

**To: David Creery, Chief Administrative Officer**

**From: Amy Humphries, Deputy Chief Administrative Officer/City Clerk**

**Re: Norwich Boundary Adjustment**

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**AIM**

To seek Council's approval of a proposed Boundary Adjustment with the Township of Norwich.

**BACKGROUND**

The Councils of the Township of Norwich and the City of Woodstock approved the initiation of the public consultation process for a proposed boundary adjustment at their respective meetings on June 4<sup>th</sup>, 2024 and June 6<sup>th</sup>, 2024. Various property owner and stakeholder consultation letters were circulated and two public information and consultation meetings regarding the proposal were held on June 27<sup>th</sup>, 2024. The public consultation period was open for receipt of comments until August 2<sup>nd</sup>, 2024. The public comments received during the two public meetings and over the remainder of the public consultation period are appended.

The Council of the Township of Norwich received a Memorandum from Township staff at their meeting on July 9<sup>th</sup>, 2024 advising of the next steps in the Boundary Adjustment process. A resolution was passed in response directing Township staff to prepare a revised proposal for the City of Woodstock's consideration.

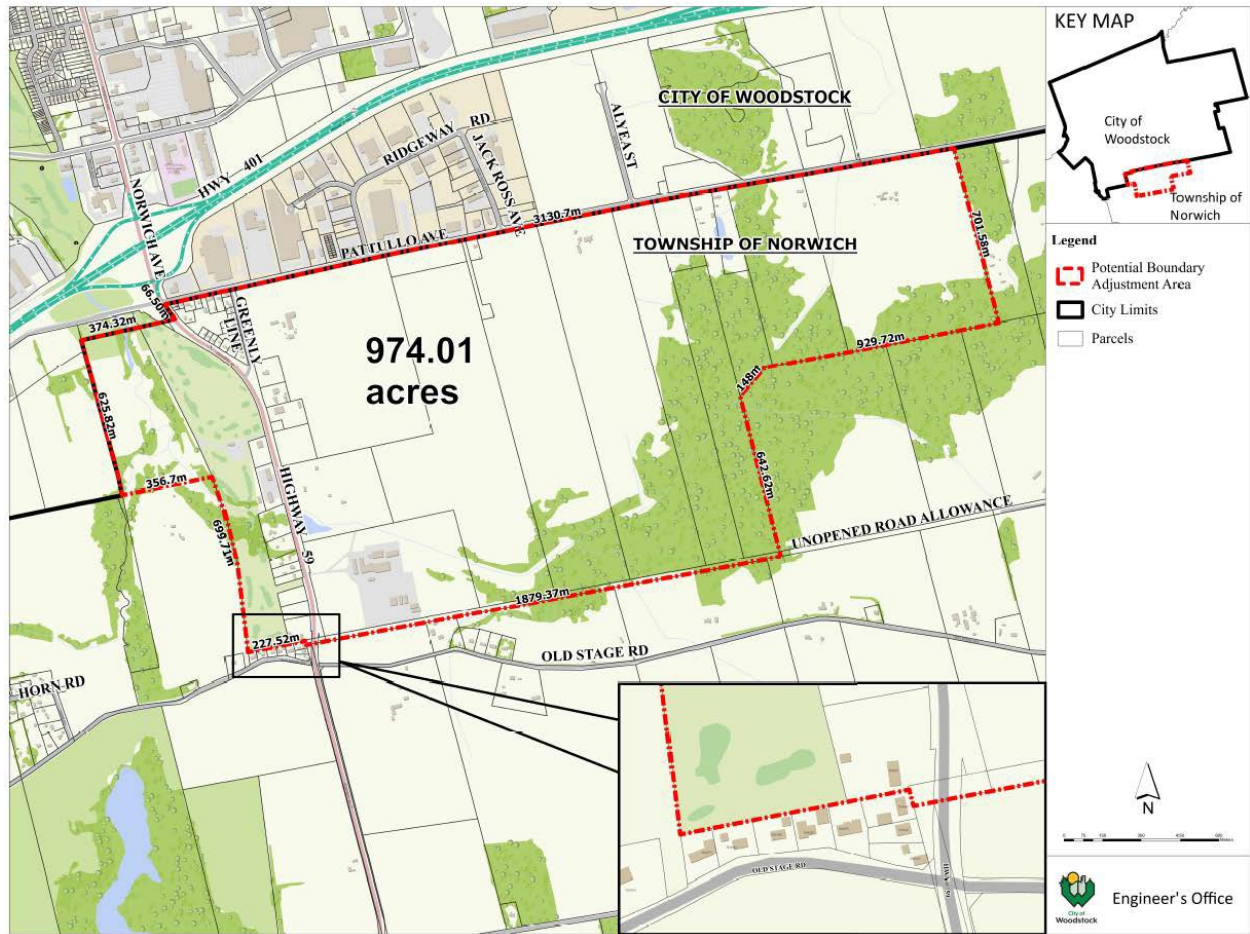
Township Council will meet on Tuesday August 13<sup>th</sup>, 2024 to consider the public comments and both the original boundary adjustment proposal and 4 options for a possible revised boundary adjustment proposal. The decision of the Township of Norwich Council is not available at the time of the writing of this report but will be known by the Woodstock Council meeting date of August 15<sup>th</sup>.

