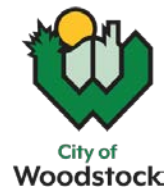




Proposed Boundary Adjustment

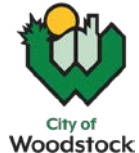
Public Consultation Meeting

June 27, 2024



Agenda

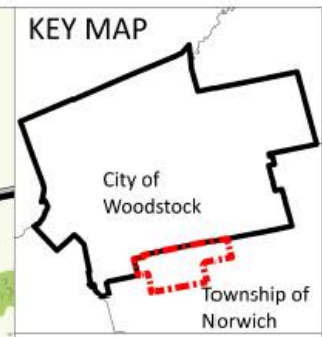
- Opening remarks
- Overview of Land Under Consideration
- Needs Assessment – Why is a boundary adjustment being considered and why here?
- Taxes
- Municipal Services and By-laws
- Compensation
- Next Steps
- Questions and Comments



Land under consideration

Lee Robinson, Chief Administrative Officer, Township of Norwich

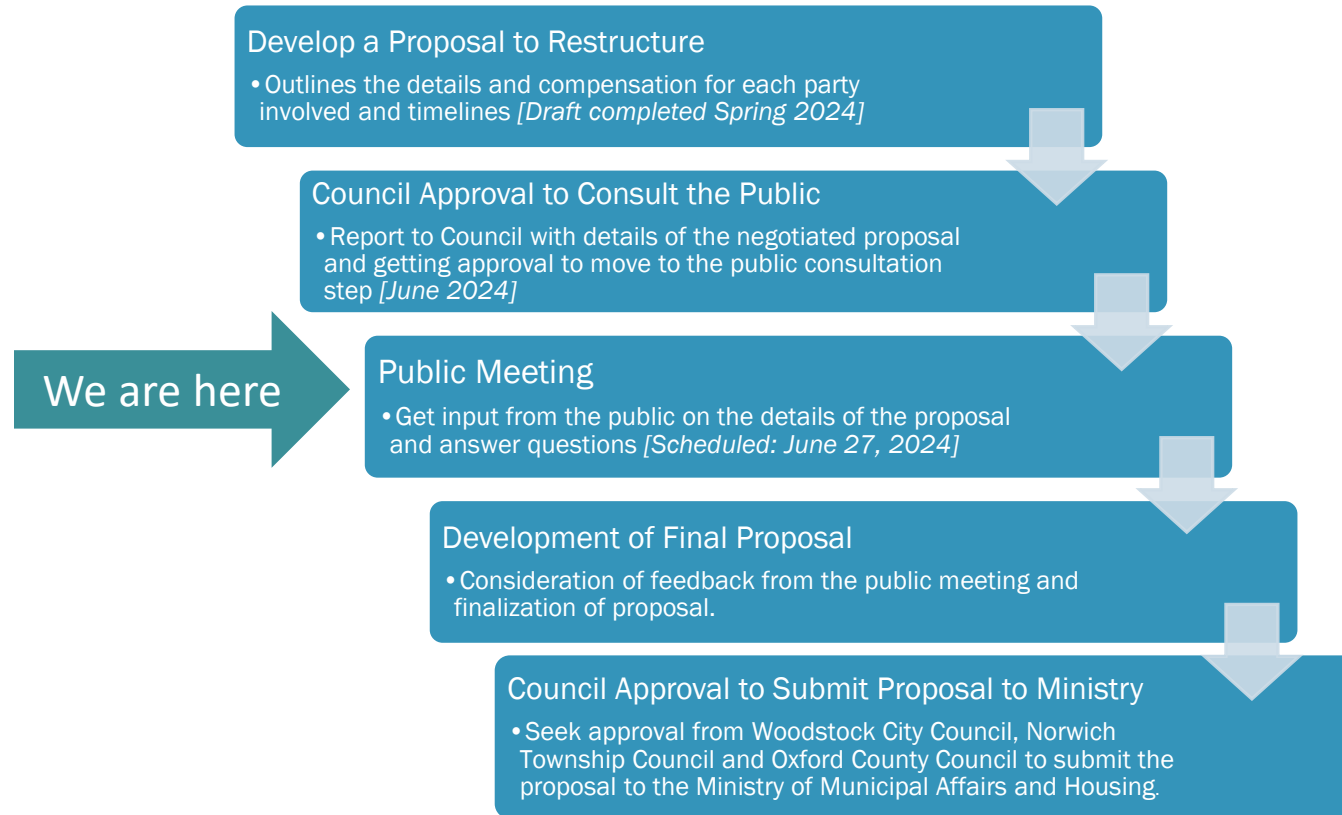
David Creery, Chief Administrative Officer, City of Woodstock



