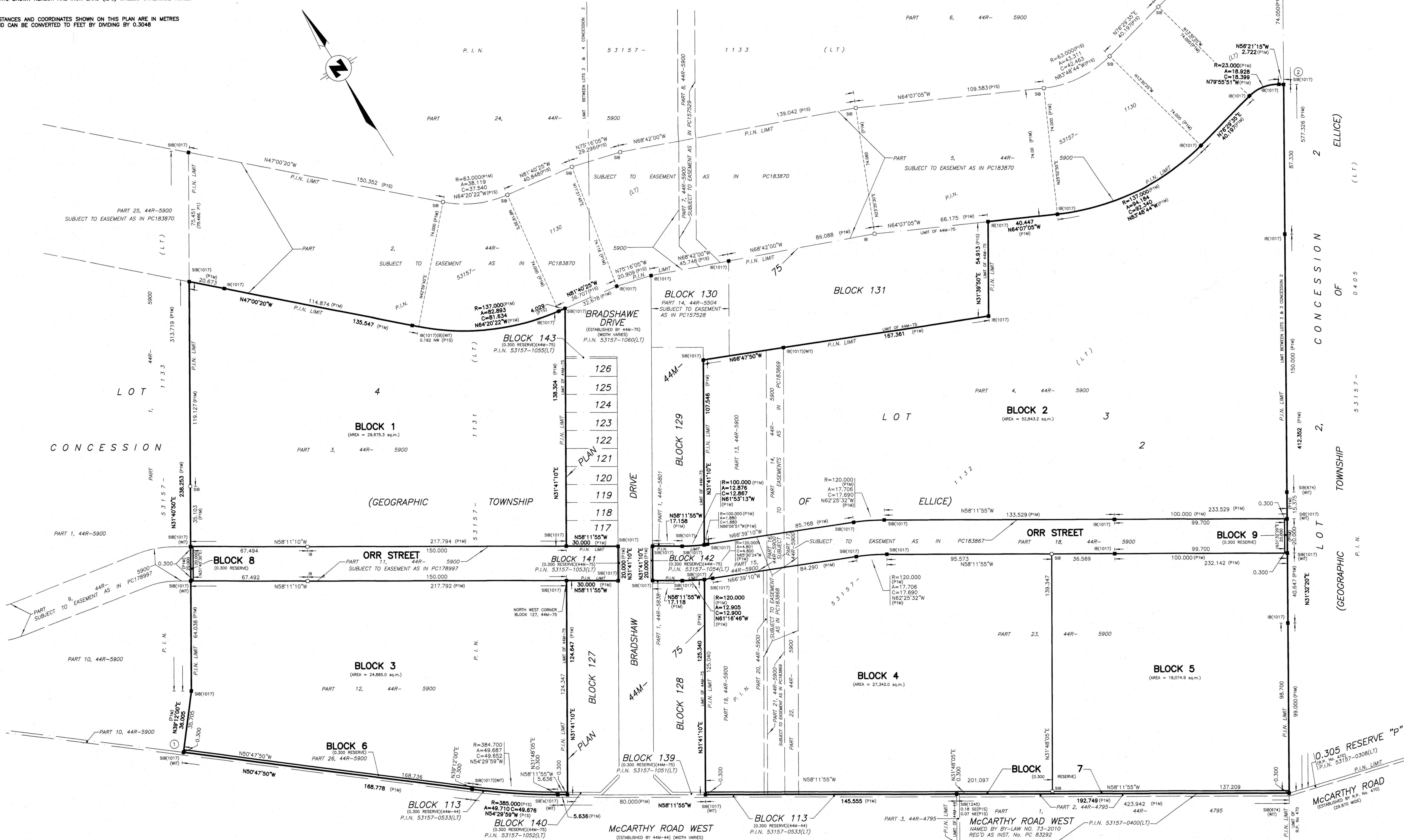
M. L. GREEN

REPRESENTATIVE FOR LAND REGISTRAR FOR THE  
LAND TITLES DIVISION OF PERTH (No. 44)

THIS PLAN IS COMPRISED OF ALL OF P.I.N.'s 53157-1131 &amp; 53157-1132(LT)

ALL OF ORR STREET (WEST OF BRADSHAW DRIVE) AND ALL OF BLOCK 8 IS SUBJECT TO  
EASEMENT AS IN PC178997ALL OF ORR STREET (EAST OF BRADSHAW DRIVE) AND ALL OF BLOCK 9 IS SUBJECT TO  
EASEMENT AS IN PC183867PART OF BLOCK 4 AND PART OF ORR STREET (EAST OF BRADSHAW DRIVE) IS SUBJECT TO  
EASEMENTS AS IN INST. PC183868, PC183869

PART OF BLOCK 2 IS SUBJECT TO EASEMENT AS IN INST. PC183869

LINE 36 KNOWN AS "QUINLAN ROAD"  
(ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 2 & 3)

