



Stratford City Council Special Council Open Session MINUTES

Meeting #: 4604th
Date: Tuesday, February 4, 2020
Time: 7:00 P.M.
Location: Council Chamber, City Hall

Council Present: Mayor Mathieson - Chair Presiding, Councillor Beatty, Councillor Bunting, Councillor Burbach, Councillor Clifford, Councillor Gaffney, Councillor Henderson, Councillor Ingram, Councillor Ritsma, Councillor Sebben, Councillor Vassilakos

Staff Present: Joan Thomson - Acting Chief Administrative Officer/Acting Clerk, Kim McElroy - Director of Social Services, Jacqueline Mockler - Director of Human Resources, Michael Humble - Director of Corporate Services, David St. Louis - Director of Community Services, John Paradis - Fire Chief, Jodi Akins - Council Clerk Secretary, Victoria Trotter – Recording Secretary

Also Present: Paula Lombardi, Members of the Public, Media

1. Call to Order:

Mayor Mathieson, Chair presiding, called the Council meeting to order.

2. Declarations of Pecuniary Interest and the General Nature Thereof:

The *Municipal Conflict of Interest Act* requires any member of Council declaring a pecuniary interest and the general nature thereof, where the interest of a member of Council has not been disclosed by reason of the member's absence from the meeting, to disclose the interest at the first open meeting attended by the member of Council and to otherwise comply with the *Act*.

Name, Item and General Nature Thereof

No disclosures of pecuniary interest were made at the February 4, 2020 Special Council meeting.

3. Report of the Acting Chief Administrative Officer:

Referring to a PowerPoint presentation, the Acting Chief Administrative Officer presented the Management Report.

In addition to the CAO's report, several documents were made available to the public, including the joint public meeting minutes, all public correspondence received to date with responses from staff, revised planning justification report and an updated fact sheet.

The Acting CAO reviewed the boundary adjustment proposal, the pertinent sections of the Municipal Act, the purpose of the proposal and the various forms of public consultation undertaken. Should the proposal be accepted by all three councils, it will then be forwarded to the Ministry of Municipal Affairs and Housing for approval at their sole discretion.

Maps of the subject lands were displayed, along with a draft reference plan.

Background on the proposal was provided, highlighting the city's strong industrial base as being an important and integral part of the local economy. Industrial land supply has diminished in recent years due to being developed for industrial purposes, awareness that the lands were not suitable for industrial development or being used for other purposes, such as soccer fields. investStratford has been working since 2017 to identify opportunities to create new industrial land.

History was provided on annexations completed over the past 20 years, including the RBC data centre in 2006 and the Wright Business Park in 2005. Natural extensions of manufacturing areas are worthy of particular consideration and two specific opportunities were identified by investStratford to create two new parcels of additional industrial land supply. Details were provided on the two parcels as outlined in the report.

The economic growth, new employment opportunities and spin-off effects will benefit all three municipalities involved and the proposed annexation has been reviewed by all parties. The Acting CAO thanked the Township of Perth South for identifying their challenges, which the Township Clerk-Administrator spoke to at the joint public meeting.

Feedback received from the public was circulated to all three councils and posted on their websites. The correspondence centered around industrial land inventory, additional traffic, woodlots, minimum separation distances (MDS), municipal drains, loss of agricultural land and the amount of time allowed for public consultation. Following concerns raised at the joint public meeting regarding time for comments, the consultation period was extended.

In a Boundary Adjustment Proposal, municipalities need to outline how they will manage certain issues. These terms are based on similar terms from previous boundary adjustment involving the three municipalities and include assets, liabilities, rights and obligations; taxes; water, sewers and septic systems; municipal by-laws and compensation to the Township.

In summary, the Acting CAO stated that the proposal is in response to an identified need for employment lands for economic development, is being undertaken in partnership with the Township and considered that existing municipal services can be extended. All three councils are now considering the proposal and it is subject to Ministry approval.

The recommendations before Council for consideration were reviewed as outlined on the report.

In response to questions from Council as to whether there would be any additional costs to the city until such time as development occurs, the Acting CAO stated that there is a section of road that will need to be extended from the Wright Business Park; however, all costs are contained in the two agreements. There are no development applications currently before the city and future costs would be associated with future development.

As to whether annexation strictly moves boundary lines and does not change ownership of those lands, the Acting CAO confirmed that was accurate.

A question was raised by Council why the Planning Justification Report is still in draft form. The Acting CAO and City Solicitor advised that the report remains in draft form to allow for any comments or issues raised at this meeting to be included in the report. It will be finalized and signed following the meeting.

It was stated by a member of Council that the annexation does not bind the municipality to any specific application or future development and the subject lands remain in private ownership. The Acting CAO confirmed that was correct.

R2020-033

Motion by Councillor Beatty

Seconded By Councillor Burbach
THAT the Addendum to the Special Agenda of Council dated February 4, 2020, to add public comments received after 2:00 p.m. on January 30, 2020 regarding the proposed boundary adjustment proposal, be added to the Agenda as printed.