- Legend**
- Potential Boundary Adjustment Area
 - City Limits
 - Parcels



Boundary Adjustment Process



Boundary Adjustment Process

- This is not expropriation
- Landowners can choose to sell or not
- A boundary adjustment will not affect a landowner from continuing the use of their property in a same manner provided such use is in accordance with the Township of Norwich Zoning By-law and not in contravention of municipal by-law or provincial regulations.



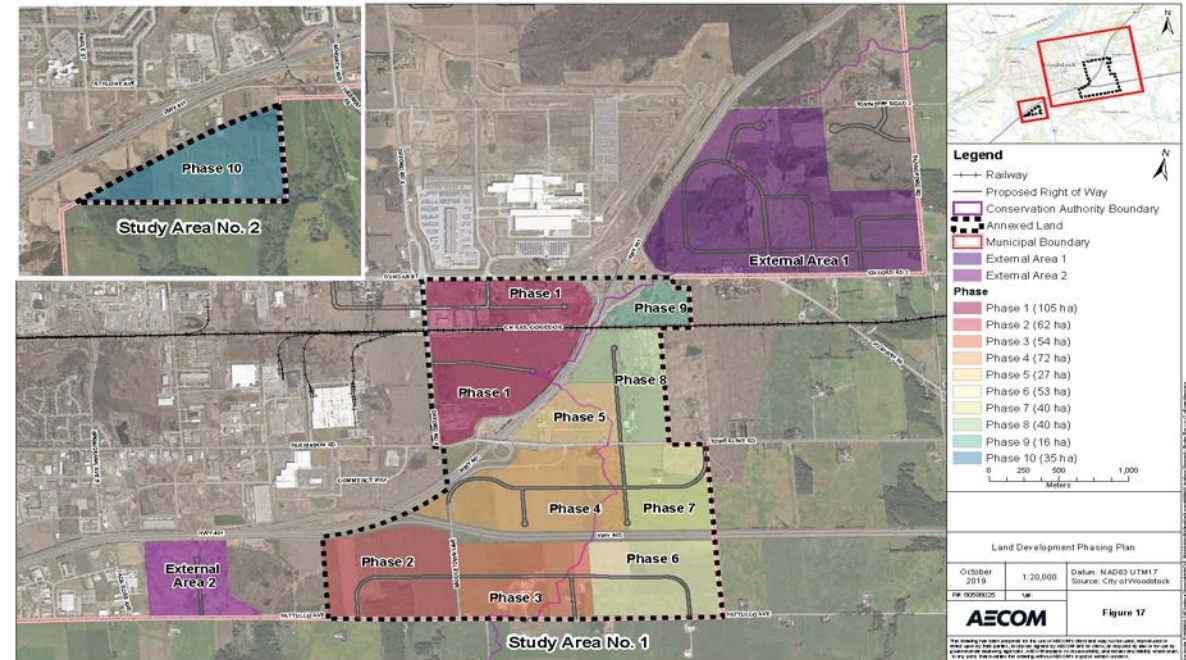
Needs Assessment

Why are the municipalities discussing a boundary adjustment and why here?

