



## **Proposed Township of South-West Oxford and City of Woodstock Boundary Adjustment**

### **Public Information and Consultation Meeting Notes**

Thursday August 22<sup>nd</sup>, 2019

Colombo Club of Oxford

6:30 p.m.

- 1. Opening Remarks – Township of South-West Oxford Treasurer, Diane Larder**  
Treasurer Diane Larder welcomed those in attendance and introduced the staff present.
- 2. Needs Assessment – Andrea Hachler, Development Planner, County of Oxford**  
Development Planner Andrea Hachler provided an overview of the reasons for the proposed boundary adjustment discussions and the proposed location. She commented on the comprehensive review which was undertaken by the County of Oxford and the need for residential development land within the City of Woodstock.
- 3. Taxes – Patrice Hilderley, Director of Administrative Services, City of Woodstock**  
Director of Administrative Services Patrice Hilderley advised that if the proposed boundary adjustment is approved, land owners would pay their taxes to the City of Woodstock. Any property tax arrears would be transferred over and current preauthorized payment plans would cease. She provided an overview of the proposed residential tax phase-in and the payment options for property taxes with the City of Woodstock.
- 4. Community Planning – Andrea Hachler, Development Planner, County of Oxford**  
Development Planner Andrea Hachler commented on the next steps from a planning perspective should the proposal proceed. Next steps include a secondary planning exercise which include a servicing study, and consideration of future road network, location of parks and other public facilities and land density.
- 5. Sewer/Water Services, Municipal Services/Bylaws - David Creery, Chief Administrative Officer, City of Woodstock**  
Chief Administrative Officer David Creery commented on the secondary planning exercise which would follow the boundary adjustment. This would consider servicing the area and the location of water and sewer services, roads, parks and other public facilities. Mr. Creery also commented on future road maintenance in the area by the

City of Woodstock, garbage and recycling collection, fire protection services, police services, library and building and inspection services. He advised that Zoning would remain in accordance with the Township of South-West Oxford Zoning By-law until it is amended by the City of Woodstock. This amendment may take several years; permitted uses would continue. Municipal addressing was also discussed.

6. **Compensation – Diane Larder, Treasurer, Township of South-West Oxford**  
Treasurer Diane Larder explained that the goal of the proposed boundary adjustment is to ensure the long-term sustainability of the Township and provide future residential growth for the City. She explained the compensation to be paid by the City to the Township in perpetuity.
7. **Next Steps – David Creery, Chief Administrative Officer, City of Woodstock**  
Chief Administrative Officer David Creery advised that there will be a written comment period. If the proposal is approved by both Council's it will then go to Oxford County Council after which it will be sent to the Province for final approval. Friday, August 30<sup>th</sup> is the deadline for written comments to be submitted to the Township or the City.
8. **Questions and Comments**  
Questions and comments received by members of the public during the public meeting of August 22<sup>nd</sup>, 2019 are summarized below:
  - Question with respect to the location of proposed road and how long it will take until this information is made available to the public. Where will existing City of Woodstock streets be extended into the new development area? Members of the public were advised that this would be considered as part of the secondary planning process and would likely be completed within a year of approval. The secondary planning process is a public process.
  - There was a question with respect to the meaning of low, medium and high-density residential development. Development Planner Andrea Hachler explained that the Province directs that the City provide a mix of housing options including low (single family residence), medium (semi-detached, townhouse development), high (apartment buildings) housing categories. During the subdivision planning process, the City would request a split of housing densities.
  - It was noted that the Hydro One easement and water line is a constraint for development in this area.
  - Residents located on the north of Karn Road are going to have a considerable tax increase in comparison to residents on the south of Karn Road. What is the advantage to the residents that are going to be annexed? The rationale for the proposed boundary adjustment border was discussed; to square up the boundary area and to ensure minimal impact on an ongoing aggregate licence for the property south of Karn Road. It was noted that

there is a great supply of gravel in this area and that it is important that the gravel be available for generations to come.

- Residents raised concerns with the impact to their individual property taxes. They were advised that they could come into the Township or City office to look at how their taxes will change individually.
- It was noted that urban areas provide more services, including library services, museum services, parks and recreation, full-time departments; these services cost more money. The reality of urban growth and expansion was also discussed; the City needs to grow somewhere and County planners have deemed this location as an appropriate place for expansion.
- A resident expressed concern that this meeting notice was the first that they had received regarding the proposal. It was noted that this area has been identified for future residential growth in the County Official Plan since 1995. This meeting represents the required public meeting which is required under the Municipal Act. Once Councils for the City and the Township reached a proposal in-principle, the public consultation process was initiated.
- It was noted that very little development, if any, will take place in the north of the proposed boundary adjustment area along Beachville Road. There was a question with respect to why these properties are being included. There was also concern expressed that residents may be forced to connect to City services when they are currently operating on private services. The secondary planning process will provide more details with respect to extending servicing in this area.
- There was concern expressed with respect to who will have to pay for connecting to City water and sewer and how much it will cost.
- Concern was expressed regarding the aggregate on the lands within the proposed boundary adjustment area and building on top of these lands. Members of the public were advised that testing has taken place in this area by the current property owners and it has been identified that there is more sand than gravel on these lands. The constraints of the Hydro right of way and the City's proximity to the land are issues with respect to gravel extraction on these lands.
- A member of the public questioned how the residential development would proceed and if the City of Woodstock will be buying the agricultural land for development. It was explained that if the boundary adjustment was approved, the land would become part of the City of Woodstock. The land would be developed in the future by a private developer. The City will not be buying the agricultural land.
- A member of the public stated that a builder's group has already purchased that land. It was noted that the Official Plan has outlined this area as the next logical extension for residential development since 1995. Developers have

approached the City and the Township to express a need for more residential land for development in the City of Woodstock.

- It was questioned why the boundary adjustment area would extend along Beachville Road other than to square off the boundary line.
- A member of the public questioned how the property owners will be compensated. They will be required to pay more in property taxes and will have little benefit.
- Concern was expressed with respect to the protection of the forest in the boundary adjustment area and other wildlife. It was stated that any required impact studies would be done as part of the secondary planning process.
- It was commented that many other property owners that have become part of the City in the past are happy to be part of the City of Woodstock and this has had a positive impact on their property values. Connecting to municipal services may be less expensive than replacing a septic system when the time is needed for that.
- A resident commented on the need to keep people in the area as opposed to selling for future development and moving to another area. It was stated that many farmers are trying to purchase farmland so that their children can take over the farming operation.
- Mayor Birtch commented that the municipalities can change the boundary to exclude some people, however he suggested that it makes more sense to include them and provide future services to them. He stated that many people find that connecting to municipal services is cheaper than replacing a septic system.
- A resident commented on growth in the community and the importance of growth taking place along with employment growth vs growth as a result of commuters. They stated that if growth is taking place without economic growth in tandem that the area is losing sustainability. Mayor Birtch commented that many people come to job fairs within the community, however struggle when they try to look for places to live. The city is behind for supplying land for residential growth that is needed for job expansion in the community. The need for affordable housing the community was also noted.
- Water and drainage issues were brought up as a potential impact from development of the subject lands. It was noted that water and drainage will be considered through the secondary planning process.
- A question was raised by a resident with respect to how their children's school district may change as a result of the proposed boundary adjustment.
- There is a manufacturing facility currently located on the north side of Karn Road. Concern was expressed about complaints that may be received once

there is a subdivision located behind this property. New residents may be disturbed by the noise generated by the facility.

- A resident questioned whether or not more land will be needed or acquired for future roads and sidewalks. There is concern regarding how close roadways will be to existing properties.