



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

### **MINUTES**

Meeting #: 4794th  
Date: Monday, March 23, 2026  
Time: 7:00 P.M.  
Location: Council Chamber, City Hall

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

Regrets: Councillor Briscoe and Councillor Henderson

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, Adam Betteridge - Director of Building and Planning Services, Neil Anderson - Director of Emergency Services/Fire Chief, Taylor Crinklaw - Director of Infrastructure Services, Michael Koktan - Manager of Financial Services, Nick Sheldon - Project Manager, Marc Bancroft - Manager of Planning, Sean Beech - Manager of Environmental Services, Alexander Burnett - Intermediate Planner

Also Present: Members of the Public and Media

#### **1. Call to Order:**

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

Councillor Henderson and Councillor Briscoe provided regrets for the meeting.

Land Acknowledgment

Moment of Silent Reflection

Singing of O Canada

Respectful Conduct Statement

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

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

Name, Item and General Nature of Pecuniary Interest

Councillor McCabe declared a pecuniary interest with respect to Item 7.6, "Outdoor Patio Program Update". Councillor McCabe owns a business that participates in the Outdoor Patio Program.

**3. Adoption of the Minutes:**

R2026-109

**Motion by** Councillor Biehn

**Seconded by** Councillor Nijjar

**THAT the Minutes of the Regular Meeting of Council of The Corporation of the City of Stratford dated March 9, 2026 be adopted as printed.**

**Carried**

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

R2026-110

**Motion by** Councillor Burbach

**Seconded by** Councillor Hunter

**THAT the Addendum to the Regular Agenda of Council and Standing Committees dated March 23, 2026 be added to the Agenda as printed.**

**Carried**

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

**5.1 At the March 23, 2026, Session, under the Municipal Act, 2001, as amended, matters concerning the following items were considered:**

4.1 Confidential Verbal Update of the Chief Administrative Officer with respect to an update on a litigation matter (CM-26-08) - Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board (section 239.(2)(e); and Advice that is subject to solicitor-client privilege including communications necessary for that purpose (section 239.(2)(f)).

4.2 Confidential Verbal Update of the Chief Administrative Officer with respect to an update on a litigation matter (CM-26-09) - Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board (section 239.(2)(e).

4.3 Confidential Verbal Update of the Chief Administrative Officer with respect to an update on a litigation matter (CM-26-07) - Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board (section 239.(2)(e).

5.1 Confidential Report of the Chief Administrative Officer with respect to an update on the CAO's performance (CM-26-06) - Personal matters about an identifiable individual(s) including municipal employees or local board employees (section 239.(2)(b)).

At the In-camera Session, a discussion was held with respect to Item 4.1 and direction was given to staff and Councillor Hunter regarding the item. The remaining items were to be considered at the reconvened In-camera Session.

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

**6.1 Request for Delegation - Consent Item CA-2026-032**

R2026-111

**Motion by** Councillor Burbach

**Seconded by** Councillor Nijjar

**THAT Michael Bannerman, Patricia Smith and Deepika Mishra representing the Avon Maitland District School Board be heard.**

**Carried**

Avon Maitland District School Board (AMDSB) representatives Michael Bannerman, Chair and Deepika Mishra, School Board Trustee presented their request for Council to endorse the AMDSB letter dated March 7, 2026. The AMDSB is requesting Provincial consultation and transparency regarding potential changes to English Public School Board Governance. Highlights of the presentation included:

- a request for Council to send a letter to endorse the AMDSB's correspondence;
- an overview of the role of the AMDSB school board trustees; and
- an overview of the concerns related to the changes to the school board governance structure.

**6.2 ADDED - Request for Delegation – Item 9.1.3 “Queen Street Reconstruction – Open House and Recommendations” (ITS16-007)**

R2026-112

**Motion by** Councillor Burbach

**Seconded by** Councillor Beatty

**THAT Rowan Lubke and Tara Bissett be heard.**

**Carried**

The delegates were not available to present.

**7. Orders of the Day:**

**7.1 Resolution - Draft Plan of Subdivision 31T22-001, Official Plan Amendment Application 001-22; and Zoning By-law Amendment Application Z07-22 - 3980 Road 111 (COU26-038)**

The Director of Building and Planning Services provided an overview of the planning report.

