



Stratford City Council Regular Council Open Session MINUTES

Meeting #: 4771st
Date: Tuesday, May 27, 2025
Time: 7:00 P.M.
Location: Council Chamber, City Hall

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

Regrets: Councillor Henderson, Councillor Sebben

Staff Present: Adam Betteridge - Interim Chief Administrative Officer, Tatiana Dafoe - City Clerk, Kim McElroy - Director of Social Services, Tim Wolfe - Director of Community Services, Taylor Crinklaw - Director of Infrastructure Services, Karmen Krueger - Director of Corporate Services, Neil Anderson - Director of Emergency Services/Fire Chief, Miranda Franken - Council Clerk Secretary, Mandy Koroniak – Manager of Children’s Services, Marc Bancroft – Manager of Planning, Alexander Burnett – Intermediate Planner,

Also Present: Joani Gerber – CEO of investStratford, Kendra Fry – Housing Specialist of investStratford , Media and Members of the Public

1. Call to Order:

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

Councillor Henderson and Councillor Sebben 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 Hunter declared a pecuniary interest on Item 9.2.1 "O'Loane Trunk Sanitary Sewer Extension Project – Open House and Recommendations (ITS25-008)". Councillor Hunter owns a beneficial interest in land that may benefit from the proposed extension.

3. Adoption of the Minutes:

R2025-215

Motion by Councillor Nijjar

Seconded by Councillor Biehn

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

Carried

4. Adoption of the Addenda to the Agenda:

R2025-216

Motion by Councillor McCabe

Seconded by Councillor Burbach

THAT the Addenda to the Regular Agenda of Council and Standing Committees dated May 27, 2025 be added to the Agenda as printed.

Carried

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

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

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

6. Hearings of Deputations and Presentations:

6.1 Request for Delegation by the Accessibility Advisory Committee

R2025-217

Motion by Councillor Burbach

Seconded by Councillor Biehn

THAT Diane Sims and Roger Koert on behalf of the Accessibility Advisory Committee be heard.

Carried

Diane Sims, Vice-Chair and Roger Koert, Chair, of the Accessibility Advisory Committee, provided an update on recent accomplishments and spoke to National AccessAbility week being held from May 25-31, 2025.

6.2 ADDED - Request for Delegation by Jane Marie Mitchell

R2025-218

Motion by Councillor Hunter

Seconded by Councillor Burbach

THAT Jane Marie Mitchell be heard.

Carried

Jane Marie Mitchell spoke to Council about Bill 5 and its implications and requested that a motion be passed requesting Bill 5 be withdrawn.

7. Orders of the Day:

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

Alexander Burnett, Intermediate Planner, referring to a PowerPoint presentation, presented the planning report on behalf of the City. The staff recommendation was to approve the Zoning By-law Amendment Application Z01-25 for the lands located at 963 O'Loane Avenue. The application would change the zoning of the subject lands from Residential Second Density (R2(1)-1) Zone to a Residential Fifth Density R5(2)-5 Zone

with site specific regulations. Approval was recommended for the following reasons:

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

Members of Council and staff discussed the application.

R2025-219

Motion by Councillor Burbach

Seconded by Councillor Beatty

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

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

AND THAT such approval be granted for the following reasons:

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

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

Carried

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

Kendra Fry, investStratford Housing Specialist, provided an overview of the report and the proposed developments at 161 East Gore Street and 38 Coriano Street.

Members of Council and the Housing Specialist discussed the report.

R2025-220

Motion by Councillor Biehn

Seconded by Councillor McCabe

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

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

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

AND THAT, subject to completion of the required notice and surplus declaration process, Council direct the investStratford

Housing specialist, in consultation with staff, to initiate the necessary processes, including preparation of a Reference Plan, to facilitate the proposed development of the lands.

Carried

7.3 Resolution - Application for Part Lot Control Exemption (PLC02-25) 3-51 Ford Drive (COU25-064)

R2025-221

Motion by Councillor McCabe

Seconded by Councillor Nijjar

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

Carried

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

R2025-222

Motion by Councillor McCabe

Seconded by Councillor Hunter

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

Carried

7.5 Resolution - Class 4 Noise Area Classification (NPC-300) Request, Cachet Developments (COU25-060)

The Interim Chief Administrative Officer / Director of Building and Planning Services provided an overview of the report and the Class 4 Noise Area Classification.

Members of Council and staff discussed the report and classification.