Callon Dietz INCORPORATED

ONTARIO LAND SURVEYORS

CARLETON PLACE LONDON NORTH BAY

info@callondietz.com callondietz.com

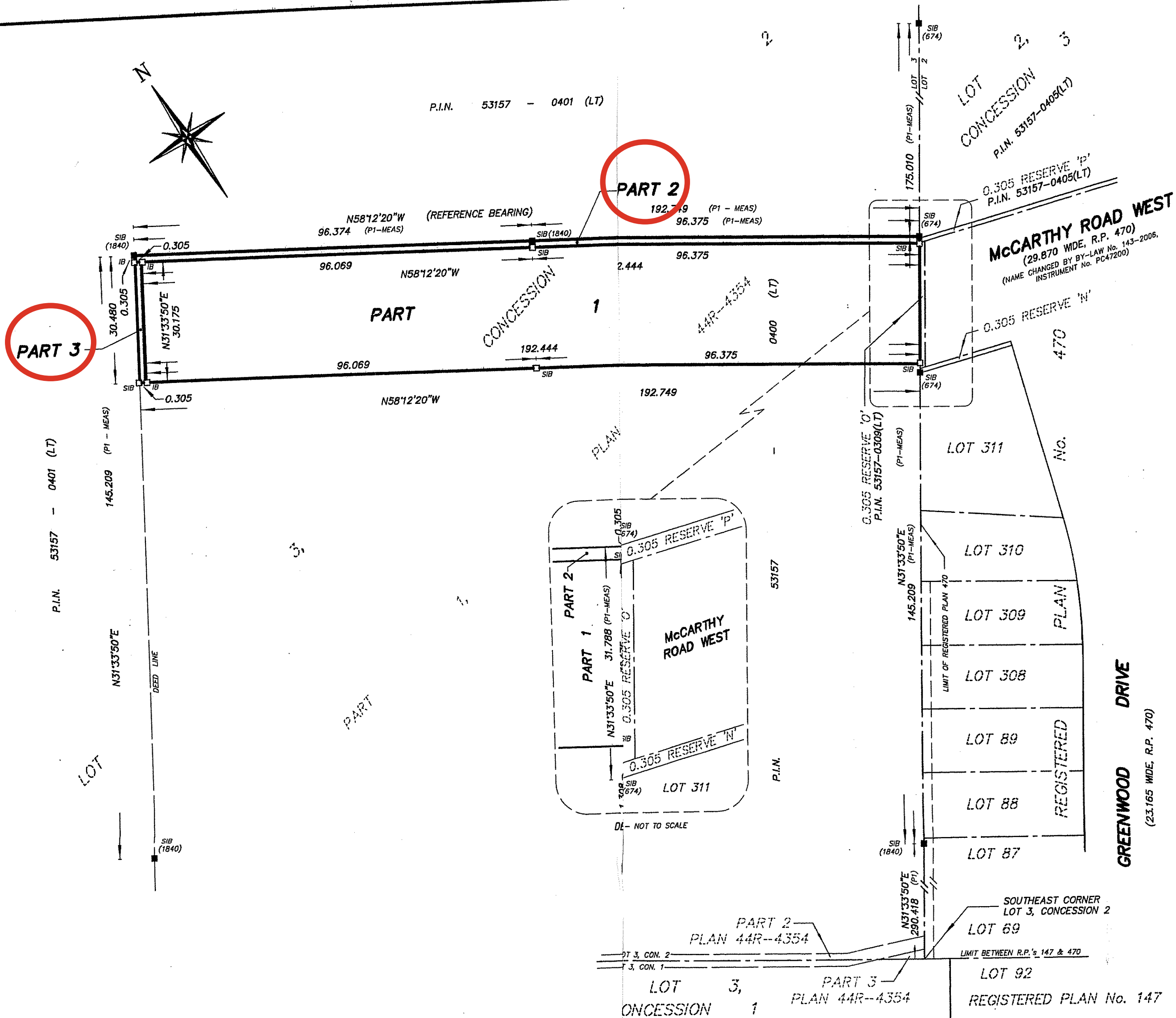
SURVEY BY: C.J. DRAWN BY: H.D. FILE NO: 09-16980AA PLAN NO: E-1151

C:\cd\out\DWG\2000a\2009\08-16980\SubplanPhase5(E-1151).dwg June 3, 2022

ISO 9001



200 McCARRY Rd - Bldg Complex Rd Extension



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

PLAN 44R-4795

RECEIVED AND DEPOSITED

DATE June 10, 2010

DATE June 11<sup>th</sup>, 2010

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

"Ann Lapier"  
Deputy LAND REGISTRAR FOR THE  
LAND TITLES DIVISION OF  
PERTH (No. 44)

#### PARTS SCHEDULE

| PART | LOT      | CONCESSION | P.I.N.                | AREA (m <sup>2</sup> ) |
|------|----------|------------|-----------------------|------------------------|
| 1    | Pt. of 3 | 2          | Pt. of 53157-0400(LT) | 5807.0                 |
| 2    | Pt. of 3 | 2          | Pt. of 53157-0400(LT) | 58.8                   |
| 3    | Pt. of 3 | 2          | Pt. of 53157-0400(LT) | 9.2                    |

PARTS 1, 2 and 3 - COMPRISE PART OF P.I.N. 53157-0400(LT).

#### PLAN OF SURVEY

OF PART OF  
**LOT 3**  
**CONCESSION 2**  
(GEOGRAPHIC TOWNSHIP OF ELLICE)  
NOW IN THE  
**CITY OF STRATFORD**  
**COUNTY OF PERTH**

SCALE 1:750  
0 3 6 9 12 15 30 45 METRES

McNEIL SURVEYING LIMITED  
ONTARIO LAND SURVEYORS

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

#### NOTE:

BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO  
THE NORTH LIMIT OF PLAN 44R-4354, HAVING A BEARING  
OF N58°12'20"W.

#### LEGEND:

- DENOTES PLANTED MONUMENT
- DENOTES FOUND MONUMENT
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- MEAS DENOTES MEASURED
- 1840 DENOTES McNEIL SURVEYING LIMITED, O.L.S.'s
- 674 DENOTES F.J.S. PEARCE, O.L.S.
- R.P. DENOTES REGISTERED PLAN
- P1 DENOTES PLAN 44R-4354

#### SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- 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.
- THE SURVEY WAS COMPLETED ON THE 1st DAY OF JUNE, 2010.

June 10, 2010  
DATE

Kenneth J. Ketchum  
KENNETH J. KETCHUM  
ONTARIO LAND SURVEYOR

**McNEIL SURVEYING LIMITED**

ONTARIO LAND SURVEYORS  
160 ERIE STREET  
STRATFORD, ONTARIO, N5A 2M7

TEL: (519) 271-7952  
FAX: (519) 271-3545

Cad File: S:\McNeil Svy\97\9732\9732-REF.dwg

COGO: 9732.asc

Drawn By: Michael Bender

Checked By: K.KETCHUM, O.L.S. File No. 9732 (L)