Pattullo Avenue Realignment

Harold deHaan, City Engineer, City of Woodstock

- MTO requires the intersection of Pattullo Ave and Hwy 59 to be moved farther from the 401 interchange
- No future development allowed east of Alyea farm until intersection relocated
- In 2021, City and Norwich completed a Municipal Class EA to address this issue



Pattullo Avenue Realignment

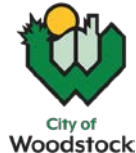
- The EA process was a public process including 2 public meetings, meetings with stakeholders and Council reports
- The final solution incorporated comments submitted by residents, businesses and MTO
- The final solution involves creating a cul-de-sac on WB Pattullo just east of the existing Pattullo and Greenly Line intersection.
- A round about is to be constructed at Ridgeway Rd and Pattullo realigned to go SW to connect to Hwy 59 near Total Rentals



Long-term employment land needs

Len Magyar, Development Commissioner, City of Woodstock

- On average, the City of Woodstock receives around 100 development related inquiries annually.
- Approximately 70% of inquiries are looking for development properties smaller than 25 acres, another 25% of inquiries are seeking properties between 25 to 50 acres, and 5% of inquiries are seeking properties larger than 50 acres.
- In order to compete with other communities in Ontario and across North America it is important to have access to a diverse inventory of properties suitable for development.

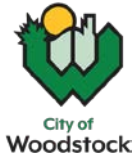


Employment land trends

Len Magyar, Development Commissioner, City of Woodstock

Development Timeline

- Longer time frames required for servicing / More studies required (e.g. George Alyea Farm took over 7 years to ready for sale)
- More expensive to service new industrial lands (approximately \$250,000 per acre)
- Industrial land selling at a quicker rate



Employment land trends

Len Magyar, Development Commissioner, City of Woodstock

Client Trends

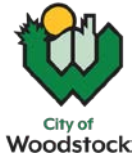
- Increasing number of inquiries year over year
- Increasing inquiries for larger acreages (particularly from EV projects)
- Preference of multiple site options from which to choose
- Preference to be close to Hwy 401 / 403



Recent experience

Len Magyar, Development Commissioner, City of Woodstock

- In the summer of 2023 the City of Woodstock offered the George Alyea Farm (now Alyea Street) for sale by Request for Proposal (RFP). Eighty-five (85) acres were available for purchase.
- Prior to issuing the RFP over 60 businesses had indicated they were interested in purchasing a parcel of land.
- Ultimately the City received 18 proposals from various parties representing 223 acres of demand (close to 3 times the land available for sale).
- To date Council has approved 8 land sales representing 800,000 sq ft. of new industrial development and as many as 750 new jobs.
- Council considered a variety of factors when selling the land including; proposed lot coverage, proposed use, economic diversification, price per acre, development experience/existing buildings, and job creation.



