

Tatiana Dafoe

From: Charlayne Smith
Sent: Thursday, January 30, 2020 3:08 PM
To: Tatiana Dafoe
Subject: [External Email] Proposed boundary adjustments

Ms Dafoe,

I am emailing you to consider halting the proposed boundary adjustment on line 29. The reasoning for the adjustment is for the "possible" new glass plant to be built by Xinyi Glass. The proposed plant also will be using 1.5 Million Liters of water per day in their operations. This is according the GuelphToday article published July 5, 2018. Gueph council denied the proposal in their jurisdiction, we should as well. Is the water infrastructure able to handle that amount of increase of water into the treatment plant? And do we have the ability to have and extra 1.5 million liters out of drinking water system? If it can, why is there a requirement of farm land along the south side of line 29? Is there not already land owned by the city that could be put to use. Why the acreage including Walch's strawberry patch, which people come from all over to pick and eat strawberries. This is an unacceptable use of farm land in one of the provinces most productive counties. I believe very strongly that this should not go through.

Charlayne Smith

Tatiana Dafoe

From: Teresa Ann De Wetering
Sent: Thursday, January 30, 2020 9:10 PM
To: Tatiana Dafoe
Subject: [External Email] Comment on Annex

This area is some of the best farm land in Ontario.
Why don't they annex land in North-Easthope that is not as good for farming.
Comment from Richard and Teresa De Wetering.

Tatiana Dafoe

From: Joan Thomson
Sent: Friday, January 31, 2020 9:32 AM
To: Tatiana Dafoe
Subject: FW: [External Email] Annexation

See attached correspondence received.

From: A Touch of Dutch Landscaping
Sent: Friday, January 31, 2020 3:44 AM
To: Joan Thomson
Cc: lwolfe@perthcounty.ca
Subject: [External Email] Annexation

Good Morning

I just have a few questions regarding the proposed municipal boundary adjustment between Perth South and the City of Stratford. We live at .. Our property was annexed into the City of Stratford in 2004 together with 2 other properties for a total of 200 acres of mostly agricultural lands. We are located immediately to the west of the current Wright boulevard industrial park. Our property was changed from agricultural to industrial holding with special permission to continue farming but also with restrictions regarding any changes we like to make to our operations as a farm. The City is looking at annexing approximately 325 more acres of agricultural land for a total of well over 550 acres of available land for industrial purposes. These lands will all have restrictions for the current owners. When we were annexed the City informed us that this was the logical direction for the City to annex for future industrial land. Since it is obvious that the City is going a different direction with annexation. What are the long term plans for the 200 acres that were annexed in 2004. If the glass plant does not become a reality is it really a necessity to annex an additional 325 acres of land.

Regards

Ann & Johan Bossers

Tatiana Dafoe

From:
Sent: Friday, January 31, 2020 11:14 AM
To: Tatiana Dafoe
Subject: [External Email] Annexing the farmland for potential industries

Please do not allow this land to be annexed by the City of Stratford our farmland is dwindling at an alarming rate we need to start looking after farmland not destroying it for industrial reasons. I am against this annex of land!
Gayle Robins

Sent from my iPad

Tatiana Dafoe

From: GARY B
Sent: Friday, January 31, 2020 12:17 PM
To: Tatiana Dafoe
Subject: [External Email] Use of Farm land.

HI,

Although I no longer live on a farm I still realize how important that land is. The use of water for certain industry can do great damage to the water table let alone how polluted it is when it leaves the factory. Yes we need jobs but how well paid are they and will they actually improve the local economy. Yes the trades to build it are likely well paid ,but what about the factory worker after they are gone. The stress on the sewer system will that cost the city more? Yes great to see new jobs ,but it is the prime farm land that feeds those workers. Hope it is important enough to many to realize how important a good water source is as well as the availability of farm land .