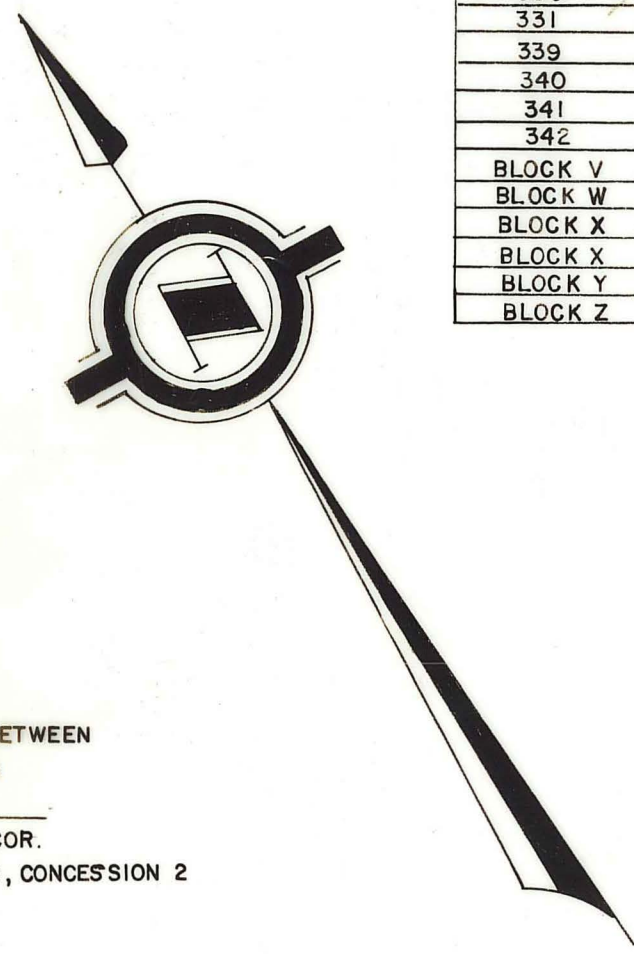


# SHEET 3 OF 3 REGISTERED PLAN NO 470

## CERTIFICATE OF REGISTRATION OF PLAN

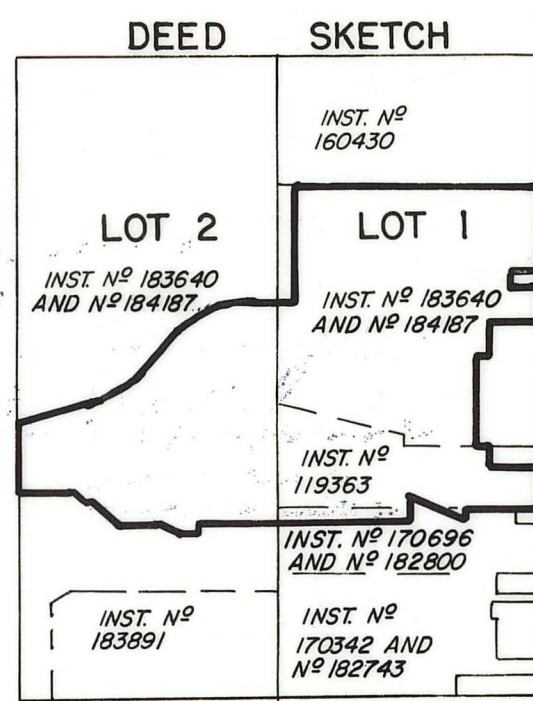
I CERTIFY THAT THIS PLAN IS DULY REGISTERED IN THE REGISTRY OFFICE FOR THE REGISTRY DIVISION OF PERTH (N.S. 44) AT 10:00 PM CLOCK ON SEPTEMBER 19, 1974, AND THAT THE SAME IS IN ACCORDANCE WITH THE REGISTRY ACT AND CONSENTS RELATING TO THIS PLAN ARE REGISTERED AS NO 187213

*L. D. Brown*  
DEPUTY LAND REGISTRAR



| LOT     | RADIUS  | CHORD   | BEARING         |
|---------|---------|---------|-----------------|
| 260     | 134.47' | 3.48'   | N 30° 44' 44" E |
| 261     | 134.47' | 60.43'  | N 7° 07' 51" E  |
| 262     | 134.47' | 50.07'  | N 5° 24' 37" W  |
| 263     | 189.55' | 89.77'  | N 4° 02' 33" W  |
| 264     | 235.27' | 109.10' | N 4° 03' 02" W  |
| 265     | 123.55' | 67.02'  | N 4° 50' 45" E  |
| 270     | 60.00'  | 5.08'   | N 29° 10' 01" E |
| 271     | 60.00'  | 19.44'  | N 12° 12' 53" W |
| 272     | 60.00'  | 50.57'  | N 2° 36' 07" E  |
| 273     | 60.00'  | 54.43'  | N 0° 02' 07" E  |
| 274     | 60.00'  | 64.57'  | N 2° 42' 52" W  |
| 275     | 60.00'  | 49.23'  | N 7° 07' 56" W  |
| 276     | 60.00'  | 10.55'  | N 74° 19' 23" E |
| 284     | 235.27' | 18.13'  | N 56° 06' 33" W |
| 285     | 189.27' | 91.54'  | N 4° 09' 30" W  |
| 286     | 68.47'  | 70.29'  | N 2° 04' 35" E  |
| 287     | 60.00'  | 37.74'  | N 55° 56' 24" W |
| 288     | 478.14' | 156.00' | N 65° 17' 12" W |
| 289     | 70.00'  | 78.23'  | N 61° 07' 42" E |
| 290     | 610.00' | 205.45' | N 80° 08' 55" E |
| 291     | 478.14' | 261.13' | N 86° 08' 44" E |
| 292     | 70.00'  | 20.00'  | N 20° 55' 43" E |
| 293     | 60.00'  | 63.28'  | N 55° 09' 39" W |
| 294     | 70.00'  | 73.30'  | N 23° 03' 12" W |
| 295     | 70.00'  | 64.92'  | N 74° 06' 41" W |
| 296     | 135.00' | 104.11' | N 80° 24' 35" W |
| 297     | 484.00' | 58.14'  | N 35° 07' 28" W |
| 298     | 60.00'  | 89.50'  | N 17° 47' 10" E |
| 300     | 60.00'  | 5.17'   | N 62° 59' 17" W |
| 301     | 100.00' | 58.94'  | N 48° 34' 08" E |
| 302     | 610.00' | 141.67' | N 81° 36' 07" W |
| 303     | 100.00' | 58.94'  | N 48° 34' 08" E |
| 304     | 60.00'  | 81.00'  | N 56° 35' 12" E |
| 305     | 486.87' | 119.18' | N 24° 40' 14" E |
| 306     | 486.87' | 22.02'  | N 16° 21' 44" E |
| 307     | 410.87' | 29.92'  | N 29° 35' 50" E |
| 308     | 410.87' | 50.46'  | N 23° 03' 29" E |
| 309     | 410.87' | 38.76'  | N 17° 46' 09" E |
| 310     | 60.00'  | 137.08' | N 56° 13' 55" E |
| 315     | 149.00' | 50.99'  | N 48° 30' 47" W |
| 316     | 149.00' | 21.88'  | N 34° 30' 10" W |
| 317     | 149.00' | 15.36'  | N 27° 20' 36" W |
| 318     | 160.45' | 8.10'   | N 25° 50' 09" W |
| 319     | 160.45' | 22.47'  | N 31° 17' 40" W |
| 320     | 160.45' | 21.20'  | N 38° 05' 27" W |
| 321     | 160.45' | 20.44'  | N 46° 01' 11" W |
| 322     | 160.45' | 2.72'   | N 57° 49' 51" W |
| 323     | 60.75'  | 10.66'  | N 53° 17' 17" W |
| 324     | 60.75'  | 21.42'  | N 38° 09' 38" W |
| 325     | 60.75'  | 27.77'  | N 14° 58' 06" W |
| 326     | 60.00'  | 38.72'  | N 12° 21' 37" W |
| 327     | 60.00'  | 20.00'  | N 18° 04' 03" W |
| 328     | 60.00'  | 21.37'  | N 38° 31' 11" W |
| 329     | 60.00'  | 10.05'  | N 53° 31' 11" W |
| 330     | 94.45'  | 2.72'   | N 57° 29' 31" W |
| 331     | 94.45'  | 20.22'  | N 50° 31' 59" W |
| 332     | 94.45'  | 32.93'  | N 54° 23' 37" W |
| 333     | 215.00' | 12.51'  | N 41° 21' 10" W |
| BLOCK V | 60.00'  | 21.14'  | N 59° 11' 11" E |
| BLOCK W | 70.00'  | 21.34'  | N 78° 07' 14" W |
| BLOCK X | 60.00'  | 20.28'  | N 84° 56' 39" E |
| BLOCK Y | 610.00' | 20.57'  | N 89° 14' 12" W |
| BLOCK Z | 60.00'  | 20.39'  | N 48° 34' 50" W |
|         | 134.47' | 24.07'  | N 22° 12' 19" W |

LOT 3



SCALE: 1 INCH = 1000 FEET

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.  
2. THE SURVEY WAS COMPLETED ON THE 29TH DAY OF AUGUST, 1974.