Carried

R2020-034

Motion by Councillor Gaffney
Seconded By Councillor Henderson
THAT Melissa Verspeeten be heard regarding the proposed boundary adjustment proposal.

Carried

Melissa Verspeeten stated she owns property in the Township, as well as in the City of Stratford and did not receive notice of the joint public meeting. She requested deferral of this matter.

She requested transparency in the intended use of the subject lands and suggested that there are numerous sites available in the city for industrial development.

Concerns were expressed regarding Xinyi Glass and the proposed number of jobs created should they locate in the city. The city has a low unemployment rate and there is not enough labour force. It was suggested that this company would take employees from other established employers in the city.

Concern was also expressed at the lack of housing for any future employment lands, negative environmental impact and having large industrial along a gateway entrance to the city.

Ms. Verspeeten stated she is aware of the need for growth but there is a responsibility to maintain responsible growth practices. She suggested that lands within the city remain undeveloped and urban intensification should be encouraged. The city has a reputation for arts and culture and concern was expressed at focusing on large scale industry.

She respectfully requested that Council oppose the proposed boundary adjustment.

R2020-035

Motion By Councillor Ritsma

Seconded By Councillor Gaffney
THAT all public comments regarding the proposed boundary adjustment be received for information.

Carried

R2020-036

Motion by Councillor Clifford

Seconded By Councillor Beatty

THAT Council approve the Annexation Proposal described in Report COU20-006 and authorize its submission to the Ministry of Municipal Affairs and Housing for approval upon obtaining the consent of The Corporation of the Township of Perth South, The Corporation of the City of Stratford, and The Corporation of the County of Perth;

THAT Council approve the draft Boundary Adjustment Agreement with The Corporation of the City of Stratford, The Corporation of the Township of Perth South and The Corporation of the County of Perth and authorize its execution by the Mayor and Clerk or their respective delegates;

THAT Council approve the draft Compensation Agreement with The Corporation of the City of Stratford and The Corporation of the Township of Perth South and authorize its execution by the Mayor and Clerk or their respective delegates;

THAT Council authorize the CAO of the City in consultation with the respective Administrator and CAO of the Township and County and the respective Solicitors to finalize the Boundary Adjustment Agreement;

AND THAT Council authorize the CAO of the City in consultation with the Administrator of the Township and the respective Solicitors, to finalize the Compensation Agreement.

Opposition for the motion on the floor was expressed, citing concerns around absorption rate, lack of employment force, lack of incentive for dense industrial development and environmental concerns.

The question was called on the motion on the floor.

Carried

4. Reading of the By-laws:

The following By-laws required First and Second Readings and Third and Final Readings and could be taken collectively upon unanimous vote of Council present:

Motion by Councillor Henderson
Seconded By Councillor Ingram
THAT By-laws 7-2020 to 9-2020 be taken collectively.

Defeated

As the motion to take the by-laws collectively was not carried unanimously, By-laws 7-2020 to 9-2020 were given individual readings.

R2020-037

Motion by Councillor Beatty
Seconded By Councillor Clifford
THAT By-law 7-2020 be read a First and Second Time.

Carried two-thirds support

R2020-038

Motion by Councillor Gaffney
Seconded By Councillor Henderson
THAT By-law 7-2020 be read a Third and Finally Passed.

Carried

R2020-039

Motion by Councillor Henderson
Seconded By Councillor Clifford
THAT By-law 8-2020 be read a First and Second Time.

Carried two-thirds support

R2020-040

Motion by Councillor Gaffney
Seconded By Councillor Bunting
THAT By-law 8-2020 be read a Third and Finally Passed.

Carried

R2020-041

Motion by Councillor Ritsma
Seconded By Councillor Vassilakos
THAT By-law 9-2020 be read a First and Second Time.

Carried unanimously

R2020-042

Motion by Councillor Gaffney
Seconded By Councillor Henderson
THAT By-law 9-2020 be read a Third Time and Finally Passed.

Carried

4.1 Boundary Restructuring Agreement - By-law 7-2020

To authorize the Mayor and Clerk, or their respective delegates, to enter into an agreement between the City of Stratford, the Township of Perth South, and the County of Perth with respect to the arrangements pertaining to the restructuring of boundaries.

4.2 Compensation Agreement for Boundary Adjustment - By-law 8-2020

To authorize the Mayor and Clerk, or their respective delegates, to enter into an agreement between the City of Stratford and the Township of Perth South with respect to arrangements pertaining to compensation for a boundary adjustment.

4.3 Confirmatory By-law - By-law 9-2020

To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on February 4, 2020.

5. Adjournment:

R2020-043

Motion by Councillor Beatty

Seconded By Councillor Clifford

That the February 4, 2020 Special Council Meeting adjourn.

Carried

Meeting Start Time: 7:00 p.m.

Meeting End Time: 7:32 p.m.

Mayor - Daniel B. Mathieson

Clerk - Joan Thomson