Gary Black

Tatiana Dafoe

From: Jessica Robins
Sent: Friday, January 31, 2020 12:50 PM
To: Tatiana Dafoe
Subject: [External Email] Annexation of Farmland

To Whom It May Concern,

Please do not allow this land to be annexed by the City of Stratford our farmland is dwindling at an alarming rate we need to start looking after farmland not destroying it for industrial reasons. I am against this annex of land!

Sincerely,

Jessica Robins

Tatiana Dafoe

From: Shannon Wilhelm
Sent: Friday, January 31, 2020 1:12 PM
To: Tatiana Dafoe
Subject: [External Email] Annexation of Farmland

To Whom It May Concern,

Please do not allow this land to be annexed by the City of Stratford our farmland is dwindling at an alarming rate we need to start looking after farmland not destroying it for industrial reasons. I am against this annex of land!

Sincerely,
Shannon Wilhelm

Tatiana Dafoe

From: Joan Thomson
Sent: Friday, January 31, 2020 12:19 PM
To: Tatiana Dafoe
Subject: FW: [External Email] Boundary adjustment question

For the correspondence package .

-----Original Message-----

From: Michael Humble
Sent: Friday, January 31, 2020 11:17 AM
To: Melissa Verspeeten
Subject: RE: [External Email] Boundary adjustment question

Good morning Melissa, through this proposed annexation, The City of Stratford is not purchasing or acquiring title to any land so nothing will appear in the budget or financial statements for the City as there is no expenditure of funds.

The process of land annexation merely conveys the right to levy property taxes against those properties that are moved onto the City of Straford's assessment roll from the assessment roll of Perth South.

Transactions conveying land ownership are matters between a purchaser and a seller and not the concern of municipalities. Indeed, our only involvement in a sales transaction is to provide a tax certificate to the seller confirming taxes are current and not in arrears. We are never informed, nor have any reason to ask for the price associated with any transaction. Our primary concern is updating property owners names/addresses on our roll so we can deliver property tax bills.

I appreciate this is does not provide an answer to your question, but I trust it explains the process a little more clearly

Michael Humble CPA, CGA,
Director of Corporate Services & Treasurer
519-271- 0250 ext. 201

-----Original Message-----

From: Melissa Verspeeten !
Sent: January 31, 2020 10:36 AM
To: Michael Humble
Subject: [External Email] Boundary adjustment question

Good morning Mr. Humble,

Regarding the proposed boundary adjustment going to council next week, I was told that funds had already been exchanged with the landowners of the subject properties for that. I'm not looking for confirmation of that but was told that you would be able to direct me as to where funds for those transactions would appear on the budget and financial statements for the city?

Thank you in advance for your time,

Melissa

Melissa Verspeeten

Tatiana Dafoe

From: Joan Thomson
Sent: Friday, January 31, 2020 1:34 PM
To: Tatiana Dafoe
Subject: FW: [External Email] Boundary adjustment question

-----Original Message-----

From: Michael Humble
Sent: Friday, January 31, 2020 12:35 PM
To: Melissa Verspeeten
Subject: RE: [External Email] Boundary adjustment question

My apologies Melissa, didn't realize the two thoughts in your email weren't linked.

Land held for resale by a municipality is reported as such on the Statement of Financial Position (under financial assets). It is also reflected on the Statement of Cash Flows (under changes in non-cash working capital).

If the activity is planned sufficiently in advance, it would also appear in a municipal budget. Generally there is an activity code such as "Industrial Land Servicing" which would include costs to purchase and service land with eventual revenue offsetting those budgeted costs.

Michael Humble CPA, CGA,
Director of Corporate Services & Treasurer
519-271- 0250 ext. 201

-----Original Message-----

From: Melissa Verspeeten |
Sent: January 31, 2020 11:35 AM
To: Michael Humble
Subject: Re: [External Email] Boundary adjustment question

I appreciate the explanation but I do understand how an annexation works.