*E. J. Pearce*  
E. J. PEARCE  
ONARIO LAND SURVEYOR

OCTOBER 22, 1974,  
STRATFORD, ONTARIO.

## NOTE

1. INCH SQUARE IRON BARS ARE SHOWN THUS:
2. 5/8 INCH ROUND IRON BARS ARE SHOWN THUS:
3. BEARINGS HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE MERIDIAN THROUGH THE SOUTH EASTERLY CORNER OF THE TOWNSHIP OF ELLICE, NOW IN THE CITY OF STRATFORD, AND WERE DERIVED FROM A PREVIOUSLY ESTABLISHED BEARING TRAVERSE.
4. ALL HANGING LINES SHOWN ON THIS PLAN HAVE BEEN VERIFIED.

PART  
PLAN 448279

# SUBDIVISION PLAN OF PART OF LOTS 1 AND 2, CONCESSION 2, TOWNSHIP OF ELLICE, NOW IN THE CITY OF STRATFORD COUNTY OF PERTH SCALE: 1 INCH = 100 FEET 1974.

Approved under Section 33 of  
THE PLANNING ACT.

This 15th day of Sept. 1974.

*Donald R. Irvine*  
Donald R. Irvine,  
Minister of Housing.

## OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:  
1. LOTS 259 TO 342, BOTH INCLUSIVE, 1.0' RESERVES K, L, M, N, O, P, Q, R, S, T, U, BLOCKS V, W, X, Y AND Z, CAMPBELL COURT, DEACON STREET, DICKENS PLACE, GREENWOOD DRIVE, M'CARTHY ROAD, NETHERCOTT DRIVE, NORWOOD COURT AND WHITE STREET, AS DESIGNATED WITHIN THE AREA OF THE SURVEY OUTLINED HAVE BEEN Laid OUT IN ACCORDANCE WITH MY INSTRUCTIONS.  
2. CAMPBELL COURT, DEACON STREET, DICKENS PLACE, GREENWOOD DRIVE, M'CARTHY ROAD, NETHERCOTT DRIVE, NORWOOD COURT AND WHITE STREET ARE HEREBY DEDICATED AS PUBLIC HIGHWAYS.  
3. DATED THE 5TH DAY OF SEPTEMBER, 1975

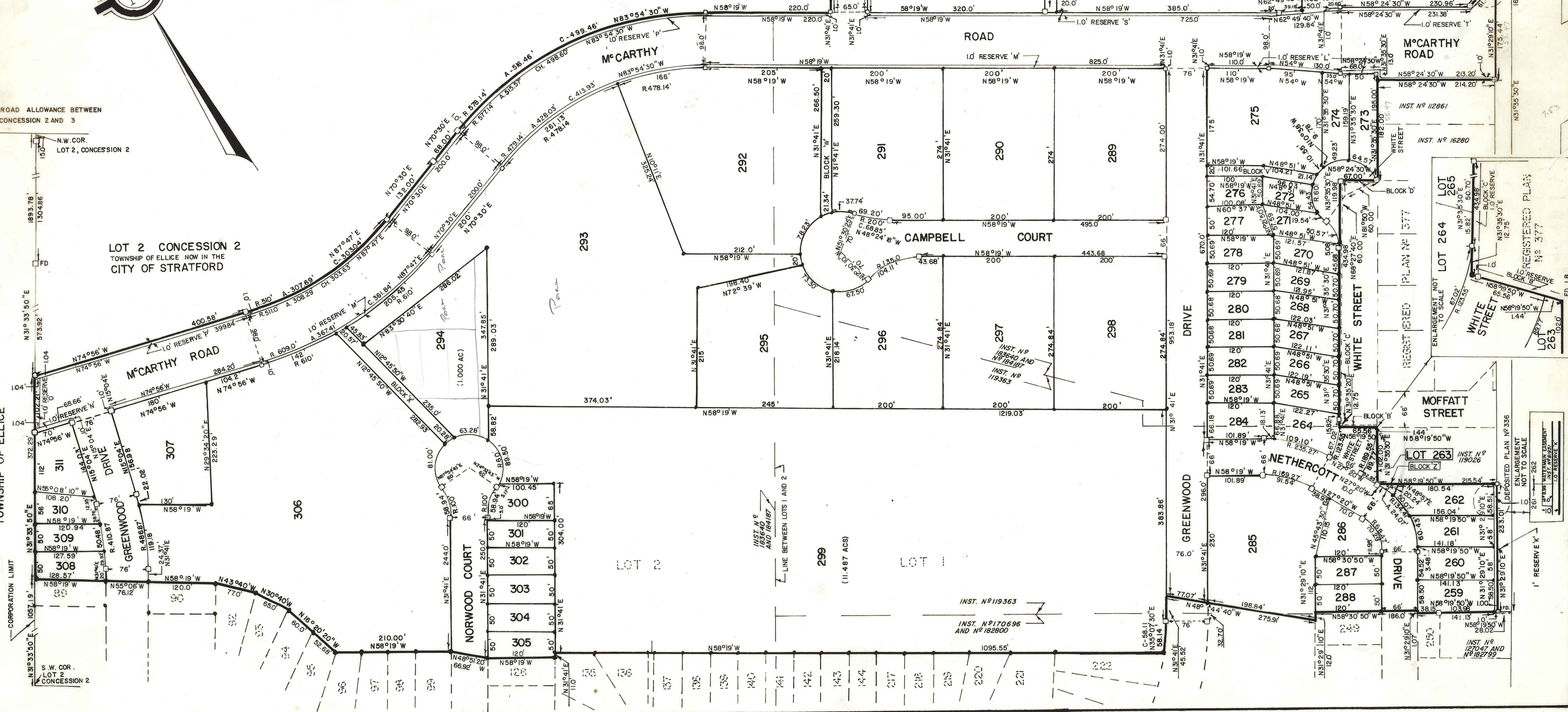
*Erhard Matthaeus*  
ERHARD MATTHAEUS, PRESIDENT  
EIWO-CANADIAN BUILDING COMPANY LIMITED