The County of Oxford is expected to consider this matter at their regular Council meeting on September 11<sup>th</sup>, 2024.

## COMMENTS

### The Original Proposal

The original proposed boundary adjustment area includes approximately 974 acres as shown below.



Terms for this proposed boundary adjustment include:

Base Compensation Payment (in perpetuity)

Real Property Tax for Township Own Purposes:

- (a) The Treasurer of the Township shall provide the total own purposes taxes levied by the Township for the properties located within the annexed area for 2024 (“Base Amount”) by October 1, 2024;
- (b) The City shall pay to the Township compensation annually, beginning in the year 2025, equal to the Base Amount and,

- (c) 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.

### 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:

- (a) 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 as per the roll as returned reduced by the indexed (CPI) Commercial assessment as of the boundary adjustment date.
- (b) 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 as per the roll as returned reduced by the indexed (CPI) Industrial assessment as of the boundary adjustment date.

### Tax Mitigation & Tax Phase-in (applicable only to Residential and Farm property classes)

A tax mitigation and tax phase-in of City taxes will occur according to the following schedule:

- (a) Tax Mitigation: Commencing January 1, 2025, Residential and Farm property classes within the Annexed Lands which would receive an increase in taxes solely as a result of this annexation will receive a credit on the property tax roll. The credit will be calculated by applying the City and Township tax rates (2024) to the assessed value of each property at January 1, 2025. This credit will remain unchanged until December 31, 2029.
- (b) Tax Phase-In: Commencing January 1, 2030, Residential and Farm property classes within the Annexed Lands which received an increase in taxes solely as a result of this annexation and a tax credit (as determined in clause (a)) for each of the first five years since the annexation took effect, will commence a five-year phase-in of taxes ending on December 31, 2034. The tax phase-in will be calculated by dividing the credit determined in clause (a) by 5 and reducing the credit each year by this amount.
- (c) In 2025, all other tax classes will pay the full amount of the real property taxes assessed for municipal purposes by the City.

(d) In the event that:

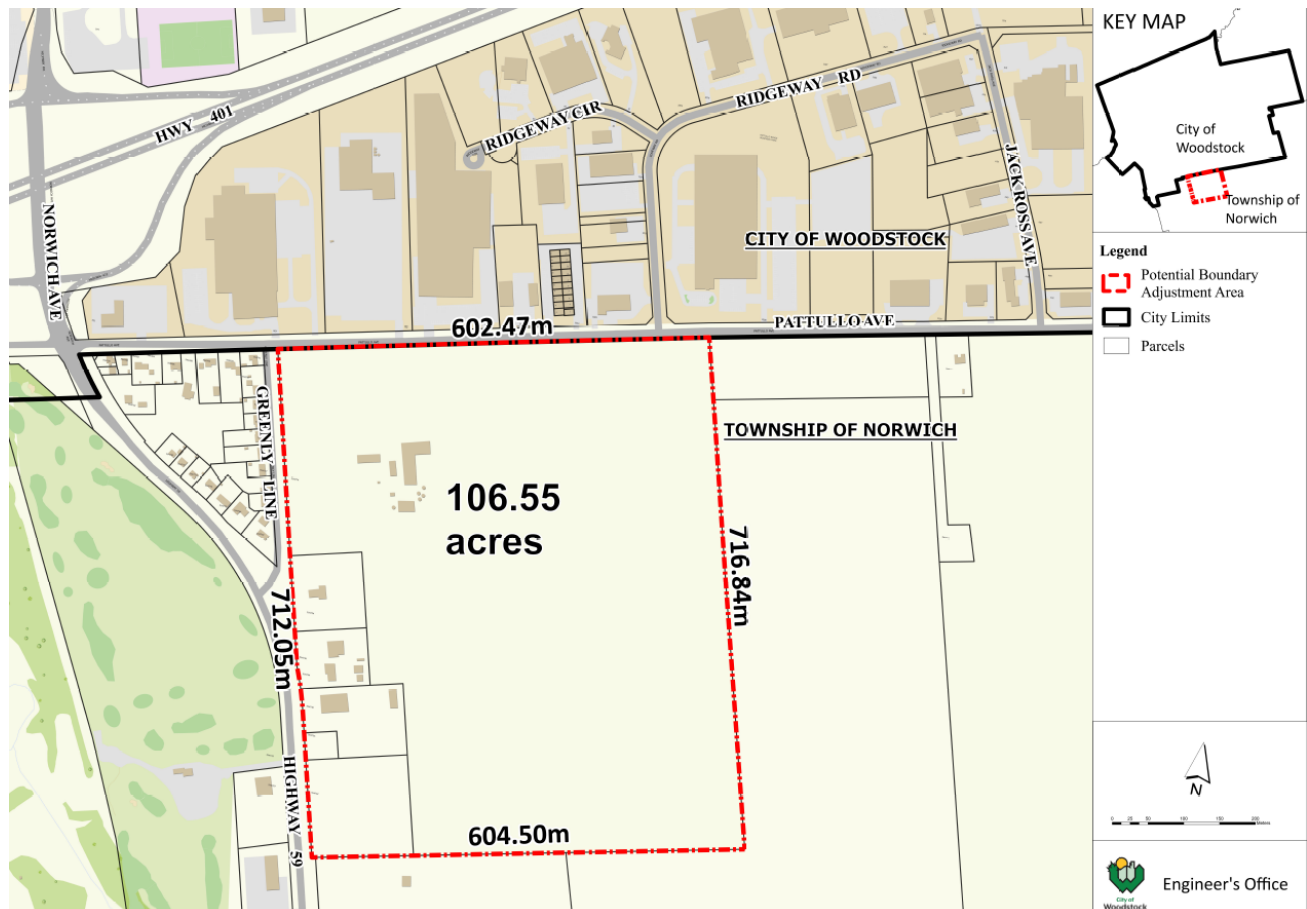
- (i) A residential property receives a planning approval for re-development or intensification of property use, the tax credit is eliminated.
- (ii) A farm property is redeveloped, the tax credit will be eliminated.
- (iii) There is a change in ownership during the tax mitigation period, the tax credit continues to be available.
- (iv) There is a change in ownership during the tax phase-in period, the tax phase-in is eliminated with an exemption for sales to family members.