Members of Council and staff held a discussion regarding the matter. Highlights of the discussion included:

- there being additional information provided regarding potential changes that can be done for the development including the addition of green standards;

- an overview of the history of the property;
- the developer continuing to work with the Township of Perth East prior to the registration of the plan and the commencement of any construction work;
- the detailed design stage of Road 111 having been done through the Ministry of Transportation and the City and County having been consulted as part of the process;
- the improvements to Road 111 being anticipated for 2026; and
- further design upgrades to be at the developer's expense.

R2026-113

**Motion by** Councillor Burbach

**Seconded by** Councillor McCabe

**THAT the Zoning By-law Amendment, as recommended by staff as per Report COU24-152 for application Z07-22 to rezone the subject lands municipally known as 3980 Road 111 to Residential Fourth Density Zone with site specific regulations (R4), BE APPROVED;**

**THAT the Official Plan Amendment, as recommended by staff as per Report COU24-152 for application OPA 001-22 to redesignate the subject lands municipally known as 3980 Road 111 to Medium Density Residential, BE APPROVED;**

**THAT Draft Plan of Subdivision 31T-2201, as recommended by staff as per Report COU24-152, submitted by Paradize Properties Development Ltd., prepared by Municipal Development and Planning Services Inc. (MDPS), and as revised and dated February 27, 2026 to include the 0.3 m reserve blocks requested by the Township of Perth East, for lands known municipally as 3980 Road 111 originally surveyed by Trevor D.A. McNeill, O.L.S. on May 3, 2022, BE APPROVED by the City of Stratford pursuant to Section 51(31) of the Planning Act, subject to the updated conditions attached to Report COU26-038;**

**THAT the conditions of draft plan approval, as presented in Report COU26-038, include an additional condition requiring the**

**provision of a minimum affordable housing rate of 25% of the proposed dwelling units;**

**THAT the conditions of draft plan approval, as presented in Report COU26-038, include an additional condition requiring the provision of energy efficiency and construction standards as part of this development;**

**AND THAT approval of the Zoning By-law Amendment, Official Plan Amendment, and Draft Plan of Subdivision is recommended for the following reasons:**

**I. Public interest was considered;**

**II. The recommended approvals are consistent with the Provincial Planning Statement;**

**III. The recommended Official Plan and Zoning By-law Amendments will facilitate development that is appropriate for the lands;**

**IV. It will provide for a range of housing types to meet the needs of existing and future residents; and**

**V. It is an efficient use of land and infrastructure.**

**Carried**

The meeting moved back to Item 6.2 as the delegates were now present at the meeting.

**6.2 ADDED - Request for Delegation – Item 9.1.3 “Queen Street Reconstruction - Open House and Recommendations” (ITS26-007)**

Rowan Lubke and Tara Bissett presented to Council with respect to the Queen Street Reconstruction project. Highlights of the presentation included:

- an overview of the proposed changes related to the reconstruction project;
- an overview of the concerns related to the removal of the sidewalk as part of the project;

- an overview of the importance of sidewalks for residents and the neighbourhood; and
- Council being requested to deny the proposal for the sidewalk removal.

The meeting moved to Item 7.2.

**7.2 Resolution - Applications for Part Lot Control (PLC01-26) and (PLC02-26), for Blocks 90 and 91 respectively, on Plan 44M-101 (COU26-036)**

R2026-114

**Motion by** Councillor Hunter

**Seconded by** Councillor Nijjar

**THAT Council APPROVE Part Lot Control Applications PLC01-26 and PLC02-26 to exempt Blocks 90 and 91 respectively, on Registered Plan 44M-101 from Part Lot Control for one year from the date of the passing of the By-law to permit the creation of separate lots for each of the street townhouse dwelling units such that each unit will be under separate ownership.**

**Carried**

**7.3 Resolution - Recommendation Report with respect to City-initiated Application for Zoning By-law Amendment Z05-25 (COU26-034)**

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

- an overview of the purpose of the proposed housekeeping amendment;
- a summary of the proposed changes;
- an overview of the planning analysis with respect to the proposed amendments;
- an overview of the agency and public consultation completed; and
- an overview of the recommended amendments and deferrals.