R2025-223

Motion by Councillor Burbach

Seconded by Councillor Wordofa

THAT Tanner Kyle, Willms & Shier Environmental Lawyers LLP be heard;

AND THAT the letter from Marcus Gagliardi, Senior Land Development Manager, Cachet Homes, dated May 26, 2025, be received for information.

Carried

Tanner Kyle, Articling Student with Willms & Shier Environmental Lawyers LLP, advised Cooper Standard was in support of the Class 4 Noise Area Classification.

The health implications of the Class 4 Noise Area Classification were discussed.

R2025-224

Motion by Councillor Nijjar

Seconded by Councillor Beatty

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

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

Carried

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

R2025-225

Motion by Councillor Biehn

Seconded by Councillor McCabe

THAT John Wilkinson, representing the member of the public, be appointed to the Stratford Economic Enterprise Development

Corporation Board of Directors for a three-year term to June 2028, with an option to extend for an additional two year term, or until a successor is appointed by Council.

Carried

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

R2025-226

Motion by Councillor Hunter

Seconded by Councillor Nijjar

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

Carried

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

R2025-227

Motion by Councillor Beatty

Seconded by Councillor Wordofa

THAT the Tender for the supply and installation of the coating for the metal roofing system for the Dufferin Lions Arena, be awarded to Riverside Roofing Inc. at a total cost of \$268,829.26, including HST;

THAT Facilities Capital Reserve Fund R-R11-FACI be used to provide the funding required;

AND THAT if additional work is required, subject to approval by the Director of Community Services, an additional contingency be authorized to fund any potential issues that are not within the approved scope of work from Facilities Capital Reserve Fund R-R11-FACI and in accordance with Policy F.1.15 Capital Budget Authorization for Expenditures.

Carried

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

R2025-228

Motion by Councillor Burbach

Seconded by Councillor Nijjar

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

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

The inclusion and location of a sidewalk and improving infrastructure to address safety were discussed.

Mayor Ritsma called the question on the motion.

Carried

7.10 Resolution - Stratford Rotary Club 28th Dragon Boat Festival Municipal Significance Request

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

The Building Division, Community Services Division, Huron Perth Public Health and Stratford Police Services advised they had no concerns with the event.

Fire Prevention Services provided the following comments:

- A LLBO Special Occasions Permit/ Inspection will be required.
- A site plan is required to be provided for the event.
- If food trucks will be on site, vendors must submit a copy of their most recent fire safety certificates (hood suppression/ fire extinguisher) for review.

- An emergency lane with a minimum width of 6 metres must be maintained at all times.

R2025-229

Motion by Councillor Biehn

Seconded by Councillor Briscoe

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

Carried

7.11 Proclamation - Stratford Summer Music Week

R2025-230

Motion by Councillor Burbach

Seconded by Councillor McCabe

THAT Stratford City Council hereby proclaims July 17-20, 2025 as Stratford Summer Music Week in celebration of the 25th anniversary of the event and in recognition of the vision to nurture, celebrate and grow music in Stratford and beyond and to be recognized as stewards of musical excellence.

Carried

8. Business for Which Previous Notice Has Been Given:

None noted.

9. Reports of the Standing Committees:

9.1 Report of the Finance and Labour Relations Committee:

R2025-231

Motion by Councillor Hunter

Seconded by Councillor Nijjar

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

Carried

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

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

9.2 Report of the Infrastructure, Transportation and Safety Committee:

R2025-232

Motion by Councillor McCabe

Seconded by Councillor Burbach

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

Carried

Councillor Hunter having declared a pecuniary interest on this matter did not participate in the discussion or vote.

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

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

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

THAT staff be authorized to proceed with construction tendering;

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

10. Notice of Intent:

None noted.

11. Reading of the By-laws:

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

R2025-233

Motion by Councillor Biehn

Seconded by Councillor McCabe

THAT By-laws 59-2025 to 66-2025 be taken collectively.

Carried unanimously

R2025-234

Motion by Councillor Burbach

Seconded by Councillor Briscoe

THAT By-laws 59-2025 to 66-2025 be read a First and Second Time.

Carried two thirds support

R2025-235

Motion by Councillor Nijjar

Seconded by Councillor Beatty

THAT By-laws 59-2025 to 66-2025 be read a Third Time and Finally Passed.