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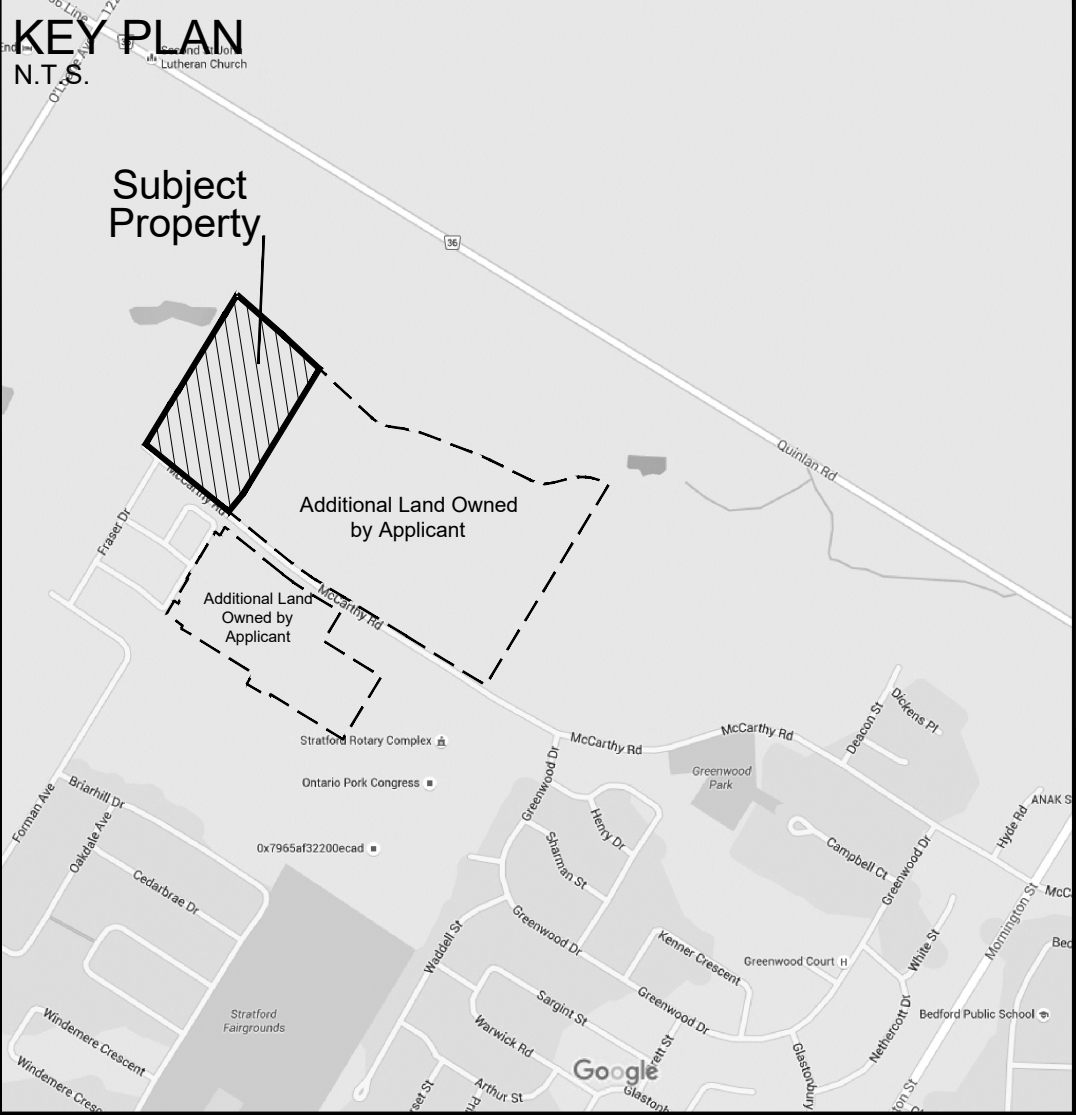
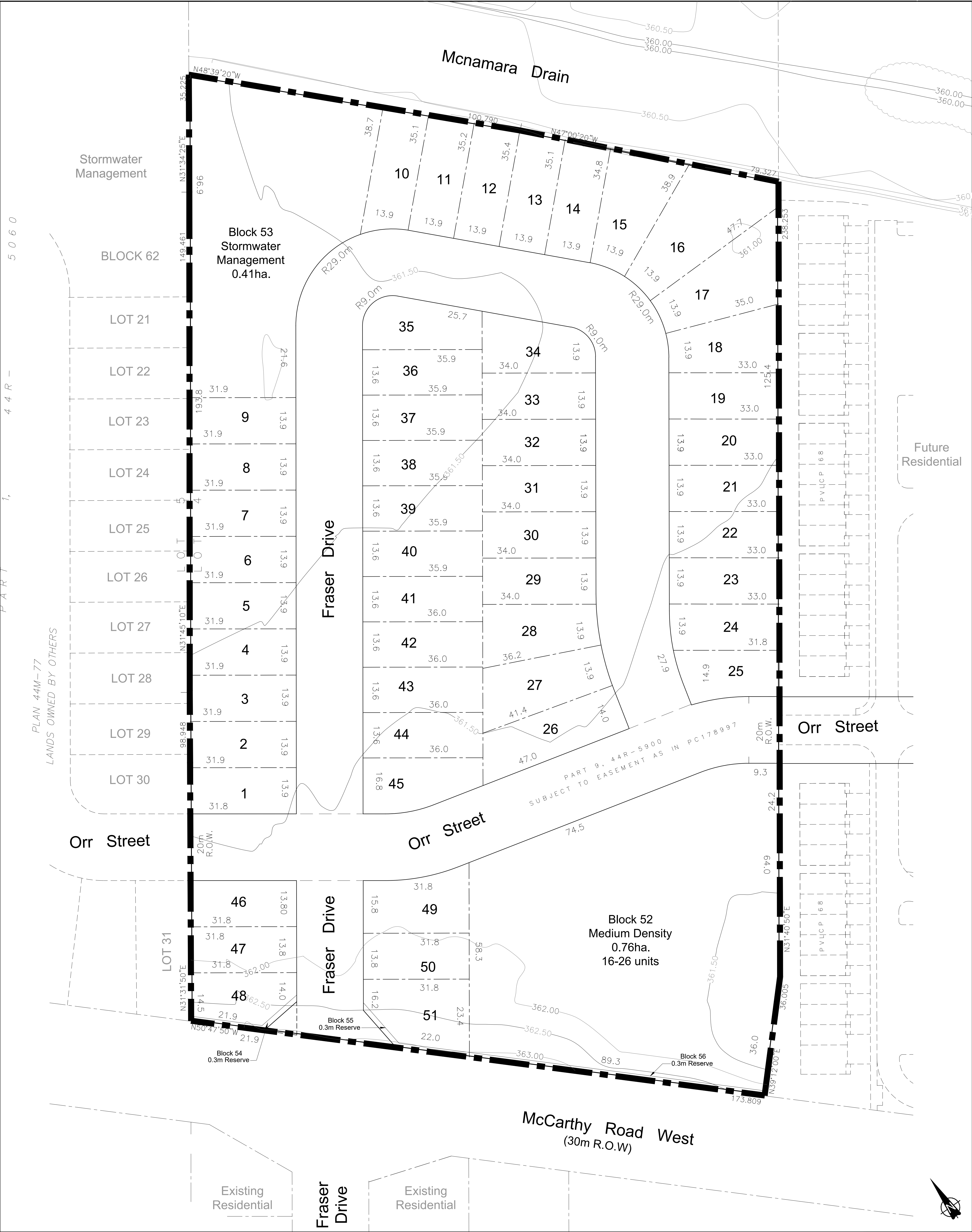
ROAD ALLOWANCE BETWEEN  
CONCESSION 2 AND 3