Existing and future land use

Paul Michiels, Director of Community Planning, County of Oxford

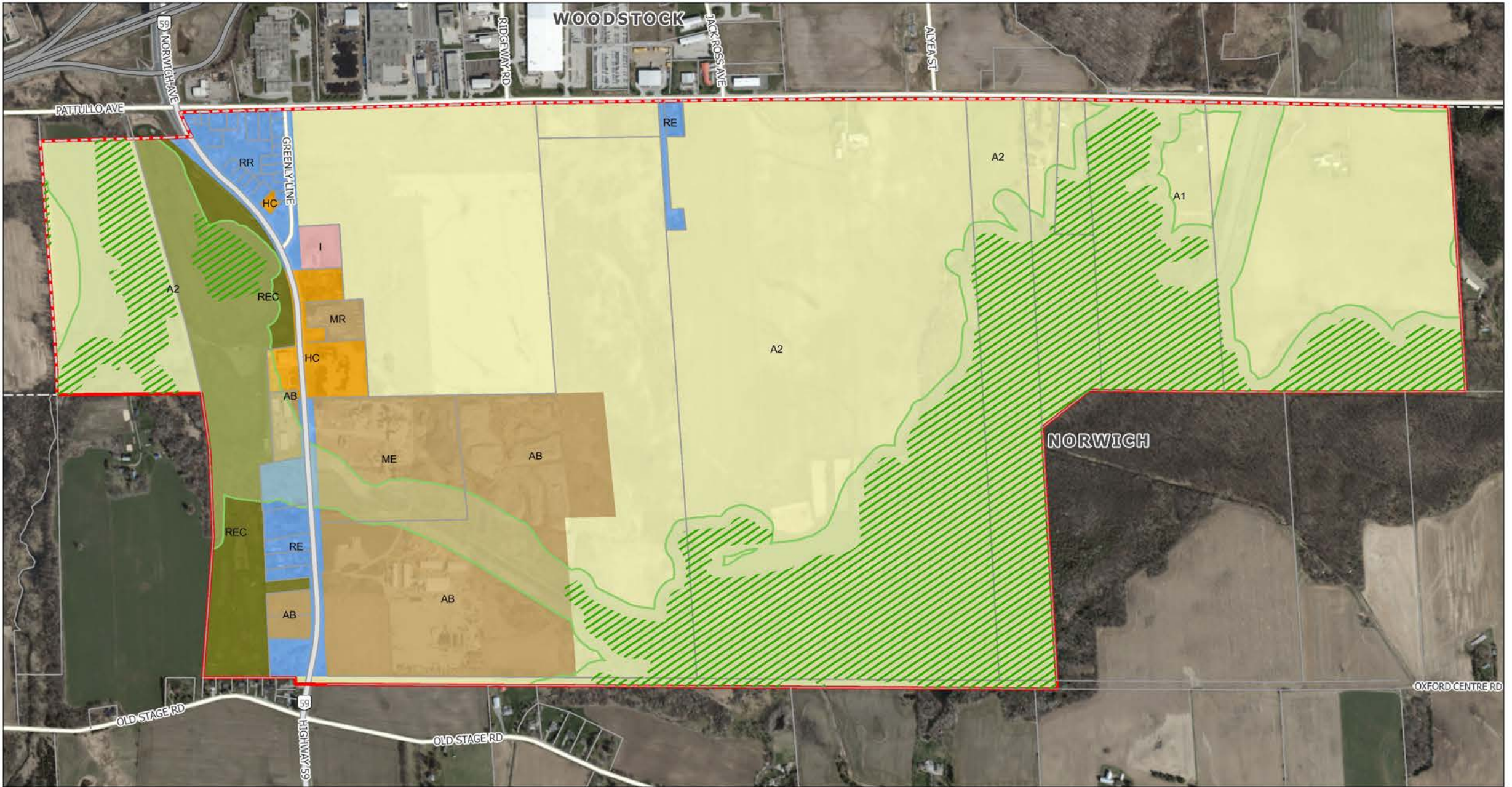
Eric Gilbert, Manager of Development Planning, County of Oxford

Existing Land Uses

- The lands contain a mix of existing uses (agricultural, residential, recreational, commercial, agri-business, industrial, and institutional)
- Roughly half of the land area is currently in agricultural use
- A substantial proportion of the lands are covered by natural features and areas (woodlands, wetlands, valleylands etc.)



Existing Land Use



- Municipal Boundary
- Subject Area
- CA Regulated
- Property Boundary

Future Land Use

- Changing the permitted use of the lands (e.g. to urban uses) would require a secondary planning process with further public consultation.
- This process would involve the preparation of various technical studies and further planning analysis to determine the proposed new uses for the lands and associated planning and servicing requirements.
- The recommendations from that process would need to be formally implemented through an Official Plan amendment.

Servicing

Harold deHaan, City Engineer, City of Woodstock

- Why this area makes sense from a servicing perspective - fiscally responsible servicing plans
- There is existing public watermain and sanitary sewer along Pattullo Ave from Hwy 59 to Herbert Milnes Park
- These existing services can easily be used to service the proposed boundary adjustment south of Pattullo
- This makes the area a candidate for extension of services in a fiscally responsible manner



Taxes

James Johnson, Director of Finance/Treasurer, Township of Norwich

Diane Campbell, Director of Administrative Services, City of Woodstock

How will my property taxes be calculated?