Members of Council and staff held a discussion regarding the matter. Highlights of the discussion included:

- there being no changes to the 180-day requirement for short term accommodations;
- any further changes to the Zoning By-law related to short-term accommodations to be done in tandem with changes to the Short-Term Accommodation Licensing By-law;
- an overview of how amendments can be appropriately put forward as a housekeeping amendment in comparison to changes that would require a specific review;
- further amendments related to short-term accommodations to be completed under a focused and comprehensive review;
- there being changes proposed to clarify the permitted use of existing accessory dwelling units in industrial zones;
- this being a historical carry over as the intent of the by-law was to permit one dwelling unit for a caretaker who oversees a facility;
- daycare uses currently being permitted if accessory to an existing institutional use; and
- planning being more permissive to allow daycare use as a standalone use in IN1 and IN2 zones.

R2026-115

**Motion by** Councillor Nijjar

**Seconded by** Councillor Hunter

**THAT City Planning-initiated Housekeeping Zoning By-law Amendment to the City of Stratford Comprehensive Zoning By-law 2022-22, be subject to the following amendments:**

**a) That the definition for “converted dwelling” be retained including related references under the general provisions and any applicable site-specific zones;**

- b) That duplex dwellings be included as a form of housing, similar to a single detached, semi-detached and townhouse dwelling, to accommodate an Additional Residential Unit (ARU);**
- c) That Table 9.2 be revised by permitting a new dwelling unit accessory to an industrial use under the General Industrial (I2) Zone;**
- d) That a 0 metre setback apply to balconies limited to the Central Commercial (C3) Zone;**
- e) That the "Structure" definition be revised in that "any hard surface located directly on the ground" be qualified by adding "including a hard surface walkway and stairs related thereto";**
- f) That the provision governing the maximum number of days allowable to operate a short-term rental accommodation, being 180 days, be retained.**

**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 no further notice be required under Section 34(17) of the Planning Act given the recommended amendments are minor in nature following the public and agency consultation process;**

**AND THAT the following matters be deferred for consideration as either part of a City-initiated amendment to the City's Comprehensive Zoning By-law or as part of the City's Comprehensive Zoning By-law review within 3 years of the completed Official Plan review:**

- i) The Upper Thames River Conservation Authority's Sourcewater Protection Division's recommendation to update the list of prohibited uses and activities in wellhead protection areas**

**consistent with recent amendments to the Thames-Sydenham Source Protection Plan;**

**ii) The Upper Thames River Conservation Authority's Planning Division request to prohibit Additional Residential Units on lands that would be rendered inaccessible to person and vehicles during flooding and erosion hazards;**

**iii) Further increasing the maximum height requirement for rear-yard Additional Residential Units.**

**Carried**

**7.4 Resolution - Intent to Designate - 87 Nile Street under Part IV, Section 29 of the Ontario Heritage Act (COU26-039)**

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

- an overview of the request for designation and how it came to be;
- an overview of the heritage properties and historical value of the property;
- an overview of the heritage designation criteria under the Ontario Heritage Act and how the property meets the criteria; and
- an overview of the recommendation including the specific heritage properties being designated.

R2026-116

**Motion by** Councillor McCabe

**Seconded by** Councillor Burbach

**THAT City Council issue a notice of intention, consistent with Heritage Stratford's recommendation, to designate 87 Nile Street under Part IV, Section 29 of the Ontario Heritage Act, specifically the:**

- a. Red brick house with symmetrical façade**
- b. Low hip roof**
- c. First storey rectangular 6/6 windows**

**d. Yellow brick window headers**

**e. Yellow brick quoins**

**f. Front door with multi-paned sidelights and transom**

**AND THAT, subject to designation, a commemorative plaque be installed on the subject lands.**

**Carried**

**7.5 Resolution - 2025 Annual Water Summary Report (COU26-037)**

The Manager of Environmental Services provided an overview of the report. Highlights of the presentation included:

- an overview of the summary report;
- an overview of the findings related to the City's Drinking Water System; and
- an overview of the inspection results from the Ministry of Environment, Conservation and Parks.