### **Revised Proposals**

As per the Township of Norwich resolution of July 9<sup>th</sup>, Township staff will present the following 4 additional options for revised proposals at their August 13<sup>th</sup> Council meeting. The lands in these options were included in the original proposed boundary adjustment so further public consultation is not necessary to consider these smaller areas.

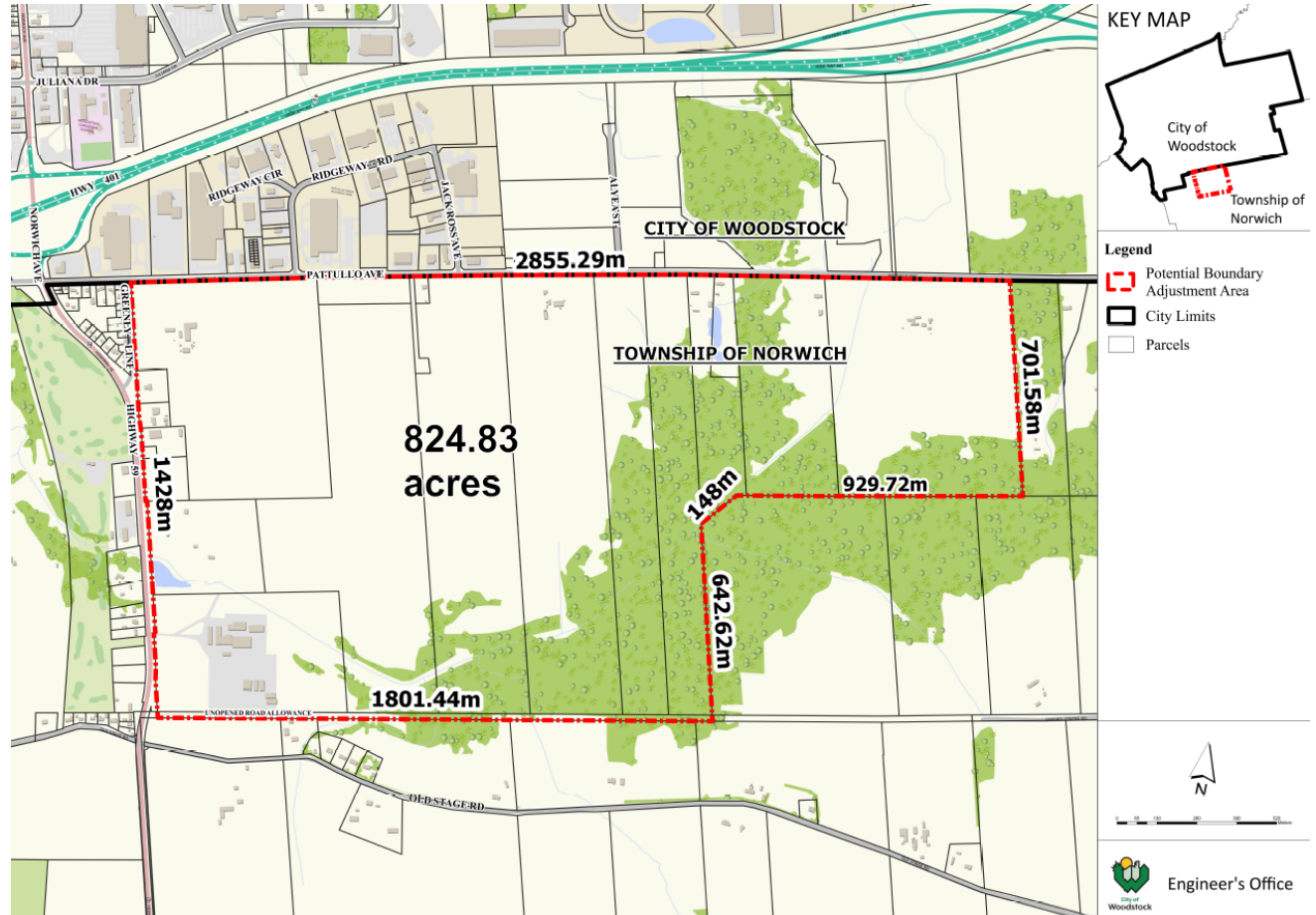
#### **Option 1 – Minimalist Approach**

This option is approximately 107 acres and represents the lands necessary for the realignment of Patullo Avenue and four other small land parcels to create one continuous block. Terms for this revised proposed boundary adjustment include Base Compensation Payment (in perpetuity) only.