LOT 2 CONCESSION 2  
TOWNSHIP OF ELLICE NOW IN THE  
CITY OF STRATFORD

LOT 3 CONCESSION 2  
TOWNSHIP OF ELLICE







| LAND USE SCHEDULE           |            |       |            |
|-----------------------------|------------|-------|------------|
| DESCRIPTION                 | LOTS/BLKS. | UNITS | AREA (ha.) |
| Single Detached Residential | 1-51       | 51    | 2.54       |
| Medium Density Residential  | 52         | 16-26 | 0.76       |
| Stormwater Management       | 53         |       | 0.41       |
| 0.3m Reserve                | 54-56      |       | 0.00       |
| Roads                       |            |       | 1.22       |
| Total                       |            | 67-77 | 4.93       |

**ADDITIONAL INFORMATION**  
(UNDER SECTION 51(17) OF THE PLANNING ACT)  
INFORMATION REQUIRED BY CLAUSES a,b,c,d,e,f,g,j and l ARE AS SHOWN ON THE DRAFT PLAN.  
h) Municipal water supply  
i) Clay loam  
k) All sanitary and storm sewers as required

**OWNER'S CERTIFICATE**  
I AUTHORIZE THE GSP GROUP INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF STRATFORD.

  
Northwest Stratford (2024)  
Developments Inc

March 12, 2025  
DATE


**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

  
J. Paul Crocker  
Callon Dietz Inc.

March 11, 2025  
DATE

# DRAFT PLAN OF SUBDIVISION

Part of Lot 4, Concession 2  
Registered Plan No.11  
(Geographic Township Of Ellice)  
City of Stratford  
County of Perth



PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE  
gspgroup.ca

| REVISIONS |  |  |
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Date: February 24, 2025  
Scale: 1:500 metric

Drawn By: MN  
Project No.: 8004

Dwg File Name: dp8004b - phase 6.dwg



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## MANAGEMENT REPORT

**Date:** January 28, 2026  
**To:** Infrastructure, Transportation and Safety Sub-Committee  
**From:** Nathan Bottema, Manager of Engineering  
**Report Number:** ITS26-001  
**Attachments:** None

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**Title:** Neighbourhood Area Speed Limit Pilot Study

**Objective:** To present the cost estimates for the 40 km/h speed-limit pilot program options in the Avon Ward and to seek Council approval to proceed with implementation.

**Background:** At the October 14, 2025, Regular Meeting, Council lifted the management report entitled "40 km/h Speed Limits in Residential Areas" (ITS23-028) from the table adopted the following resolution:

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

**Analysis:** Reduced speed limits in residential areas are intended to improve road safety, particularly for vulnerable road users. Implementing a pilot program allows the city to assess operational requirements, costs, compliance, and public response prior to considering broader implementation. To advance Council's direction, staff have developed two pilot project options within the Avon Ward.

### **Pilot Study Area Option #1: Northwest Stratford**

Pilot study area #1 is bound by Huron Street to the south, Mornington Street to the east, McCarthy Street to the north, and O'Loane Avenue to the west. This study area includes two secondary schools, St. Aloysius Catholic Elementary School, the YMCA daycare, and the Stratford Education & Recreation Centre (SERC). This area is primarily zoned as residential, has 23.2 kilometers of local streets and 5.7 kilometers of collector streets. Historical speed studies indicate general compliance with default speed limits on local streets, with general non-compliance observed on collector streets currently posted at 40 km/h.



To implement a pilot study in this area, 40 new gateway speed limit signs would be required as shown in Figure 1. The estimated material and labour cost for Infrastructure Services to install the required signage is \$11,600. The proposed pilot study represents approximately 18% of the total number of signs required for a city-wide rollout.