So my question now, completely independent of the proposed annexation and just in general with regards to the City finances. If the City was to make a large acquisition of land, from a private individual, for later use as development land for a yet to be determined purpose, where would funds for that acquisition show in the budget and in the City's financials?

Thank you,

Melissa

Melissa Verspeeten

> On Jan 31, 2020, at 11:17 AM, Michael Humble <MHumble@stratford.ca> wrote:
>
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> Director of Corporate Services & Treasurer
> 519-271- 0250 ext. 201
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> -----Original Message-----
> From: Melissa Verspeeten
> Sent: January 31, 2020 10:36 AM
> To: Michael Humble
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>
> Thank you in advance for your time,
>
> Melissa
>
> Melissa Verspeeten
>

Tatiana Dafoe

From: Melissa Verspeeten
Sent: Friday, January 31, 2020 1:34 PM
To: Lori Wolfe; Tatiana Dafoe; Joan Thomson; Lizet Scott; Rebecca Clothier
Subject: [External Email] Comments regarding proposed boundary adjustment
Attachments: Comments to council regarding proposed boundary adjustment - January 31, 2020 (2).pdf

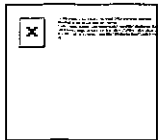
Good afternoon,

Please include the attached comments with all information packages to council and whomever else it may concern regarding the proposed boundary adjustment.

Thank you for your time,

Melissa

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Melissa Verspeeten /



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January 31, 2020

My name is Melissa Verspeeten and my husband Colin and I own and reside in the Township of Perth South. The 111 hectare plot in question directly abuts our back property line. We also own and pay taxes on a home in the City of Stratford.

Last Wednesday, January 22, 2020 my husband came across an article in the Beacon Herald dated January 17, 2020. It was a follow up piece written after the joint public meeting that was held on January 16, 2020. My husband and I had no prior knowledge of this meeting. I emailed Tatiana Dafoe and Joan Thomson at the City of Stratford, Lori Wolfe at Perth County and Rebecca Clothier at the Township of Perth South to inquire as to where I could find the meeting minutes and was notified they had not yet been finalized and would be posted to the 3 websites when they were available. I was subsequently emailed the minutes 7 hours later. I question why it took so long for the minutes to be posted to the public site? Is it customary for it to take so long, 6 days, for the minutes to be available to the public? And especially given the already extremely tight timelines as far as this issue is concerned, it seems it should have been of utmost priority to have those available.

After reading the minutes I emailed Rebecca Clothier at the Township of Perth South. I set an appointment to meet with her Friday, January 24, 2020 at 2pm. When I met with her she said notice of the proposed boundary adjustment and public meeting had been sent out by mail to all property owners in the area on December 19, 2019. I asked why we hadn't received a notice and she admitted that the Township had in fact not mailed us a notice. When asked how that kind of error could occur she said our name had printed on the back of a page and was never caught by whomever did the mailing. I expressed my concern for not having had the opportunity to interact with the other residents that had attended the meeting or to see how the 3 councils in attendance had reacted to the proposal. Reading minutes is not the same as physically being there. The opportunity to have our questions answered at that meeting by all 3 councils was taken away from us. We have now had only 10 days to research and prepare these comments. Everyone else in the area has had a full month longer. This is due to no fault of our own, which is why I have submitted a request for deferral of this issue to all 3 councils so that we may have the same time as everyone else to prepare.

The quantity of land that the the city is proposing to annex is alarmingly large. The 130 hectares is nearly equal to the amount of land annexed for employment since 2003. Given that the city has already stated in their planning justification report that they have 242.63 acres of available industrial and the absorption rate of industrial land is 16 acres per year. At that rate the city has approximately 15 years of industrial land in inventory. In which case, to meet the new provincial policy of 25 years, the City should be looking to annex 160 acres, approximately 65 hectares. To be attempting to annex nearly twice that amount is unnecessary, unless there is a planned use for this land already. In which case that should be disclosed as part of this proposal as it is relevant to the discussion.