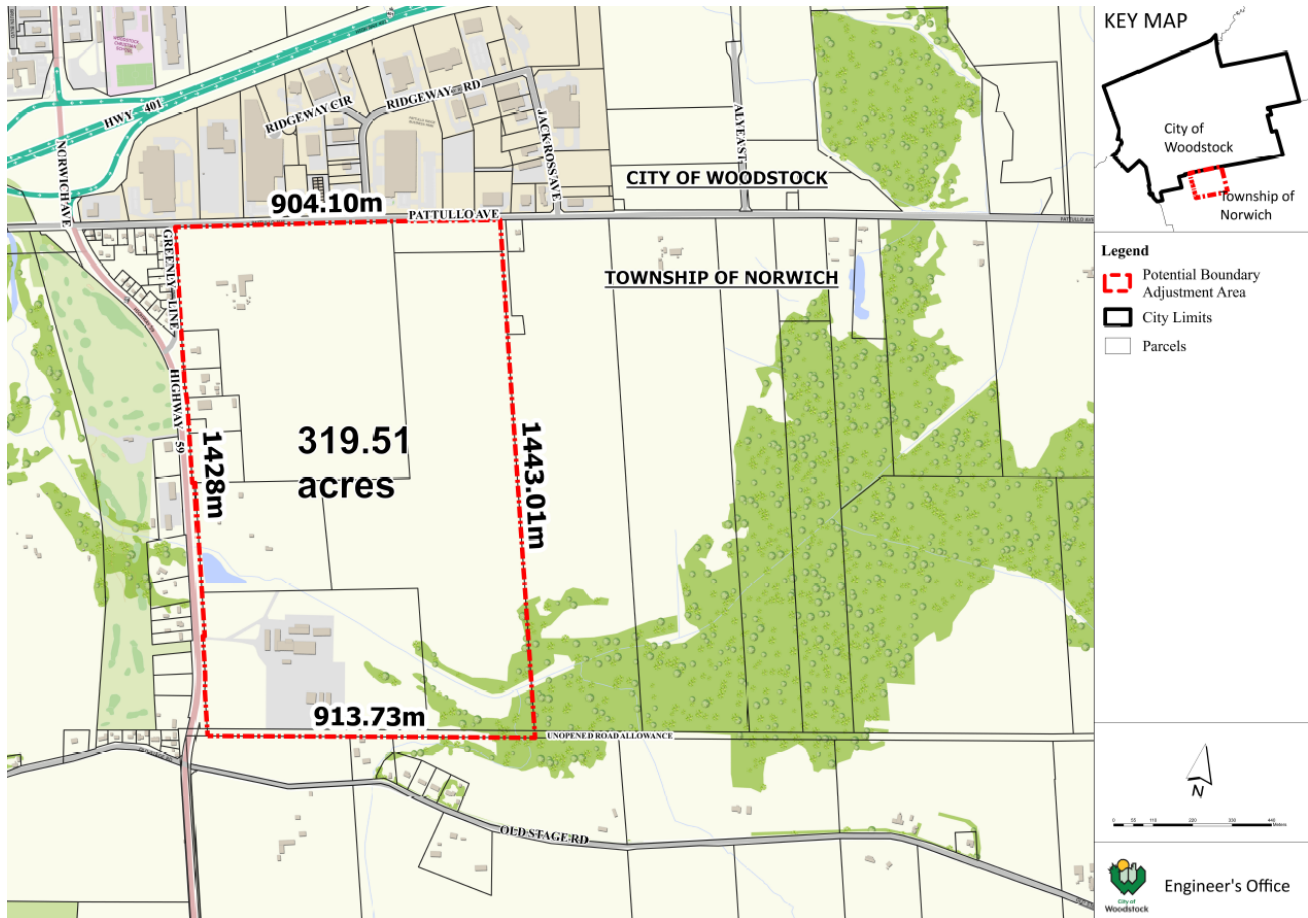
## Option 2 – Removal of land west of Highway 59/Greenly Line

This option is approximately 825 acres and represents the land in the original proposal minus the land west of Highway 59 and west of Greenly Line. Terms for this revised proposed boundary adjustment include Base Compensation Payment (in perpetuity), Joint Prosperity Compensation, and Tax Mitigation & Tax Phase-in (applicable only to Residential and Farm property classes).