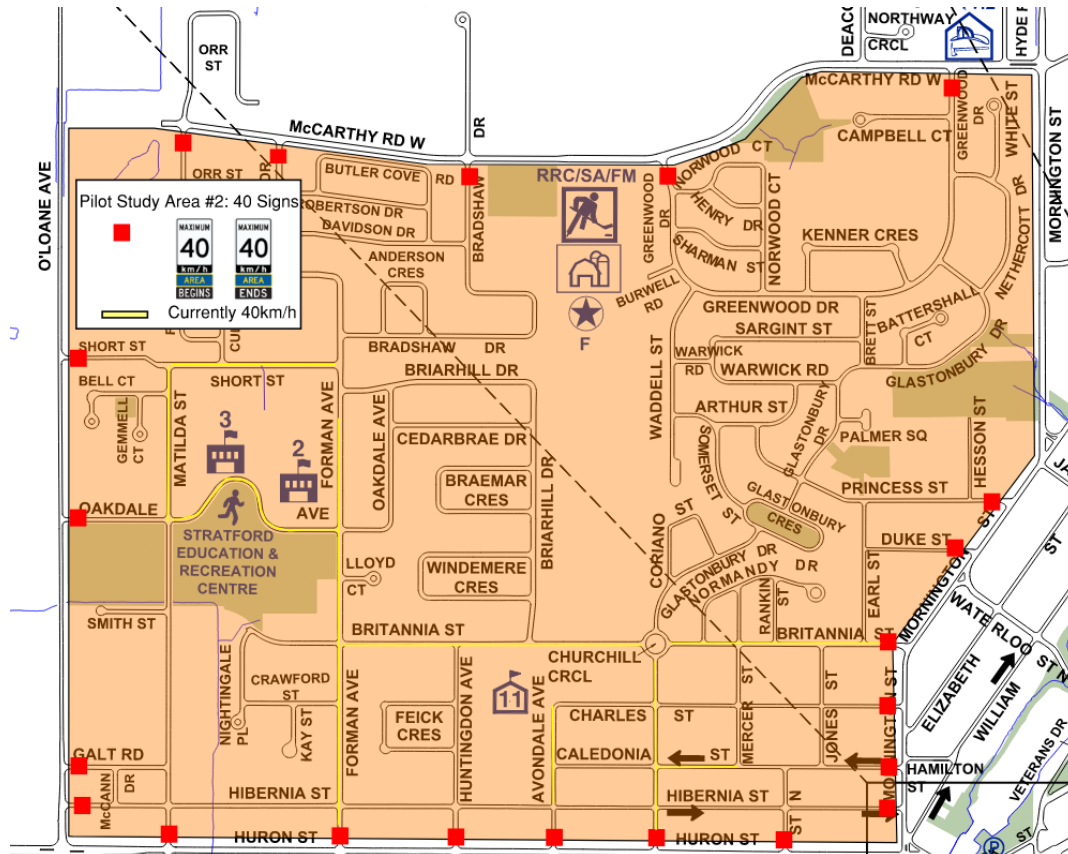


Figure 1: Pilot Study Area #1 Configuration

### Pilot Study Area Option #2: Avondale neighbourhood south of Huron Street

As an alternative to option #1, staff have identified an opportunity to implement a pilot program within the Avon Ward south of Huron Street. This area is bound by Huron Street to the north, the Douglas Street to the east, the Avondale Cemetery to the south and O'Loane Avenue to the west. This area is primarily zoned as residential, has 7.2 kilometers of local streets, 1.2 kilometers of collector streets, and includes the Avon Public Elementary School. Apart from John Street and Huntingdon Street, which have a posted speed limit of 40 km/h, all streets in the area are subject to the default 50 km/h limit. Historical speed studies indicate general compliance with default speed limit on local streets.

To implement this pilot study, new gateway speed limit signs would be required at 18 locations as shown in Figure 2. The estimated material and labour cost for Infrastructure Services to install the required signage is \$5,200. The proposed pilot

study represents approximately 8% of the total number of signs required for a city-wide rollout.



Figure 2: Pilot Study Area #2 Configuration

Sub-committee may consider one of the following options:

1. Pilot study area #1: Northwest Stratford.
2. Pilot study area #2: Avondale neighbourhood south of Huron Street.
3. Receipt for file.

Staff recommend implementing a 40 km/h speed limit pilot program in the Northwest Stratford area (Option 1). Conducting a pilot program in this area represents a practical step toward improving street safety for all users, while allowing for data collection, evaluation, and community engagement before considering a potential future city-wide expansion.

## Implementation Plan

To evaluate the effectiveness of a pilot program, before-and-after speed studies will be conducted at selected locations to quantify changes in operating speeds. In parallel, public education campaigns will inform residents and visitors about the pilot and the purpose of the Area Speed Limit signage. Resident surveys will be distributed to households within the pilot area at key milestones to gather feedback throughout the program. The results will be reported to Council, along with recommendations on whether to continue, modify, or expand the 40 km/h program. The program is intended to launch in the summer of 2026 and conclude in the fall of 2027, at which time, staff will report back to Council with data and recommendations.

To implement a pilot neighborhood area speed limit change, Schedule 14 of the Traffic and Parking By-law 159-2008 needs to be amended. If the Council endorses a pilot program, a by-law update will be addressed in a subsequent report.

Internal staff have the capacity to implement the pilot study areas proposed, but expanding the program beyond the pilot would necessitate either a multi-year staged approach or the involvement of a third-party contractor.

Improving street user safety, with a focus on the comfort and safety of vulnerable street users, is a key objective of the 2023 Transportation Master Plan and aligns with the Strategic Priorities. Reconsidering speed limits paves the way for improved street design and increased safety, offering more opportunities for all modes of transport while having a minimal impact on vehicular travel.

### **Financial Implications:**

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

The cost to supply and install the gateway area speed signs would come from the existing operating budget and is estimated at \$11,600.00 for option 1 and \$5,200.00 for option 2.

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

Minor increase to annual reflectivity assessment costs. Upon completing a pilot program, future costs for expanding or reducing the program will be evaluated and determined at council's discretion.

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

The new signage will be added to the asset management plan, and replacements will be planned for based on estimated useful life.

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

#### **Enhance our Infrastructure**

This report aligns with this priority as reducing the speed limit in residential areas enhances transportation safety for all modes, supports sustainable growth, and contributes to community well-being.

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

#### **Health and Happiness**

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

#### **Travel and Transport**

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

**Staff Recommendation: THAT a pilot study for Area Speed Limit Signage be implemented in the area bounded by Huron Street to the south, Mornington Street to the east, O'Loane Avenue to the west, and the McCarthy Street to the north;**

**AND THAT Council direct staff to bring a subsequent report back to Council with the appropriate recommended Traffic and Parking By-Law amendments to reduce the speed limit in the pilot program area to 40km/h.**

**Prepared by:** Nathan Bottema, Manager of Engineering  
**Recommended by:** Taylor Crinklaw, Director of Infrastructure Services  
André Morin, CPA, Chief Administrative Officer





**BY-LAW NUMBER XXX-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 Z06-25 by Countryside Developments (2014) Inc. to amend the zoning of certain lands known as 16 Kastner 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 Fourth Density (R4(1)-23) / Residential Fourth Density (R4(2)-24) to Residential First Density (R1(3)), those lands outlined in heavy solid lines and described as R1(3) on Schedule "A" attached hereto and forming part of this By-law, and legally described as Part of Block 44 on Plan 44M-93 being Parts 1, 2, 3, 4, 5 and 6 on Plan 44R-6463 in the City of Stratford.
2. 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 Fourth Density (R4(1)-23) / Residential Fourth Density (R4(2)-24) to Residential Fifth Density (R5(3)-29), those lands outlined in heavy solid lines and described as R5(3)-29 on Schedule "A" attached hereto and forming part of this By-law, and legally described as Part of Block 44 on Plan 44M-93 being Part 7 on Plan 44R-6463 in the City of Stratford.
3. 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 deleting Section 15.5.29 in its entirety and replacing it with the following:

**15.5.29**

a) Defined Area (16 Kastner Street)

R5(3)-29 as shown on Schedule "A", Map 2

- b) Minimum Front Yard Depth: 4 metres
- c) Minimum Interior Side Yard Width (from  
the westerly lot line): 4.5 metres
- d) Minimum Landscaped Open Space: 30%

4. 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 23rd day of February, 2026.