- Under the proposed agreement, properties in the Residential and Farm tax classes will receive a credit on their annual tax bill
- This credit will be static and will be available for the first five years (2025-2029) unless a residential property receives a planning approval for redevelopment or a farm property is redeveloped. In both of these situations, the credit will be eliminated
- In years 6-10 (2030-2034), the credit will be phased out in equal amounts
- During this time, any change in the City only Residential and Farm tax rates will flow through to the Residential and Farm properties
- All other property tax classes will begin paying municipal property taxes based on the City of Woodstock tax rates in 2025



How will the Residential and Farm tax mitigation/phase-in be calculated?

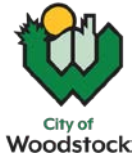
- The credit will be determined by calculating the difference between the own purpose tax rates of the City of Woodstock and the Township of Norwich multiplied by the current value assessment as determined by the Municipal Property Assessment Corporation.
- Years 1 - 5 – 100% of the credit will be applied to the annual tax bill.
- Years 6 – 9 - 80% of the credit in year 6, 60% of the credit in year 7, 40% of the credit in year 8 and 20% of the credit in year 9 will be applied to the annual tax bill.
- Year 10: taxes will be fully phased in.
- If there is an ownership change during the phase-in period, the phase-in credit will be eliminated.
 - There will be an exemption for sales to family.



Phase-In Example: Residential

Typical Property (Lower Tier portion only) **Assessment: \$330,000**

2024 Local Taxes: Woodstock	\$3,704.15
2024 Local Taxes: Norwich	\$2,119.93
Phase-In Credit	\$1,584.22



Phase-In Example: Farm

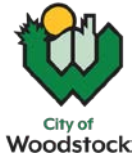
Typical Property (Lower Tier portion only) **Assessment: \$1,000,000**

2024 Local Taxes: Woodstock	\$2,443.62
2024 Local Taxes: Norwich	\$1,398.51
Phase-In Credit	\$1,045.11



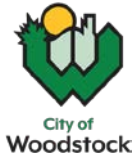
Where will I pay my taxes?

- If the proposal is approved, Township of Norwich property owners within the adjusted area will become City of Woodstock taxpayers as of January 1, 2025:
 - All taxes would be billed by and paid to the City of Woodstock.
 - All arrears/credits as of December 31, 2024 would be transferred to the City of Woodstock.
 - Existing pre-authorized payment agreements with the Township of Norwich would not transfer. New agreements would need to be signed with the City of Woodstock.
- Instalment due dates are similar—the last working day in February, May, August and October.



What will I need to do?

- If you wish to utilize a pre-authorized payment plan, this will need to be set up with the City of Woodstock.
- If your taxes are paid through your financial institution, you will need to update your information to the City of Woodstock.
- If you pay your taxes through online banking, you will need to update your Payee details.
- Nothing will need to be done until after you have made your final 2024 payment to Norwich.
- Should the proposed boundary adjustment be approved, an information package will be provided later this year containing this information,



Municipal Services and By-laws

David Creery, Chief Administrative Officer, City of Woodstock

Municipal Services

David Creery, Chief Administrative Officer, City of Woodstock

- If approved there will be some changes respecting municipal services, including:
- Road Maintenance:
 - Greenly Line: change to service by City of Woodstock (currently plowed by COW)
 - County Rd 59/Pattullo Rd : no change
- Garbage and Recycling Collection – no change
- Fire Protection Services – Woodstock Fire Department
- Police Services – Woodstock Police Department
- Library Services – Woodstock Public Library
- Building Permit/Inspection – City of Woodstock



Sewer/Water Services

Water supply is extended and available to many of the properties within the proposed area.

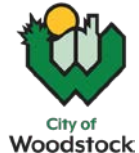
Sanitary sewer services are available to a lesser number of properties within the proposed area.

- At such time as sewer and water services are available, property owners will generally be required to connect in situations where existing private services are contaminated or have operational problems,
- The County may also establish connection requirements to new municipal services through a connection by-law. The County will set a time period for connection to the municipal systems.