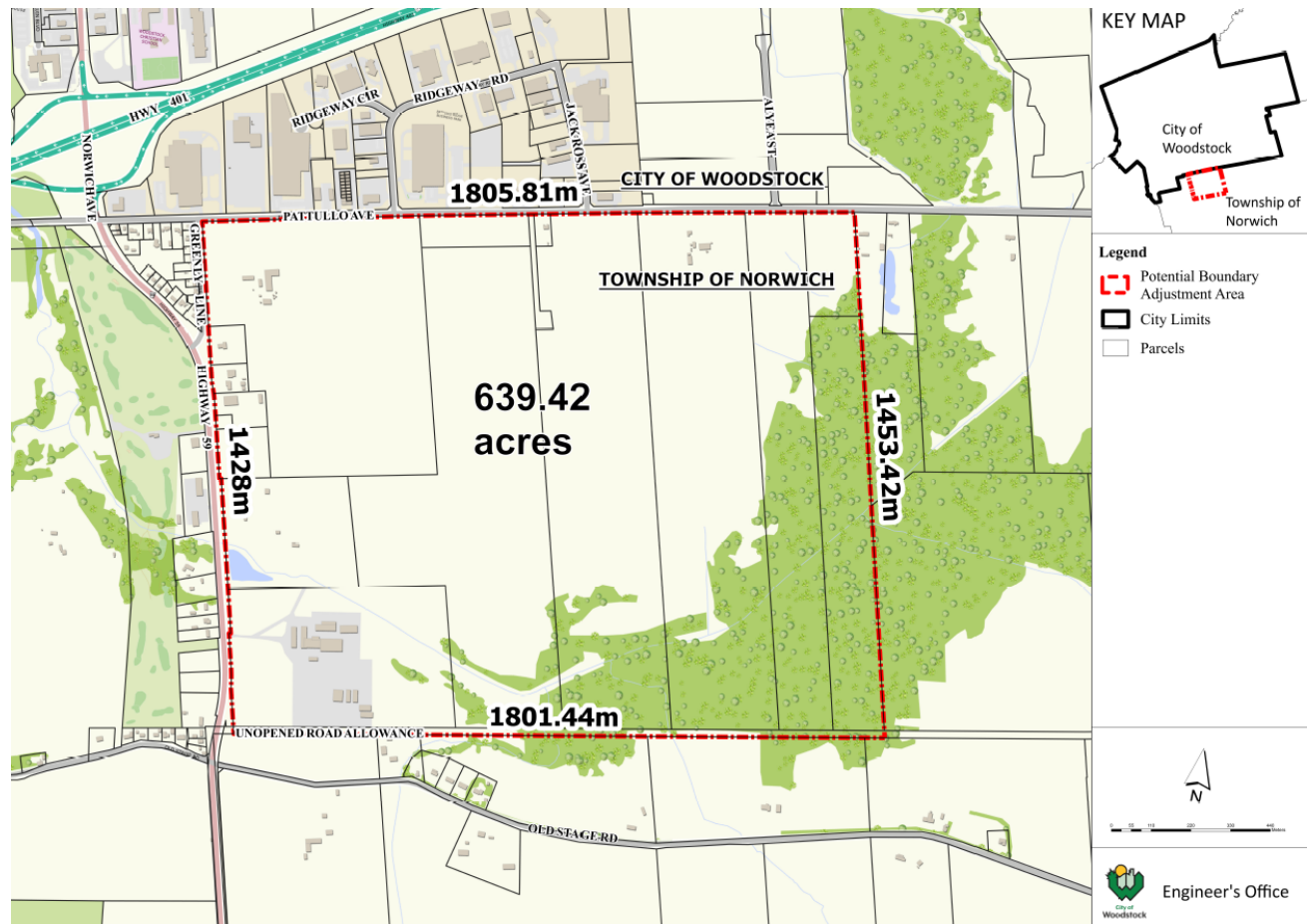
### Option 3 – Reduced area with southerly industrial/commercial properties

This option is approximately 320 acres and represents the land in the original proposal minus the land west of Highway 59 and west of Greenly Line and east of 545092 Pattullo Avenue. This is similar to Option 1 but includes the southerly industrial/commercial properties. Terms for this revised proposed boundary adjustment include Base Compensation Payment (in perpetuity) and Joint Prosperity Compensation.



### Option 4 – Reduced area with southerly industrial/commercial properties and easterly farm

This option is approximately 640 acres and represents the land in the original proposal minus the land west of Highway 59 and west of Greenly Line and east of 545218 Pattullo Avenue. Terms for this revised proposed boundary adjustment include Base Compensation Payment (in perpetuity), Joint Prosperity Compensation, and Tax Mitigation & Tax Phase-in (applicable only to Residential and Farm property classes).



### Next Steps

This report seeks approval of a boundary adjustment as originally proposed, or as per one of the four options for a revised proposal. Approval of a proposal will maintain the original schedule which includes approval by Oxford County Council at their September 11<sup>th</sup> meeting and working towards Ministerial approval effective January 1<sup>st</sup>, 2025. The recommendation to approve a boundary adjustment also includes the authorization to enter into a boundary adjustment agreement reflecting the terms outlined in each proposal as well as approval of the minor costs for preparing the materials needed for a Minister's Order (advertising of the public meetings and any land survey work required).

Alternatively, direction will be sought to continue discussions with the Township of Norwich Boundary Adjustment Committee in order to develop other proposals for

consideration recognizing that this work will continue into 2025 with a possible effective date of January 1, 2026.