R2026-117

**Motion by** Councillor Biehn

**Seconded by** Councillor Beatty

**THAT the 2025 Water Summary Report be received for information to keep within the compliance standards set out in Ontario Regulation 170/03.**

**Carried**

**7.6 Resolution - Outdoor Patio Program Update (COU26-040)**

Members of Council and staff held a discussion with respect to the outdoor patio program update. Highlights of the discussion included:

- the program being very successful and the Downtown Stratford Business Improvement Area (BIA) being supportive of improvements to the program;
- Option 1 to include maintaining the program within the current parameters and as approved during the budget process; and

- a financial analysis including a review of the fees and program funding to be included in the investigation for the replacement of the boardwalks.

R2026-118

**Motion by** Councillor Burbach

**Seconded by** Councillor Nijjar

**THAT direction be given to staff to maintain status quo for the 2026 Outdoor Patio Boardwalk season;**

**AND THAT direction be given to staff to investigate a full replacement of the Outdoor Patio Boardwalks for the 2027 season.**

**Carried**

**7.7 Resolution - Treasurer's 2025 Statement of Council Remuneration and Expenses (COU26-035)**

R2026-119

**Motion by** Councillor Hunter

**Seconded by** Councillor Nijjar

**THAT the report titled, "Treasurer's 2025 Statement of Council Remuneration and Expenses" (COU26-035), be received for information.**

**Carried**

**7.8 Resolution - Ontario Pork Congress Municipal Significance**

R2026-120

**Motion by** Councillor Nijjar

**Seconded by** Councillor Beatty

**THAT City Council hereby designates the Ontario Pork Congress trade show to be held June 17-18, 2026, at the Stratford Rotary Complex as having municipal significance for the purpose of obtaining liquor licenses from the AGCO, subject to necessary permits being obtained, compliance with the City's Municipal Alcohol Risk Policy and the required certificates of insurance being provided.**

**Carried**

**7.9 Proclamation - Harriet Tubman Month**

R2026-121

**Motion by** Councillor Wordofa

**Seconded by** Councillor Burbach

**THAT Stratford City Council hereby proclaims March 2026 as Harriet Tubman Month to honour the legacy of Harriet Tubman, the black woman born into slavery in Maryland, United States, in or around 1820, who had the courage to escape slavery in 1849 and went on to become a "conductor" on the Underground Railroad leading hundreds of slaves to freedom;**

**AND THAT March 10 is hereby proclaimed on an annual basis as Harriet Tubman Day in the City of Stratford beginning on March 10, 2027, in honour of her heroic efforts to stand for human rights, justice and opportunity, and to empower action towards racial equality that continues on after her death on March 10, 1913.**

**Carried**

**7.10 Proclamation - Retired Teacher's of Ontario Stratford Branch**

R2026-122

**Motion by** Councillor Wordofa

**Seconded by** Councillor Burbach

**THAT Stratford City Council hereby proclaims April 9, 2026, as a day to celebrate the 70th Anniversary of the Retired Women Teacher's of Ontario Stratford Branch and to honour the contributions they have made in our community.**

**Carried**

**7.11 Proclamation - Fibromyalgia Awareness Day**

R2026-123

**Motion by** Councillor Sebben

**Seconded by** Councillor Burbach

**THAT Stratford City Council hereby proclaims May 12, 2026, as "Fibromyalgia Awareness Day" in the City of Stratford in support of those living with Fibromyalgia and their families.**

**Carried**

**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:**

A member requested that Items 9.1.3 and 9.1.5 be taken separately.

R2026-124

**Motion by** Councillor McCabe

**Seconded by** Councillor Burbach

**THAT the Report of the Infrastructure, Transportation and Safety Committee dated March 23, 2026 be adopted as printed, excluding 9.1.3 and 9.1.5.**

**9.1.1 Drinking Water Quality Management Standard 2025 Infrastructure Review (ITS26-002)**

THAT the DWQMS Infrastructure Review 2025 be received by Council to fulfil the requirement of the Ontario Drinking Water Quality Management Standard.

**9.1.2 Drinking Water Quality Management Standard 2025 Management Review (ITS26-003)**

THAT the Management Review Minutes 2025 and Summary Table of Action Items 2025, be received by Council to fulfil the requirement of the Ontario Drinking Water Quality Management Standard.