Municipal By-laws

- If approved the following addresses some common questions regarding municipal by-laws:
- Zoning by-law: Township of Norwich Zoning by-law remains in force
- City of Woodstock by-laws apply for all other cases such as:
 - Maintenance and Occupancy by-law (property standards)
 - Waste Materials by-law
 - Discharge of Firearms by-law
 - Tree Protection by-law
 - Animal by-laws



Miscellaneous

- Municipal Addressing: 911 numbers remain in place,
- No street name changes being considered,
- Municipal drains continue – generally work towards including these as part of municipal storm drainage network,
- No speed limits changes being considered.

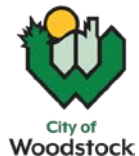
Compensation

Lee Robinson, Chief Administrative Officer, Township of Norwich

Compensation

Negotiations recognized that any boundary adjustment must benefit both parties, and ensure the long-term sustainability of the Township:

- Provide employment lands, and
- Provide on-going revenues for the Township.



Types of Compensation

- Base Compensation
- Joint Prosperity Compensation
- Tax Mitigation and Tax Phase-In
 - Previously discussed in this presentation by the Treasurers

Base Compensation

- Base compensation is intended to compensate the Township for tax revenue that would no longer be received.
- The Treasurer of the Township shall provide the taxes levied by the Township for the properties located within the annexed area for 2024 by October 1, 2024.
 - This is called the Base Amount
- The City shall pay to the Township compensation annually equal to the Base Amount starting in 2025.
- Beginning in 2026 and for each subsequent year, the Base Amount shall be adjusted annually on January 1 by the percentage change in the all items Canada Consumer Price Index for the previous 12 months.
- This will continue in perpetuity with the annual increases.



Joint Prosperity Compensation

- Beginning in 2025, the City shall pay to the Township annually a share of the City's own purpose taxes as follows:
 - Commercial Tax Class
 - 20% of the City's share of the Woodstock tax rate levied each year
 - calculated by applying the City tax rate to the Commercial assessment reduced by the indexed (CPI) Commercial assessment as of the boundary adjustment date.
 - Industrial Tax Class:
 - 24% of the City's share of the Woodstock tax rate levied each year
 - Calculated by applying the City tax rate to the Industrial assessment reduced by the indexed (CPI) Industrial assessment as of the boundary adjustment date.



Next Steps

Lee Robinson, Chief Administrative Officer, Township of Norwich

David Creery, Chief Administrative Officer, City of Woodstock

Develop a Proposal to Restructure

- Outlines the details and compensation for each party involved and timelines *[Draft completed Spring 2024]*

Council Approval to Consult the Public

- Report to Council with details of the negotiated proposal and getting approval to move to the public consultation step *[June 2024]*

Public Meeting

- Get input from the public on the details of the proposal and answer questions *[Scheduled: June 27, 2024]*

Development of Final Proposal

- Consideration of feedback from the public meeting and finalization of proposal.

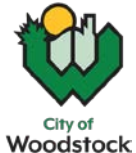
Council Approval to Submit Proposal to Ministry

- Seek approval from Woodstock City Council, Norwich Township Council and Oxford County Council to submit the proposal to the Ministry of Municipal Affairs and Housing

