

**CORPORATION OF THE TOWNSHIP OF EAST ZORRA-TAVISTOCK COUNCIL
2018 - 2022**

AGENDA

**for the Special Meeting to be held on Friday July 16, 2021 at the
Hickson Park Pavilion (Hickson Park), 99 Loveys Street E., Hickson, ON, at 1:00 p.m.**

The purpose of the Special Meeting is to consider the Boundary Adjustment proposal,
which is to be considered by the City of Woodstock at their July 15, 2021 Meeting.

PLEASE NOTE: As Social Distancing must be maintained, should you wish to attend the meeting, please contact Clerk Will Jaques via email (wjaques@ezt.ca) or telephone (519-462-2697 ext.7825) in advance to confirm your attendance can be accommodated. Mandatory face coverings shall be in place.

1. Call to order and opening remarks
2. Approve Agenda
3. Disclosure of Pecuniary Interest and General Nature Thereof
4. City of Woodstock – Boundary Adjustment Proposal
5. Confirming By-law
6. Adjourn

Placeholder Page for Agenda Item 1 –
Call to order and opening remarks

Use this page to note any opening remarks
you wish to make.

2.

Placeholder Page for Agenda Item 2 – Approval of the Agenda

Use this page to note items you would like added to the agenda.

3.

Placeholder Page for Agenda Item 3 – Disclosure of Pecuniary Interest

Use this page to note any Pecuniary Interests
you wish to declare at the meeting.

Note: The following report is being considered by the City of Woodstock at their July 15, 2021 Council meeting.

Special Committee/Advisory Task Force
Boundary Adjustment Committee - EZT
July 15, 2021

TO: Members of Council

RE: **East Zorra-Tavistock - Boundary Adjustment Committee Report**

AIM:

To provide an update on the status of boundary adjustment discussions with the Township of East Zorra-Tavistock.

BACKGROUND:

City Council established the East Zorra-Tavistock Boundary Adjustment Committee in December of 2019. The Council of the Township of East Zorra-Tavistock reciprocated with the establishment of a Boundary Adjustment Committee in the same month. The first meeting of both Committees occurred on February 5th of 2020. The Woodstock Boundary Adjustment Committee subsequently prepared a boundary adjustment proposal and forwarded to the Township Committee on March 9th. Shortly thereafter the COVID-19 pandemic emerged resulting in the cancellation of scheduled meetings in April and July. The Committees were able to reconvene an in-person meeting on September 16th in between the first and second wave of the pandemic. This was the last opportunity for in person meetings and all further discussions occurred through correspondence.

The City received a new proposal from the Township of East Zorra-Tavistock on Wednesday, July 7th including the following terms:

Residential and Farm Tax Classes

Maintain the Township tax rate for all existing residential and farm property tax classes on the real property tax bill for 25 years. These same properties will benefit from a phase-in of the City portion of the real property tax bill in years 26 to 30 of this agreement.

For the first 25 years, the taxes will be reduced each year and for each property that is a residential or farm tax class by the dollar value difference in taxes between the Township tax rate and the City tax rate, applying the 2021 tax rates. Taxes will be phased-in equally over the subsequent five-year period (years 26 through 30) by reducing the annual dollar value credit in 20% increments each year. Properties will cease to benefit from this tax credit for any sale of the property to a non-family member or the land is subject to a subdivision, severance, or further development.

Compensation

Base Compensation

Real Property Tax for Township Own Purposes:

- (a) The Treasurer of the Township to provide the total own purposes taxes levied by the Township for the properties located within any proposed boundary adjustment area for 2021
- (b) The City shall pay to the Township compensation annually, beginning in the year 2022, equal to the Base Amount.

Additional Compensation

The City will pay to the Township one-time compensation on the basis of \$100 per new residential unit. Payment to be made at the time of subdivision registration for all single family and semi-detached lots included in the subdivision plan. Payment to be made at building permit issuance for higher density residential developments on the same per unit basis. Compensation is proposed to be limited to the number of dwelling units that are established at subdivision registration and at building permit issuance for all phases of construction for multi-family residential developments (no additional compensation for any increased intensification created after the initial payment such as a basement apartment.

The City will provide \$5,000 annually toward the maintenance costs of the "Hickson Recreational Trail" to be indexed annually by CPI.

The City will re-imburse the Township for capital improvements on Valleyfield Drive in the amount of \$28,928.76 upon approval of this Boundary Adjustment as evidenced by the publishing of the Minister's Order.

Geography of the Proposed Boundary Adjustment

See attached diagram.

As and where applicable the City to enter into service agreements with the Township for maintenance of any roads by the Township within the boundary adjusted areas (i.e. the south end of the 11th Line north of County Road #17)).

Additional Items

Water/Wastewater Connections: Once sewer & water connections are available connection is required if:

- A period of five years has elapsed since water/sewer service was available to the property.
- The well/septic serving the property is exhibiting contamination or operational problems; or,
- The property redevelops in any manner.

The City shall be responsible for the costs of the professional, administrative, or operational fees for the boundary adjustment.

COMMENT:

The time to complete the initial negotiations for any boundary adjustment in this term of Council is at an end. The Municipal Act establishes the process for all municipal restructurings and this process must be completed in time for implementation on January 1 of the following year. As next year is a municipal election year, this is the last effective date that is possible in this term of Council. Failure to meet this date results in having to wait for the next term of Council and an earliest effective date of January 1, 2024.

The boundary adjustment proposal received from the Township is unique from other recent boundary adjustment proposals. This proposal requires a significant improvement in the tax relief for the existing residential and farm properties but forgoes or reduces compensation to the Township that is typical in recent agreements.

The Boundary Adjustment Committee met to review this latest and last proposal and unanimously recommends that City Council support the proposal in principle and proceed to public consultation with this proposal.

The Township of East Zorra-Tavistock has indicated that it will hold a special meeting of Township Council for this same purpose on Friday, July 16th should Woodstock City Council agree to the proposal in principle.

A public meeting will be required as part of the public consultation process. Staff tentatively suggest Tuesday, August 10th which will be subject to confirmation, if approved in principle by both Councils.

Final approval of the boundary adjustment by each Council cannot occur until the conclusion of the public consultation.

RECOMMENDATION:

That City Council approve the Boundary Adjustment Proposal from the Township of East Zorra-Tavistock dated July 7th, 2021, in principle and that Staff be directed to initiate the public consultation process subject to approval in principle by the Township of East Zorra-Tavistock Council.

Connie Lauder

Councillor, City of Woodstock

Jerry Acchione

Councillor, City of Woodstock

Mark Schadenberg

Councillor, City of Woodstock



**THE CORPORATION OF THE
TOWNSHIP OF EAST ZORRA-TAVISTOCK
COUNTY OF OXFORD
BY-LAW # 2021 - 31**

Being a by-law to confirm all actions and proceedings of the Council.

NOW THEREFORE THE COUNCIL OF THE TOWNSHIP OF EAST ZORRA-TAVISTOCK ENACTS AS FOLLOWS:

All actions and proceedings of the Council taken at its meeting held on the 16th day of July, 2021 except those taken by By-law and those required by law to be done by resolution are hereby sanctioned, ratified and confirmed as though set out herein provided, however, that any member of this Council who has dissented from any action or proceeding or has abstained from discussion and voting thereon shall be deemed to have dissented or abstained, as the case may be, in respect of this By-law as it applies to such action or proceeding.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 16th DAY OF JULY, 2021.

Don McKay, Mayor

seal

Will Jaques, Clerk