**9.1.4 Encroachment Application for 86 Athlone Crescent (ITS26-004)**

THAT the application to permit the encroachment of the tandem parking space at 86 Athlone Crescent onto the Athlone Crescent road allowance be approved;

THAT the annual fee of \$254.89 adjusted yearly by the CPI, be added to the property tax bill for 86 Athlone Crescent;

AND THAT the City Clerk be directed to prepare a by-law authorizing the encroachment at 86 Athlone Crescent.

### **9.1.3 Queen Street Reconstruction – Open House and Recommendations (ITS26-007)**

THAT Council receive the design summary for the Queen Street Reconstruction Project for information;

THAT Council approve the design as outlined in report ITS26-007 and as presented at the Public Open House and on Engage Stratford;

AND THAT Council authorize Staff to proceed with construction tendering.

The Project Manager provided an overview of the report related to the Queen Street Reconstruction - Open House and Recommendations.

Members of Council and staff held a discussion regarding the Queen Street Reconstruction – Open House and Recommendations. Highlights of the discussion included:

- an overview of the trees that will be impacted should sidewalks be installed on both sides of the street;
- there being impact to trees due to the sewer work required;
- there being a policy regarding the installation of sidewalks and the policy needing to be changed should there be an increased priority for keeping sidewalks;
- the road being widened marginally from 6.7 metres to 7 metres as there is not a lot of room for further widening; and
- snow storage being an issue and would be exacerbated if another sidewalk is added to the street.

R2026-125

**Motion by** Councillor Hunter

**Seconded by** Councillor Nijjar

**THAT Council receive the design summary for the Queen Street Reconstruction Project for information;**

**THAT Council approve the design as outlined in report ITS26-007 and as presented at the Public Open House and on Engage Stratford;**

**AND THAT Council authorize Staff to proceed with construction tendering.**

**Carried**

**9.1.5 Encroachment Application for 17 Nile Street (ITS26-005)**

THAT Option 2, to permit the existing stairs, walkway, fence, and retaining wall to encroach onto the Nile Street road allowance be approved;

THAT the encroachment application to expand the existing driveway be denied;

THAT the annual fee of \$92.43 adjusted yearly by the CPI, be added to the property tax bill for 17 Nile Street;

AND THAT the City Clerk be directed to prepare a by-law authorizing the encroachment at 17 Nile Street.

R2026-126

**Motion by** Councillor Hunter

**Seconded by** Councillor McCabe

**THAT Option 2, to permit the existing stairs, walkway, fence, and retaining wall to encroach onto the Nile Street road allowance be approved;**

**THAT the encroachment application to expand the existing driveway be denied;**

**THAT the annual fee of \$92.43 adjusted yearly by the CPI, be added to the property tax bill for 17 Nile Street;**

**AND THAT the City Clerk be directed to prepare a by-law authorizing the encroachment at 17 Nile Street.**

**Carried**

**9.2 Report of the Planning and Heritage Committee:**

R2026-127

**Motion by** Councillor Nijjar

**Seconded by** Councillor Burbach

**THAT the Report of the Planning and Heritage Committee dated March 23, 2026 be adopted as printed.**

**Carried**

**9.2.1 Information on the implementation of the Administrative Monetary Penalty System (AMPS) (PLA26-002)**

THAT the report titled, "Information on the Implementation of the Administrative Monetary Penalty Program" (PLA26-002), be received for information;

THAT Council support the concept of transitioning the adjudication of by-law matters away from the current Provincial Offences Act (POA) system and direct the process to have the City manage the dispute process;

AND THAT Staff be directed to conduct the necessary research and return at a future Council meeting with the Administrative Monetary Penalties By-law, associated policies, set fines related to AMPS, and an implementation plan for Council's approval.