In an article on the London Free Press website pertaining to Xinyi Glass, dated January 4, 2019, Mayor Dan Mathieson is quoted as saying "We have put a proposal forward and we're waiting to hear from the company," I have sent a question to the Mayor and to council as to where it was proposed that this factory be located, as there are admittedly no sites, currently within the city limits, large enough to house a company of this magnitude. I have yet to receive a response. Here is a link to the article for reference:

<https://lfpres.com/business/local-business/glass-maker-struggles-to-find-home-in-region>

If this is in fact the intended use, then why are proposals being put forward on behalf of the City, on property that is not within the city boundaries?

If the intended use is in fact for Xinyi Glass, and taking into account the already low unemployment in the City, what will that do to other businesses within the city or within the County? There are already several businesses in the City forced to bus in their labour force from other communities. If Xinyi is poaching labour from other area businesses, aren't we in essence crippling these established businesses that have worked hard to get to where they are and have been supporting the local residents and economy? I think that this should be of grave concern not just for businesses within the City but also for businesses operating in other municipalities in Perth County. West Perth, East Perth and North Perth should be very concerned for this development as it threatens to destroy the equilibrium they have created within their communities.

In addition to the low unemployment, Stratford's resale housing inventory is at an all-time low, there is very little serviced residential land for development and rental vacancy in the city is near zero. We simply don't have the available housing to support the number of jobs this business is predicted to create.

Has there been consideration given to the huge draw on natural resources and potentially toxic emissions that a company like Xinyi Glass would mean? As a City that is as progressive as Stratford to its concern for the environment this again seems like it isn't a good fit for the culture this city emulates.

Some other concerns with this annexation are the loss of rich farmland and what that means on a larger scale. Southern Ontario IS farming. My husband's family had owned 400 acres worth of farmland in Norfolk County until a few years ago when it became too much for his grandfather, and was sold. That land all remains in production. We are a rural family. We appreciate all that the country life has to offer. My husband and I closed on our current home in Perth South in November 2019. This proposal has been a devastating blow for our family. Knowing how the province and municipalities covet their farmland we expected we would be able to look out our patio door for years to come and see all the beauty Perth County has to offer. The fields and woodlot in the distance represent a childhood we both cherish and we

wanted that for our boys. This last week it's been hard not to cry when I look out that same door.

While I do understand that Perth South is in dire financial straits due to various factors, including large government funding cuts and Maple Leaf moving to London, their largest employer and tax payer, I think that if they are relying solely on this to save them, it is a bandaid on a much larger issue for the Township. Annexing off their land, their most valuable resource, is an extremely slippery slope. Perth South has a vibrant farming industry, they should be looking to preserve that at all costs and instead be focusing the efforts of council and staff on looking at long term, big-picture options to improve their financial position. While I do appreciate the low tax rates in the Township they are unrealistic and should in fact be raised. The Township needs to fund the services it offers to its residents and with taxes as low as they are that isn't possible. I also think they should be exploring the possibility of an amalgamation with St. Marys. The tax base in Perth South is very low so this would spread the funding over a larger base.

As a City of Stratford tax payer, I do not understand why the City would be looking to brand themselves as a big industrial hub. We have gained the reputation for being a culture-rich society that prides itself on our involvement with technology and the arts. Any other City would be so lucky as to be in a position where unemployment is below provincial averages. The council and staff's efforts would be so much better spent leaning into the greatness that already exists here. Focus on filling the spaces that are already available with industry that supports these values.

When my husband and I moved to the city almost 5 years ago, the decision wasn't made lightly or without much deliberation. The fact that Stratford offers the high caliber of amenities that it does while maintaining a small-town, welcoming feel and offering all of the greenspace throughout the city were all factors in our ultimate choice to make Stratford our home. By focusing on bringing in large scale industrial companies I think the City will quickly become something that people will not find so much interest in relocating to or in visiting.