**RECOMMENDATION**

That Woodstock City Council direct staff to proceed with Option \_\_\_\_ for a Boundary Adjustment between the City of Woodstock and the Township of Norwich;

And further that the necessary by-law be prepared to authorize the Mayor and Clerk to execute a Boundary Adjustment Agreement between the Corporation of the City of Woodstock, the Corporation of the Township of Norwich, and the County of Oxford;

And further that upon execution of the Agreement and all other necessary documentation by all three municipalities, staff be directed to forward the required information to the Minister of Municipal Affairs and Housing;

And further that the costs incurred as a result of the boundary adjustment process be funded from account number 0170-51015-0519 – Contingency Reserve.

*Authored by: Amy Humphries, Deputy Chief Administrative Officer/City Clerk*

*Approved by: David Creery, Chief Administrative Officer*



## **Woodstock/Norwich Proposed Boundary Adjustment Public Meeting - 1:00pm**

### **Municipal Presenters**

Mayor Jerry Acchione, City of Woodstock  
Mayor Jim Palmer, Township of Norwich  
David Creery, Chief Administrative Officer, City of Woodstock  
Lee Robinson, Chief Administrative Officer, Township of Norwich  
Diane Campbell, Director of Administrative Services, City of Woodstock  
James Johnson, Treasurer / Deputy CAO, Township of Norwich  
Harold de Haan, City Engineer, City of Woodstock  
Len Magyar, Development Commissioner, City of Woodstock  
Paul Michiels, Director of Planning, Oxford County  
Eric Gilbert, Manager of Development Planning, Oxford County

### **Municipal Staff in Attendance**

Sunayana Katikapalli, Deputy Clerk, City of Woodstock  
Robin De Angelis, Communications Coordinator, City of Woodstock  
Kimberly Armstrong, Director of Corporate Services/Clerk, Township of Norwich  
Sean McCoy, Deputy Clerk/Planning Coordinator, Township of Norwich  
Elizabeth Birchell, Records Management/Customer Service Clerk, Township of Norwich

### **Start - 1:07 pm**

#### **Welcome**

Mayor Palmer and Mayor Acchione welcomed the public to the meeting.

#### **Boundary Adjustment Proposal**

Staff from the City of Woodstock, Township of Norwich and the County of Oxford presented the proposed Boundary Adjustment. This included an overview of the lands under consideration, a summary of the Boundary Adjustment process as outlined by the Province of Ontario, and the needs assessment for the Boundary Adjustment. The presentation also included an overview of implications on taxes, services, By-laws and compensation to the Township of Norwich. The next steps in the process were explained and then the floor was opened for public questions and comments.

#### **Comments and Questions**

##### **Dick Treleaven - 465402 Curries Road**

Mr. Treleaven expressed concern about an expropriation from the 1960s or 1970s and the attitude of the mayor's justification. Felt that the boundary adjustment from 2017 did not take public comments into consideration and was decided on by the time it was brought before the public and that the experience today feels similar. He also expressed concerns over future developments and more and more area being taken up by the City of Woodstock and the impacts

this will have on provision of services to residents. Mr. Treleaven also stated that the value of the land was not being realized in the deal being proposed.

**Diane Tovey - 594771 Greenly Line**

Ms. Tovey advised that they have lived on their property for many years. She expressed concern that this proposal was essentially finalized and hoped that a more reasonable solution could be developed. She also expressed concern about the amount of notice that was provided to receive public feedback and that there seemed to be no opportunity to appeal any boundary adjustment decisions.

She also commented that the desire of the City to acquire more lands for future industrial and commercial development seemed to be more of a driving force for this adjustment than the proximity of Pattullo Avenue to the 401 access ramp. She expressed concern that further development would reduce area home values and advised that similar property value decreases were experienced when wind turbines were permitted. Further concerns included impacts to enjoyment of property in close proximity to industrial uses and she would prefer to see some provisions for greenspace as well as requirements for separation such as a berm to insulate the residential properties.

Ms. Tovey expressed the following concerns: that many of the area homeowners are seniors on fixed income and that the tax increases from the boundary adjustment may not be affordable, the value of the services provided based on the increase in taxes, costs to install water and wastewater services. She further commented that she felt it would be beneficial to know the options that were discussed in the closed session negotiations in which the boundary adjustment proposal was developed. She also expressed disappointment in not being able to access any of the minutes or other information that was recorded in those meetings, commenting that she felt 'hoodwinked' by the elected officials.

Ms. Robinson underscored that expropriation was not being discussed as part of this boundary adjustment, further advising that these meetings are held in accordance with Provincial requirements. Once a proposal is deemed ready, it is then brought to the public for feedback and Councillors are in attendance to receive that feedback.

Mr. Creery further advised that boundary adjustment negotiations are undertaken in closed session because they often trigger land speculation, which creates an unhealthy environment and influence on councils from developers. Closed session meetings help ensure these negotiations can take place without pressures from outside influences. He also explained that any agricultural lands that are included in a boundary adjustment are a long way from industrial development, as those changes require an Official Plan amendment and zone change, which is a process steered by professional planners trained on

mitigating impacts on neighbouring existing uses, which includes many public processes.

**Chris Alcott - 594771 Highway 59**

Mr. Alcott expressed concerns about the water supply concerns and suitability of the land for development due to the high water table. He commented that 80% of the lands are considered water supply recharge for cedar creek and questioned if any of this was given consideration. He also expressed his preference for this boundary adjustment to be an election issue to be voted on by the residents.