**9.2.2 Proposed Exemption from Sign By-Law 159-2004 for the Canadian Dairy Expo (PLA26-001)**

THAT the request for a variance from the Sign By-law 159-2004 for the Canadian Dairy Expo be approved for a period of three (3) years to December 31, 2028, to permit the installation of:

- Nine (9) temporary sidewalk signs and one (1) cow statue for a temporary period of approximately seven (7) to ten (10) days, coinciding with the Canadian Dairy Expo event in late March to early April, on City-owned property at the following locations:
  - Mornington Street at the City's northerly limits;
  - McCarthy Road West at Mornington Street (2 signs);
  - McCarthy Road East at Romeo Street;
  - Ontario Street at the City's easterly limits (2 signs);
  - Huron Street at the City's westerly limits;
  - Downie Street (Road 112) at the City's southerly limits;

- Erie Street at Line 32; and
- The northeast corner of McCarthy Road West and Mornington Avenue (Cow Statue)
- Two (2) banner signs that meet the applicable size requirements, one (1) cow statue, and three (3) directional signs for a temporary period of approximately four (4) days coinciding with the Canadian Dairy Expo event in late March to early April on the City's Rotary Complex Property (353 McCarthy Road West).

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

### **10.1 Notice of Motion**

At the April 13, 2026 Regular meeting, Councillor Burbach intends to put forward the following motion for consideration:

THAT the Council of The Corporation of the City of Stratford 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, Perth Wellington MPP Matthew Rae, the Ontario Federation of Agriculture, the Association of Municipalities of Ontario, and all Municipalities in Ontario.

## **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:

A request was made to take Item 11.2 separately.

R2026-128

**Motion by** Councillor Beatty

**Seconded by** Councillor Burbach

**THAT By-laws 38-2026 to 43-2026 be taken collectively.**

**Carried** unanimously

R2026-129

**Motion by** Councillor Hunter

**Seconded by** Councillor Burbach

**THAT By-laws 38-2026 to 43-2026 be read a First and Second Time.**

**Carried** two-thirds support

R2026-130

**Motion by** Councillor Beatty

**Seconded by** Councillor Nijjar

**THAT By-laws 38-2026 to 43-2026 be read a Third Time and Finally Passed.**

**Carried**

R2026-131

**Motion by** Councillor McCabe

**Seconded by** Councillor Nijjar

**THAT By-law 44-2026 be read a First and Second Time.**

**Carried** two-thirds support

R2026-132

**Motion by** Councillor Hunter

**Seconded by** Councillor Burbach

**THAT By-law 44-2026 be read a Third Time and Finally Passed.**

**Carried**

**11.1 Encroachment Agreement - 86 Athlone Crescent - By-law 38-2026**

To authorize the entering into and execution of an encroachment agreement with Balaji Ramachandiran and Hemalatha Balaji Jambunathan to permit the tandem parking space to encroach onto the Athlone Crescent road allowance at 86 Athlone Crescent.

**11.2 Encroachment Agreement - 17 Nile Street - By-law 44-2026**

To authorize the entering into and execution of an encroachment agreement with Robert Bosworth and Caroline Babb to permit the existing stairs, walkway, fence, and retaining wall to encroach onto the Nile Street road allowance.

**11.3 Part Lot Control Application PLC01-26 - Cachet - Block 90 - By-law 39-2026**

To exempt Block 90 on Plan 44M-101, being Parts 1 to 12 (inclusive) on Plan 44R-6461 from the provisions of part-lot control for a period of one (1) year for the purpose of conveying street townhouse dwelling units to individual owners.

**11.4 Part Lot Control Application PLC02-26 - Cachet - Block 91 - By-law 40-2026**

To exempt Block 91 on Plan 44M-101, being Parts 1 to 9 (inclusive) on Plan 44R-6462 from the provisions of part-lot control for a period of one (1) year for the purpose of conveying street townhouse dwelling units to individual owners.

**11.5 Housekeeping Zoning By-law Amendment - By-law 41-2026**

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

**11.6 Adopt OPA No. 36 - 3980 Road 111 - By-law 42-2026**

To adopt Official Plan Amendment No. 36 to redesignate the lands municipally known as 3980 Road 111 in the City of Stratford to "Medium Density Residential" designation.

**11.7 Zoning By-law Amendment 3980 Road 111 - By-law 43-2026**

To amend By-law 10-2022 as amended, with respect to Zoning By-law Amendment application Z07-22 by Paradize Properties Development Ltd. to amend the zoning at 3980 Road 111 within Draft Plan of Subdivision 31T22-001 to be 'Medium Density Residential' (R4) as described herein.

