



Proposed Annexation Fact Sheet

The City of Stratford ("City"), the County of Perth ("County"), and the Township of Perth South ("Township") are considering a proposal to annex lands (the boundary adjustment) currently situated in the Township into the City's municipal boundaries. The details of the annexation and allocation of costs are set out below. If you have further questions, please call any of the contacts noted at the bottom of this Fact Sheet.

Areas To Be Annexed:

The lands subject to the proposed annexation into the City from the Township are located along Highway 7 and Line 29 (formerly Gibb Road) in Perth South and are described as follows:

Property 1:

Part of Lot A, Concession 4 in the Gore of the Township of Downie, now in the Township of Perth South, County of Perth being PIN 53272-0109;

Part of Original Road Allowance between Lots A, and Lot 5, Concession 4 in the Gore of the Township of Downie, now in the Township of Perth South, County of Perth being part of PIN 53272-0108;

Part Lot A, Concession 4 in the Gore of the Township of Downie, now in the Township of Perth South, County of Perth being part of PIN 53272-0076;

Part of Lot A, Concession 4 in the Gore of the Township of Downie, now in the Township of Perth South, County of Perth being part of PIN 53272-0158;

Part of the Original Road Allowance between Concession 4 and Concession 5 in the Gore of the Township of Downie, known as Line 29 and lying between Road 119 and 113, now in the Township of Perth South, County of Perth being part of PIN 53272-0002.

Property 2:

Part of Lot 1, Concession 5 in the Geographic Township of Downie, now in the Township of Perth South, County of Perth being all of PIN 53265-0008;

Part of Lots 2, 3, and 4, Concession 5 in the Geographic Township of Downie, now in the Township of Perth South, County of Perth being all of PIN 53265-0007;

Part of the Original Road Allowance between Concession 4 and 5 in the Geographic Township of Downie, known as Gibb Road and Line 29 and lying between Road 119 and Road 122, now in the Township of Perth South, County of Perth being part of PIN 53264-0002.

The purpose of the annexation of Property 1 and Property 2 is to create new industrial lands in the City. The Councils of the City, Township and County have agreed to consider the proposed adjustment to the municipal boundaries and are seeking public input and comment. If accepted by the municipalities, the proposal will require the approval of the Minister of Municipal Affairs and Housing.

Assets, Liabilities, Rights and Obligations:

Except as noted below, all assets and liabilities, rights and obligations of the Township will vest with the City as of the date of the annexation. Any real property associated with any roads will also vest with the City. There are no other properties owned by the County or the Township in the annexed areas.

Any litigation that was commenced prior to the effective date of the boundary adjustment will remain the responsibility of the Township and/or County and will not be transferred to the City.

Taxes:

Properties subject to the proposed annexation shall be taxed by the City as of the effective date with the appropriate cost sharing agreements entered into with the Township.

Water, Sewers and Septic Systems:

Owners of any annexed lands will be required to connect to the City's services (water) when the lands are developed.

Any properties on an existing septic system can continue to use the septic systems for up to a maximum period of 15 years unless they experience operational difficulties or there are significant upgrades to the property, and sanitary sewers are available at which time the properties will be required to connect to the City's services.

Municipal By-laws:

The following by-laws of the County of Perth and the Township of Perth South shall continue to apply to the annexed lands until amended and/or repealed by the City of Stratford.

- By-laws passed under the *Drainage Act*
- By-laws passed under the *Weed Control Act*

Compensation to the Township:

Should the annexation be adopted by the City, County and Township, the proposed compensation to the Township for the annexation is subject to a separate agreement between the City and Township. In that agreement, the City and Township have agreed to an appropriate allocation of the taxes to ensure no negative financial impacts associated with the annexation are experienced by the Township. The City will compensate the Township for at least the level of local taxes associated with the annexed lands prior to the boundary adjustment, in addition to a portion of any increases in local taxes.

Should the annexation be supported by all three Councils; the County and the City will agree to share their share of joint costs for Social Services, Emergency Medical Services, the Huron Perth Health Unit and Spruce Lodge on the basis of assessment and in accordance with the existing cost-sharing agreements currently in place between the municipalities.

Disclaimer:

This is a summary of the provisions contained in the proposed agreements between the municipalities only. For the exact wording and provisions, reference should be made to the agreements once adopted by all three parties.

Public Meeting:

A joint public meeting has been scheduled for Thursday, January 16, 2020 at 6:00 p.m., at the Rotary Complex, 353 McCarthy Road West, Stratford, ON N5A 7S7.

Written Submissions Welcome:

Prior to the Joint Public Meeting, written comments and submissions can be forwarded to the following:

City of Stratford: Joan Thomson, Acting Chief Administrative Officer
1 Wellington Street, P.O. Box 818
Stratford ON N5A 6W1
Tel: 519-271-0250 ext. 233
Email: jthomson@stratford.ca

Township of
Perth South: Rebecca Clothier, Administrator/Treasurer/Deputy Clerk
3191 Road 122
St. Pauls, ON N0K 1V0
Tel: 519-271-0619 ext. 227
Fax: 519-271-0647
Email: rclothier@perthsouth.ca

County of Perth: Lori Wolfe, Acting Chief Administrative Officer
Perth County Court House
1 Huron Street,
Stratford ON N5A 5S4
Tel: 519-271-0531 ext 110
Fax: 519-271-2723
Email: lwolfe@perthcounty.ca