



Proposed Municipal Boundary Adjustment Joint Public Meeting Questions and Answers

Question: Is this annexation to satisfy / accommodate the large glass manufacturer?

Answer: While a glass manufacturer has expressed an interest in locating in Stratford, they are one of many possible industrial opportunities being explored by the City. The City has been approached by numerous industries seeking large industrial lots for development.

Question: Has an agreement been signed with the glass manufacturer?

Answer: Discussions have occurred amongst the parties, but the first step is for the Municipalities to confirm that the boundary adjustment is appropriate.

Question: What is the compensation to be given to the Township?

Answer: Township will share in the revenue generated from the annexation. The Township will continue to receive its portion of the taxes in addition to sharing in a portion of the increase in the taxes as a result of any industrial development. This is a joint partnership. From the RBC Annexation the Township receives over \$500,000 annually.

We can advise that for 2019 the Township received \$630,156.30.

Question: Justification for annexing 1st parcel is that it evens up the land. Concern that it is not appropriate and actually does the opposite.

Answer: Parcel 1 is currently situated half in the City and half in the Township. The Municipalities felt that it would be appropriate to capture all of the lands within the City. The inclusion of all of Parcel 1 also assists in servicing costs and economies of scale and responds to the current demand for small parcels.

Question: How does parcel 2 fit into Stratford's 20 year annexed land plan?

Answer: Parcel 2 is part of the 20 year inventory. The City currently has a deficit of industrial land based on a Provincial Policy. Additional lands are necessary to accommodate large users and the development of an industrial park of 1-3 acre lots that are currently in high demand with the City having no inventory available. The City has a long history of growth through annexation (1,826 acres since 2000, 20% employment lands). Most recently the RBC data centre in 2006 and Wright Business Park in 2005. The proposed Annexation Lands are an extension to the Wright Business Park.

Question: If parcel 2 becomes full will City request additional annexed lands?

Answer: This is always a possibility, but it is difficult to know at this time. Any further annexation will need to be assessed in accordance with the applicable Provincial and Municipal policies / by-laws to ensure any further expansion of the City's boundaries is appropriate.

Question: Request information on property taxes to be accrued by the Township.

Answer: Difficult to provide actual figures until a proposal and development plan for the annexed lands is submitted. For the previously annexed RBC lands the Township receives approximately half a million dollars annually that off-sets 25% of loss of OMPF funding. The taxes are dependent on the development of land and assessment undertaken by MPAC.

Question: Has the City researched ways to intensify industrial development within City boundaries, including brownfield/ greenfield sites?

Answer: City has a Community Improvement Plan that promotes brownfield development. For example, Crane Avenue was the last brownfield parcel serviced by the City of Stratford for development and sale to industrial users.

Also, investStratford works closely with existing industries to ensure they are maximizing their footprint and supporting their ongoing expansion.

Question: What has the City done to intensify land uses in the City?

Answer: The City has changed its residential development to shift towards smaller, 40 foot frontages for residential plans of subdivision.

Question: What does the 242 acres of vacant industrial land in the City include?

Answer: These include the lands zoned industrial, which include soccer fields, stormwater management ponds, land locked parcels, and privately-owned lands.

Question: What does the City do to off-set impact of trucks on county roads?

Answer: The City through existing boundary road agreements provides funds to the County for road maintenance, repair and upkeep. The money given to the County reduces the amount of funds lower tier governments pay for road maintenance and upkeep. Also, Highway 7 is a provincial regulated road that is governed by the Ministry of Transportation. For 2019 the City of Stratford contributed \$1,871,180 to the County of Perth for County roads.

Question: What is the status of the vacant land on Quinlan and Mornington Roads?

Answer: The lands are zoned residential and the City understands that the former land owner has recently sold the property and a new plan of subdivision is currently being reviewed.

Question: Why is industrial land only being expanded in the south end?

Answer: The City reviewed all of the industrial lands throughout the City and due to the location, this area was preferred for numerous reasons including proximity to the rail line, highway access and the natural extension of the current Wright industrial park.

Question: How does this proposal align to all of Council's Strategic Priorities?

Answer: The proposal aligns with the Council Strategic Priority of "Widening Our Economic Opportunities". It is not anticipated that all Strategic Priorities will apply to each service or program.

REQUESTS FOR ADDITIONAL INFORMATION

1. Request for additional information on the compensation to be given to the Township.

The compensation agreement is a mutually agreed upon percentage applied to all future development on the lands and subject to the assessed values of the developments. This compensation will be provided in perpetuity from the City to the Township and is adjusted as new developments are built.

2. Information on property taxes to be accrued by the Township.

Please see response above.

3. Request information on all options considered for expanding industrial land, including evaluations (challenges and information).

In August of 2019 an analysis of lands zoned industrial was undertaken by investStratford. The City reviewed the industrial lands designated for development. As a first step all the industrial lands were identified in the City. The City proceeded to conduct analysis of each parcel. The City identified all of the parcels that are recreational facilities or do not have City infrastructure available; outside of the City control; and/or under contract and vacant.

investStratford in conjunction with its planning consultants undertook a further review to accurately reflect the useable inventory of vacant industrial lands. The analysis of each parcel confirmed the inventory of approximately 242.6 acres of inventory. Based on a further analysis of these lands by investStratford it was determined that due to development constraints apparent on numerous parcels zoned for industrial uses including but not limited to: no access to a public road (i.e. land locked) difficulty to service; or alternatively no servicing available for a significant number of years; the amount of actual lands shovel-ready for sale and ready for development is approximately ~50 acres. These 50 acres are serviced and shovel-ready.

It should also be noted that the privately held parcels of industrial land are not within the control of the City of Stratford, however investStratford works with all land owners as they see fit to promote available parcels for new development.

4. Detail on how 16 acre absorption rate is determined and where it is occurring?

investStratford used lands sold and removed from industrial zoning dating back to 2010.

37 acres of sales in the Wright Business Park

50 acres sold to RBC (data centre – annexed in 2006, opened in 2010)

21 acres sold to private development

4 acres of City land leased to Renesas Electronics (leaseholds including asphalt, fencing and work site)

52 acres Smart Reit Lands zoned to residential & highway commercial

Total 164 acres/10 years = 16 acres

5. Request map of 242 acres of vacant land and provide comprehensive review of existing lands.

Please see the planning justification report.

6. Request for an accumulative total of agricultural land loss in Perth County from the past 20-25 years.

County of Perth to provide additional information.

7. Information on natural heritage plans and how the City must comply was requested.

The City is required to comply with all provincial and municipal requirements when the land is being developed including the preparation of a detailed Environmental Impact Study and any heritage investigations and archeological work.

8. How does this initiative meet the City's strategic priorities?

The proposal aligns with the City's Economic Opportunities and the creation of additional industrial lands.