**12. Consent Agenda: CA-2026-027 to CA-2026-033**

**12.1 CA-2026-032**

R2026-133

**Motion by** Councillor Burbach

**Seconded by** Councillor Sebben

**THAT CA-2026-032, being a letter from the Avon Maitland District School Board regarding a Request for Provincial**

**Consultation and Transparency Regarding Potential Changes to English Public School Board Governance, be supported;**

**AND THAT Council send a letter to the Premier and the Minister of Education in support of the request.**

**Carried**

**12.2 CA-2026-033**

R2026-134

**Motion by** Councillor Burbach

**Seconded by** Councillor McCabe

**THAT CA-2026-033, being a resolution from The Regional Municipality of York regarding Circular Materials Ontario, be endorsed.**

**Carried**

**13. New Business:**

None noted.

**14. Adjournment to Standing Committees:**

The next Regular Council meeting is April 13, 2026 in the Council Chamber, City Hall.

R2026-135

**Motion by** Councillor Nijjar

**Seconded by** Councillor Hunter

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

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

**and 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 March 23, 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 March 23, 2026 Council Reconvene meeting.

**15.2 Reading of the Confirmatory By-law:**

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

**By-law 11.8 Confirmatory By-law 45-2026**

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

R2026-136

**Motion by** Councillor Beatty

**Seconded by** Councillor Nijjar

**THAT By-law 45-2026 be read a First and Second Time.**

**Carried** two-thirds support

R2026-137

**Motion by** Councillor Biehn

**Seconded by** Councillor Sebben

**THAT By-law 45-2026 be read a Third Time and Finally Passed.**

**Carried**

**15.3 Adjournment of Council Meeting**

R2026-138

**Motion by** Councillor Beatty

**Seconded by** Councillor Burbach

**THAT the March 23, 2026 Regular Council meeting adjourn to convene into the Committee of the Whole In-camera Session for the following items and reconvene into Open Session after the closed session:**

**4.1 Confidential Verbal Update of the Chief Administrative Officer with respect to an update on a litigation matter (CM-26-08) - Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board (section 239.(2)(e); and Advice that is subject to solicitor-client privilege including communications necessary for that purpose (section 239.(2)(f)).**

**4.2 Confidential Verbal Update of the Chief Administrative Officer with respect to an update on a litigation matter (CM-26-09) - Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board (section 239.(2)(e).**

**4.3 Confidential Verbal Update of the Chief Administrative Officer with respect to an update on a litigation matter (CM-26-07) - Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board (section 239.(2)(e).**

**5.1 Confidential Report of the Chief Administrative Officer with respect to an update on the CAO's performance (CM-26-06) - Personal matters about an identifiable individual(s) including municipal employees or local board employees (section 239.(2)(b)).**

**Carried**

Council moved into the In-camera Session at 8:35 P.M.

Council reconvened into Open Session at 9:04 P.M.

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

**5.1 At the March 23, 2026, Reconvene Session, under the Municipal Act, 2001, as amended, matters concerning the following items were considered:**

4.1 Confidential Verbal Update of the Chief Administrative Officer with respect to an update on a litigation matter (CM-26-08) - Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board (section 239.(2)(e); and Advice

that is subject to solicitor-client privilege including communications necessary for that purpose (section 239.(2)(f)).

4.2 Confidential Verbal Update of the Chief Administrative Officer with respect to an update on a litigation matter (CM-26-09) - Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board (section 239.(2)(e)).

4.3 Confidential Verbal Update of the Chief Administrative Officer with respect to an update on a litigation matter (CM-26-07) - Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board (section 239.(2)(e)).

5.1 Confidential Report of the Chief Administrative Officer with respect to an update on the CAO's performance (CM-26-06) - Personal matters about an identifiable individual(s) including municipal employees or local board employees (section 239.(2)(b)).

At the In-camera Reconvene Session, verbal updates were received with respect to Items 4.2 and 4.3 and no direction was given. Discussion continued with respect to Item 4.1 and no further direction was given. An update was received with respect to Item 5.1 and no direction was given.

R2026-139

**Motion by** Councillor Burbach

**Seconded by** Councillor Nijjar

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

**Carried**

Meeting Start Time: 7:00 P.M.

Meeting End Time: 8:25 P.M.

Reconvene Meeting Start Time: 8:28 P.M.

Reconvene Meeting End Time: 9:06 P.M.

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Mayor - Martin Ritsma

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Clerk - Tatiana Dafoe