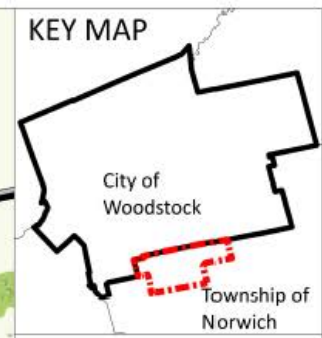
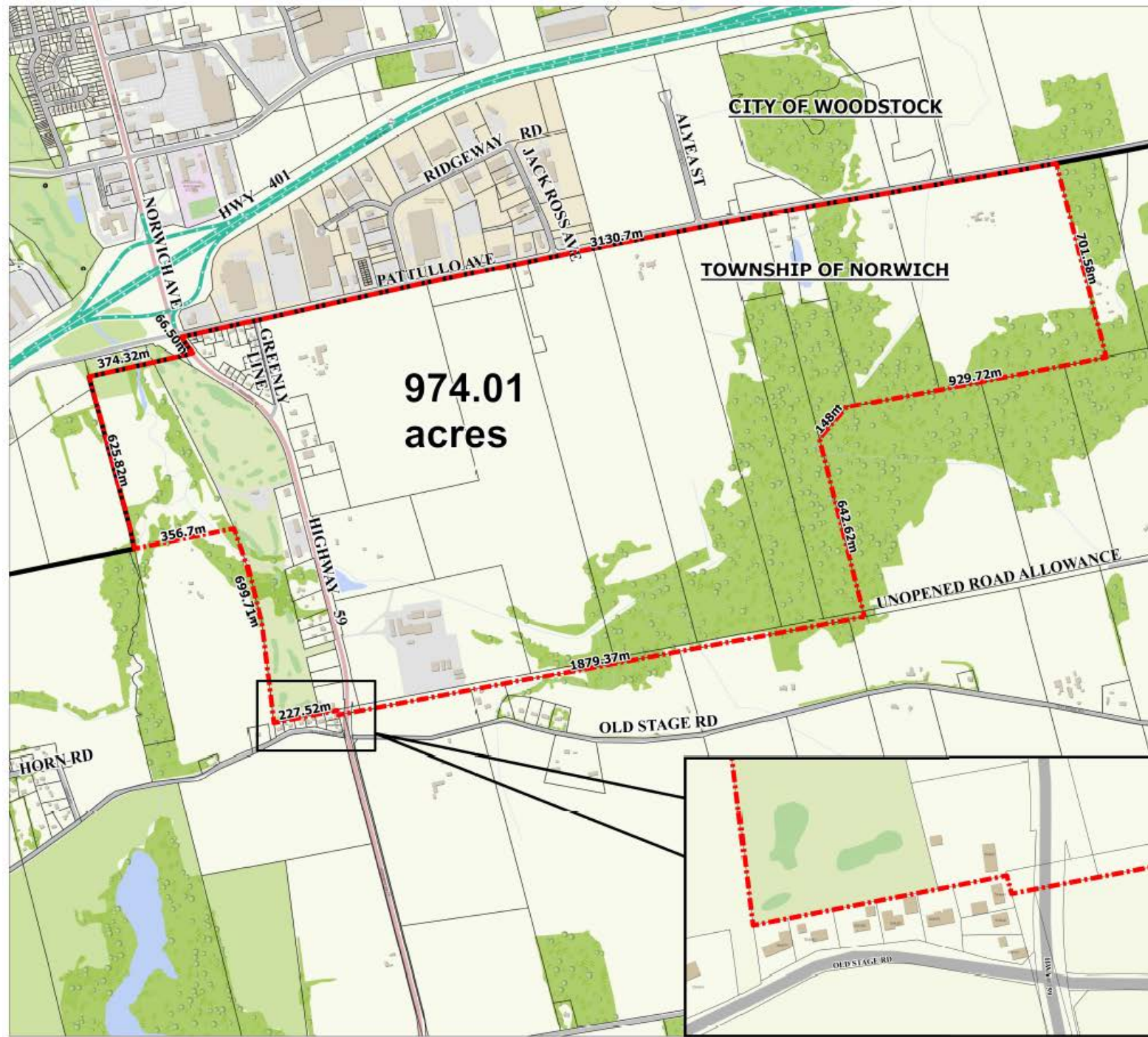
We are here

Next Steps

- All information presented today will be posted on both the Township and City's websites.
- Comments will be received until August 2, 2024.
- Report will be presented to Councils as follows.
 - Township – August 13, 2024
 - City – August 15, 2024
 - County – September 11, 2024