Carried

11.1 Acceptance of a Proposal for the Supply and Delivery of a Mack Tandem Dump Truck - By-law 59-2025

To authorize the acceptance of a proposal from Vision Truck Group of Cambridge Ontario for the supply and delivery of a new Mack Tandem Dump Truck.

11.2 Award Tender for the Dufferin Lions Arena Metal Roof Coating Project - By-law 60-2025

To authorize the acceptance of a tender from Riverside Roofing Inc. for the supply and installation of the coating for the metal roofing system for the Dufferin Lions Arena.

11.3 Award Tender for the Erie Street Multi-Use Trail Reconstruction Contract - By-law 61-2025

To authorize the acceptance of a tender from Armstrong Paving and Materials Group Ltd. for the Erie Street Multi-Use Trail Reconstruction Contract (T-2025-09).

11.4 Appoint Park Patrollers - By-law 62-2025

To amend By-law 60-2003 as amended, to appoint Park Patrollers for 2025.

11.5 Part Lot Control Exemption for 3-51 Ford Drive - By-law 63-2025

To exempt Lots 56, 57, 58, 59, 60, 61, 62 and 63, Registered Plan 44M-96, City of Stratford from the provisions of part-lot control for a period of one (1) year for the purpose of conveying semi-detached dwelling units to individual owners.

11.6 Part Lot Control Exemption for 4, 5, 6 Worsley Street - By-law 64-2025

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

11.7 Appointment to the SEEDCo./investStratford Board of Directors - By-law 65-2025

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

11.8 Zoning By-law Amendment - Z01-25 - 963 O'Loane Avenue - By-law 66-2025

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

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

12.1 CA-2025-069

R2025-236

Motion by Councillor McCabe

Seconded by Councillor Burbach

THAT CA-2025-069, being a resolution from the Town of Shelbourne regarding Responsible Growth and Opposition to Elements of Bill 5, be endorsed.

A member requested that staff look into Indigenous Partners to see what information they have put forward and are calling for. The City Clerk confirmed staff would review.

Members discussed the proposed Bill 5.

Mayor Ritsma called the question on the motion.

Carried

13. New Business:

13.1 Strong Mayor Powers Charter Challenge

R2025-237

Motion by Councillor Hunter

Seconded by Councillor Nijjar

THAT Staff be directed to prepare a report in conjunction with the City Solicitor on the possibility of mounting a charter challenge to the Strong Mayor Powers.

Carried

13.2 Stratford Festival Opening Week

Mayor Ritsma extended congratulations to the Stratford Festival on their 2025 opening week.

13.3 Tom Patterson Bridge

R2025-238

Motion by Councillor Biehn

Seconded by Councillor Burbach

THAT the request to replace the bridge to Tom Patterson Island with an accessible bridge that satisfies the City's Facilities Accessibility Design Manual, Section 4.5.2 Outdoor Recreational Facilities, be referred to staff for review and to prepare a report for consideration.

Carried

14. Adjournment to Standing Committees:

The next Regular Council meeting is June 9, 2025 in the Council Chamber, City Hall.

R2025-239

Motion by Councillor Burbach

Seconded by Councillor Biehn

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

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

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

Carried

15. Council Reconvene:

15.1 Declarations of Pecuniary Interest made at Standing Committees

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

Declarations of Pecuniary Interest made at Standing Committee meetings held on May 27, 2025 with respect to the following Items and re-stated at the reconvene portion of the Council meeting:

Name, Item and General Nature of Pecuniary Interest

No disclosures of pecuniary interest were made by a member at the May 25, 2025 Council Reconvene meeting.

15.2 Reading of the Confirmatory By-law:

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

By-law 11.9 Confirmatory By-law 67-2025

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

R2025-240

Motion by Councillor Hunter

Seconded by Councillor Burbach

THAT By-law 67-2025 be read a First and Second Time.

Carried two-thirds support

R2025-241

Motion by Councillor Briscoe

Seconded by Councillor Biehn

THAT By-law 67-2025 be read a Third Time and Finally Passed.

Carried

15.3 Adjournment of Council Meeting

R2025-242

Motion by Councillor Beatty

Seconded by Councillor Burbach

THAT the May 27, 2025 Regular Council meeting adjourn.

Carried

Meeting Start Time: 7:00 P.M.

Meeting End Time: 8:39 P.M.

Reconvene Meeting Start Time: 8:46 P.M.

Reconvene Meeting End Time: 8:47 P.M.

Mayor - Martin Ritsma

Clerk - Tatiana Dafoe