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Mayor – Martin Ritsma

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Clerk – Tatiana Dafoe

**This is Schedule "A" to By-law XXX-2026  
Adopted this 23<sup>rd</sup> day of February, 2026**

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





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

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BEING a By-law to dedicate Part 9 on Reference Plan 44R-6463 as public highway forming part of Perth Line 36 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 9 on Reference Plan 44R-6463;

**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 Perth Line 36 in the City of Stratford.
2. The lands referred to in Section 1 hereof are described as being:
  - a. Part of Block 48, Plan 44M-93 being part of P.I.N. 53157-1239(LT)

now designated as Part 9 on Reference Plan 44R-6463 for the widening of Perth Line 36.
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

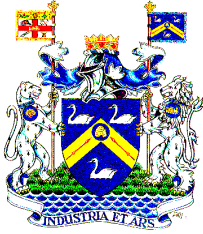
FINALLY PASSED this 23rd of February, 2026.

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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 Block 113 on Plan 44M-44; Reserve "O" on Registered Plan No. 470; and Parts 2 and 3 on Plan 44R-4795 as public highway forming part of McCarthy Road West 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 Block 113 on Plan 44M-44; Reserve "O" on Registered Plan No. 470; and Parts 2 and 3 on Plan 44R-4795;

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

1. The lands described as Block 113 on Plan 44M-44, City of Stratford, be and is hereby dedicated as a public highway forming a part of McCarthy Road West in the City of Stratford.
2. The lands described as Reserve "O" on Registered Plan No. 470, City of Stratford, be and is hereby dedicated as a public highway forming a part of McCarthy Road in the City of Stratford.
3. The lands described as Part of Lot 3, Concession 2, Part of PIN 53157-0400(LT) and now designated as Parts 2 and 3 on Plan 44R-4795, City of Stratford, be and are hereby dedicated as a public highway forming a part of McCarthy Road West in the City of Stratford.
4. That this By-law shall come into force upon registration with the Land Titles Office.

5. 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 23rd 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 Blocks 141 and 142 on Plan 44M-75 as public highway forming part of Orr 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 Blocks 141 and 142 on Plan 44M-75;

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

1. The lands described as Blocks 141 and 142 on Plan 44M-75, City of Stratford, be and are hereby dedicated as a public highway forming a part of Orr Street in the City of Stratford.
2. That this By-law shall come into force upon registration with the Land Titles Office.
3. 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 23rd of February, 2026.

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Mayor – Martin Ritsma

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Clerk – Tatiana Dafoe



## **STRATFORD CITY COUNCIL**

### **CONSENT AGENDA**

February 23, 2026

|                      |                            |
|----------------------|----------------------------|
| <b>REFERENCE NO.</b> | <b>CONSENT AGENDA ITEM</b> |
|----------------------|----------------------------|

CA-2026-018

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

- Morenz Drive, from Water Street to Lakeside Drive, and Lakeside Drive from Waterloo Street South to North Street will be closed Tuesday, February 3, 2026, for several hours beginning at approximately 7:30 a.m. to allow for the safe and efficient repair of a watermain break at the intersection of Morenz Drive and Water Street. Local traffic only.
- Grant Street, from Home Street to McNab Street, will be closed Wednesday, February 4, 2026, for several hours beginning at approximately 7:30 a.m. to allow for the safe and efficient repair of a watermain break at 53 Grant Street. Local traffic only.
- The southbound lane of Wellington Street, from Market Place to St. Patrick Street will be closed Thursday, February 5, 2026, for several hours beginning at approximately 8:30 a.m. to allow for the safe and efficient repair of a water service break at 86 Wellington Street.
- George Street East, from Downie Street to Waterloo Street South, will be closed Tuesday, February 10, 2026, for several hours beginning at approximately 7:30 a.m. to allow for the safe and efficient repair of a watermain break at 33 George Street East. Local traffic only.
- Glastonbury Drive, from Princess Street to Warwick Road, will be closed Friday, February 13, 2026, for several hours beginning at approximately 7:30 a.m. to allow for the safe and efficient repair of a watermain break at 249 Glastonbury Drive. Local traffic only.
- Warwick Road, from Sargint Street to Arthur Street, will remain closed to through traffic until further notification. The emergency sanitary sewer service lateral repair at 68 Warwick Road has been



postponed allowing Enbridge to make needed repairs to an unlocated gas main crossing through the worksite. The south sidewalk will also remain closed at the site to ensure pedestrian safety. Updates will be provided via Enbridge Field Crews.

- Warwick Road, from Sargint Street to Arthur Street, will be opened to through traffic within the hour. The emergency sanitary sewer service lateral repair at 68 Warwick Road will resume Tuesday, February 17, 2026, and the same closure will be in effect. The south sidewalk will however remain closed at the site to ensure pedestrian safety.

CA-2026-019      Notification that the Infrastructure Services Department, Environmental Services Division, intends to issue a Tender in accordance with the City's Purchasing Policy for "Well Inspection & Initial Testing Program".

**Endorsement of the following resolutions have been requested:**

CA-2026-020      Resolution from The Corporation of the County of Prince Edward regarding support for Bill 21, Protect Our Food Act, 2025.

Attachment – Resolution from The Corporation of the County of Prince Edward dated February 6, 2026.

February 6, 2026

Please be advised that during the regular Council meeting of January 29, 2026 the following resolution regarding support for Bill 21, Protect Our Food Act, 2025 was carried.

**RESOLUTION NO. 2026-32**

**DATE:** January 29, 2026

**MOVED BY:** Councillor Prinzen

**SECONDED BY:** Councillor MacNaughton

**WHEREAS** arable land is a critical finite resource; and

**WHEREAS** Ontario has lost 2.8 million acres of farmland in the last three decades; and

**WHEREAS** Ontario loses as much as 319 acres of farmland a day; and

**WHEREAS** Ontario's farmland provides food, fiber and fuel to all of Ontario and beyond;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the County of Prince Edward support Bill 21, Protect Our Food Act, 2025 and strongly urges the provincial government to support this and every measure to protect our farmland, to aggressively prevent further losses and to ensure the future of agriculture in Ontario for future generations; and

**THAT** a copy of this resolution be sent to the Premier of Ontario; the Minister of Agriculture, Food and Agribusiness, the Minister of the Environment, Conservation and Parks; Guelph MPP Mike Schreiner, Haldimand-Norfolk MPP Bobbi Ann Brady, Bay of Quinte MPP Tyler Allsopp, the Ontario Federation of Agriculture, the Association of Municipalities of Ontario, and all Municipalities in Ontario.

**CARRIED**

Yours truly,



Catalina Blumenberg, **CLERK**

cc: Mayor Steve Ferguson, Councillor Prinzen, Councillor Branderhorst



**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 23, 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 23, 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 23<sup>rd</sup> day of February, 2026.

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Mayor – Martin Ritsma

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Clerk – Tatiana Dafoe