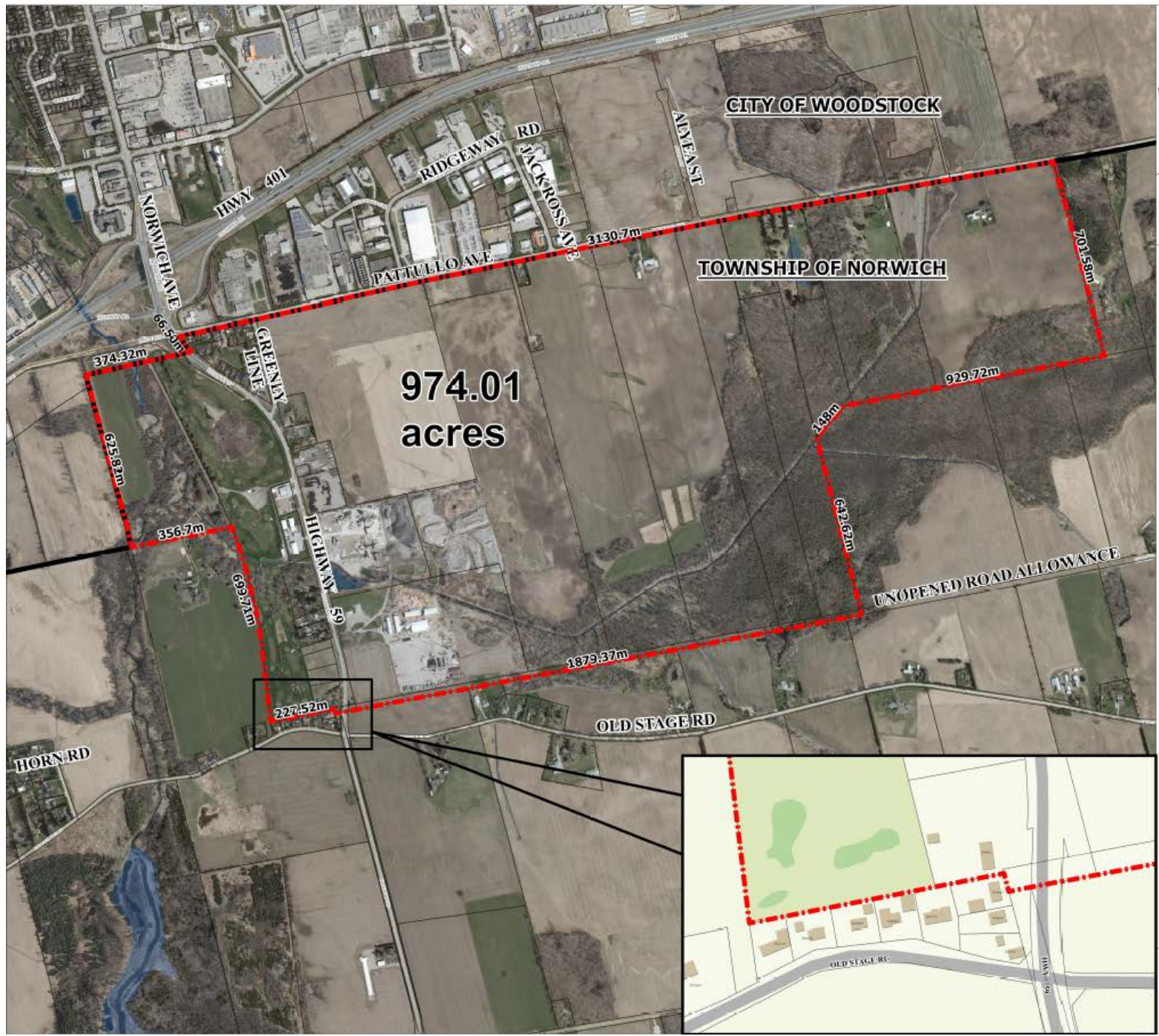


Questions and Comments



- Legend**
- Potential Boundary Adjustment Area
 - City Limits
 - Parcels





**974.01
acres**



- Legend**
- Potential Boundary Adjustment Area
 - City Limits
 - Parcels