Mr. Michiels advised that any land use changes would undergo many land use studies.

Ms. Robinson explained that the Official Plan would not change and in order for the land use to change, the policies would required the studies to be completed.

**Robert Hird – 525423 Oxford Centre Rd**

Mr. Hird expressed concerns over the annexed land that has not yet been developed and the state of some of those parcels, particularly where thistles/weeds have been growing and potentially spreading to neighbouring properties. He also expressed concerns over the suitability of some of the lands for future development given their characteristics which he described as “black muck and quicksand”.

Mr. Creery explained that the lands that were included in the previous boundary adjustment have gone through a secondary planning process. Also, that planning was underway to get services underneath the 401 with pumping stations and MTO approvals and it takes many years to develop the land for market. He also explained that the City of Woodstock’s corporate boundary is essentially the same as its settlement boundary. Many other neighbouring municipalities have lands within their corporate boundaries that are outside of their settlement boundaries. In those cases a planning justification is all that is required to adjust the settlement boundaries. The City requires a more significant process, so the lands included in the proposal are reflective of forward thinking, not just the immediate need.

**Vic Whitcroft – 44 Stover Street S., Norwich**

Mr. Whitcroft expressed concerns about the short timeframe of the public meeting and why there were not more opportunities for public input. He commented that he felt the boundary adjustment was a bad idea and also asked if a boundary adjustment would necessitate a ward realignment.

Ms. Robinson explained that the number of Councillors is set by Council. Growth and development within the Township may prompt this discussion, which would then be brought to staff for a report to evaluate the Wards. Any decision to alter the ward boundaries would be made by Council.

Ms. Robinson advised that the comment period for the proposed boundary adjustment was open until August 2<sup>nd</sup>.

**Wendy Martin – 54 Albert St., Norwich**

Ms. Martin commented that she has been a member of the community for ten years. She explained that she had moved here due to the area's rural characteristics and is concerned about the effects the proposed boundary adjustment would have on residents and the Township.

Ms. Martin asked if there was a potential for a leasing agreement that would permit the road realignment for Pattullo Avenue while also retaining more agricultural land. Also, she asked why the Township entered into talks with Woodstock when East Zorra Tavistock refused to; and why the environmental study was completed in 2020, but Norwich was only approached in May of 2023, as it seemed like a big delay and then a rush to complete the boundary adjustment.

She also expressed concerns over the perceived inconsistent information and future environmental and agricultural impacts. She also advised that she has a petition signed by residents of Pattullo Avenue which she will have available for anyone in attendance that is interested in signing.

Mr. Creery explained that the class environmental assessment was not something that was conducted in isolation from the neighbouring municipalities. Furthermore, that it was undertaken in relation to road options, which was required prior to proceeding with any new development of the lands in the area, which would be subject to further studies.

He also explained that there was opportunity to inform respective Councils of a preference for a smaller boundary adjustment. Further advising that there is no legal instrument for the purpose of leasing land for a road extension and the City is required to own the road in order to secure financing for the project.

**Al Buckrell – 345705 Quaker Street, Norwich**

Mr. Buckrell asked if the public meeting was provincially directed.

Ms. Robinson explained that the province outlines the necessary steps for the Boundary Adjustment process and the necessity for municipalities to meet the minimum requirements set out in those steps.

Mr. Buckrell commented that a Town Hall meeting should have been called that involved all residents and by not including residents it feels like a divide and conquer situation. He also expressed concerns regarding municipalities taking more land than is necessary and how taxes seem to increase despite money earned from Boundary Adjustments.

### **Jennifer Bigham – 714627 Middletown Line**

Ms. Bigham commented that access to Pattullo Avenue could be provided from Middletown Line. Additionally, the City already has that road to access and the land is already within their boundary. She expressed concern that by slowly selling off portions of the Township, it would get smaller and she urged the exploration of other options.

Mr. DeHaan explained that the existing access was brought up to the MTO's attention. However, it was the MTO's feeling at the time that the traffic patterns required the proposed access at Pattullo Avenue.

### **Evert Velduizen – 545415 Pattullo Avenue**

Mr. Velduizen commented that this proposal did not seem to make much sense for the City of Woodstock and that the lands should remain farmland for a long time. He also expressed concern that land can only be sold once and encouraged Norwich Township to look out for their own best interest. He further commented that the City of Woodstock should push back on the MTO.

### **Adjournment**

### **Municipal Presenters**

Mayor Jerry Acchione, City of Woodstock  
Mayor Jim Palmer, Township of Norwich  
David Creery, Chief Administrative Officer, City of Woodstock  
Lee Robinson, Chief Administrative Officer, Township of Norwich  
Diane Campbell, Director of Administrative Services, City of Woodstock  
James Johnson, Treasurer / Deputy CAO, Township of Norwich  
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Kimberly Armstrong, Director of Corporate Services/Clerk, Township of Norwich  
Sean McCoy, Deputy Clerk/Planning Coordinator, Township of Norwich  
Elizabeth Birchall, Records Management/Customer Service Clerk, Township of Norwich

**Start - 6:05 pm**

## **Welcome**

Mayor Palmer and Mayor Acchione welcomed the public to the meeting.