We have the following comments and concerns directly related to how this will affect our home and the enjoyment of it.

- 1) What are the setbacks from our property line for any development?
- 2) What buffering will be required between our home and any development?
- 3) What precautions will be put in place to control emissions and toxins that any development may create?
- 4) What precautions will be put in place to monitor potential soil and water contamination for the neighbouring properties?
- 5) What class of industrial zoning will council be seeking should this annexation be granted?
- 6) Will access to the 111 hectare parcel be from Line 29 or Highway 7?

And a general question:

- 1) Has it been determined if there are any endangered species in the woodlot on the subject land?

I would like it to be noted that my husband and I have filed complaints with the Township of Perth South, the City of Stratford and Perth County for not having received notice at all of the proposal or subsequent public meeting. We are suspicious of the short notice given prior to decisions being made and question the reasoning for that. And we are 100% opposed to the subject lands being added to the City of Stratford.

We would respectfully request a response in writing to the questions and concerns noted herein.

We thank you for your time,

Colin & Melissa Verspeeten

Tatiana Dafoe

From: Joan Thomson
Sent: Friday, January 31, 2020 2:09 PM
To: Tatiana Dafoe
Subject: FW: [External Email] Annexation

For the correspondence package.

-----Original Message-----

From: Joani Gerber
Sent: Friday, January 31, 2020 2:06 PM
To: Kathy Vassilakos;
Cc: Joan Thomson
Subject: Re: [External Email] Annexation

Good Afternoon Mrs & Mr. Bossers (thank-you for the forward Councillor Vassilakos),

Thank-you for your message. I've copied Ms. Joan Thomson, Acting City of Stratford Chief Administrative Officer onto our thread as well for further comments should they be required.

The lands annexed in 2004 remain important to long-term industrial development from investStratford's perspective. We know the Province of Ontario is also actively promoting large parcels for potential investment. At this time, Municipal servicing through to your parcel on Line 29 would need to extend through all three parcels to the east of Wright Business Park, originating on Lorne Avenue.

The parcels included in the proposed boundary adjustment have direct access to rail and highway 7. Municipal servicing is also in close proximity.

Thank-you,
Joani

Joani Gerber
investStratford
jgerber@investstratford.com

On 2020-01-31, 11:26 AM, "Kathy Vassilakos" <KVassilakos@stratford.ca> wrote:

Good morning,

I have copied your email to Joani Gerber from Invest Stratford. She should be able to answer your question about the previously annexed lands and industrial expansion.

Regards,
Kathy

> On Jan 31, 2020, at 3:51 AM,
>

· wrote:

> Good Morning Councillor Vassilakos

>

> I just have a few questions regarding the proposed municipal boundary adjustment between Perth South and the City of Stratford. We live at . . . Stratford. Our property was annexed into the City of Stratford in 2004 together with 2 other properties for a total of 200 acres of mostly agricultural lands. We are located immediately to the west of the current Wright boulevard industrial park. Our property was changed from agricultural to industrial holding with special permission to continue farming but also with restrictions regarding any changes we like to make to our operations as a farm. The City is looking at annexing approximately 325 more acres of agricultural land for a total of well over 550 acres of available land for industrial purposes. These lands will all have restrictions for the current owners.

> When we were annexed the City informed us that this was the logical direction for the City to annex for future industrial land. Since it is obvious that the City is going a different direction with annexation. What are the long term plans for the 200 acres that were annexed in 2004. If the glass plant does not become a reality is it really a necessity to annex an additional 325 acres of land.

>

> Regards

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> Ann & Johan Bossers

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> Address:

>

> Day Time Phone Number:

>

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> Origin: <https://www.stratfordcanada.ca/en/insidecityhall/citycouncilcontact.asp>

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> This email was sent to you by Ann & Johan Bossers<
<https://www.stratfordcanada.ca/>.

through