## **Boundary Adjustment Proposal**

Staff from the City of Woodstock, Township of Norwich and the County of Oxford presented the proposed Boundary Adjustment. This included an overview of the lands under consideration, a summary of the Boundary Adjustment process as outlined by the Province of Ontario, and the needs assessment for the Boundary Adjustment. The presentation also included an overview of implications on taxes, services, By-laws and compensation to the Township of Norwich. The next steps in the process were explained and then the floor was opened for public questions and comments.

## **Comments and Questions**

### **Peter Wright – 775126 Blandford Road, Woodstock**

Mr. Wright commented that he was previously forced off his farm and arrested when he lived in Zimbabwe, and that the political campaign to destroy commercial agriculture at that time had negative impacts on the economy that still can be felt today. He expressed concerns regarding past decisions to transfer land from rural townships to the City of Woodstock which have resulted in increased industrial conversion of farmland. He also commented on the agricultural significance of Oxford County and other examples of agricultural land being converted to industrial use in the province and how Provincial Policies seem to support this to curry favour with urban voters. He also cautioned about the impacts of creating increased housing stock creating a series of dormitory towns and villages to house commuters that have been forced out of more expensive urban areas.

Mr. Wright then outlined three major objections: No prior consultation with property owners; conversion of prime farmland into industrial parks and subdivisions; and the realignment of Pattullo Avenue can be accomplished with less land than the proposed 975 acres.

Mr. Creery clarified a by-law question regarding property standards, stating that while properties contained in a boundary adjustment would now have to be compliant with the property standards by-law of their new municipality, those by-laws are materially very similar to each other.

### **A Burgessville Resident**

They commented that for any development to take place in the area, the land would have to be taken from farms, expressing concerns that the road realignment will result in the loss of agricultural land, and that the more development there is, the less food there will be. They urged everyone to push back to keep Oxford County a food hub of Ontario. They also expressed concerns about industrial water usage and related impacts on food production.

They commented that the preferred process would have been to start with residents and be more transparent.

Mr. Creery explained that there was no intention for any expropriation to occur and that any municipality is an expropriating authority. He also explained that in terms of the MTO, the Alyea Farm was developed and sold quite quickly and there were no restrictions on that development. He also explained that the amount of land proposed in the Boundary Adjustment was to look ahead for future needs, explaining that the corporate and settlement boundaries of Woodstock are the same, while many other municipalities have a larger corporate boundary and can adjust their settlement area through a planning process.

**Greg Dougherty – 485577 Firehall Road, Woodstock**

Mr. Dougherty expressed concerns about the impacts on agricultural land and residential land, specifically regarding lost property values due to proximity to industrial lands. He also expressed concerns regarding increases to property taxes.

Mr. Creery explained that if the proposal proceeds, there would need to be a secondary planning process to review the development potential in the area, which would lead to an Official Plan Amendment. The City does not advance zone changes to any property, that would be at the discretion of the property owner. In regards to land values, the planning process looks at land uses that are not compatible and other mitigating factors to ensure OP designations are narrow and restrictive when in proximity to other land uses.

**Mike Triebner – 246 Delatre Street, Woodstock**

Mr. Triebner commented that if the proposal goes through it would take effect January 1<sup>st</sup>. He expressed concerns about the rush for the boundary adjustment that by this time next year the area would look different. He also questioned the expropriation rights of municipalities.

Mr. Creery explained that development is not currently permitted on the land and the process for bringing land from agricultural use to industrial use is very long. There would need to be several studies completed over the course of years before a landowner can apply to change their zoning. He also commented that the primary focus of the Boundary Adjustment was the road realignment for Pattullo Avenue, and while the City of Woodstock does have a history of developing industrial lands, there are more private sector enterprises in this arena now competing for development land.

**Tam Visser – 714610 Middletown Line**

Ms. Visser commented about a possible roundabout for 401 and Pattullo in previous studies.

Mr. DeHaan explained that the roundabout was one of the options provided to the MTO, but the closest it was allowed would be 400 m, with 800 m being preferred.

### **Shirley Vandebyl – 594787 Greenly Line**

Ms. Vandebyl expressed concerns about the age of the survey for Pattullo Avenue and the identification of the proposed location for the road realignment after having not redone the survey. She suggested that moving the access down to Towerline may be a more appropriate route to service the industrial lands. She also expressed concern that the City of Woodstock was taking on more land when they seemed to be having problems with what they already had. She did not agree that the proposed 974 acres was appropriate.

Mr. DeHaan explained that using Middletown Line and Towerline Road as access for Pattullo was proposed to the MTO.

Ms. Robinson clarified that this current boundary adjustment was not an expansion on the 2017 boundary adjustment and they are separate processes.

### **Mary Beth Start, Woodstock**

Ms. Start asked what the City of Woodstock's next steps would be should the boundary adjustment be voted down and if the Province can take the land on behalf of the City.

Mr. Creery explained that if the boundary adjustment does not happen then the project does not happen. The road realignment cannot be built outside the corporate boundary. He further explained that the Province may send in a facilitator for a negotiation agreement, but they did not need one in this instance. Mr. Creery also did not anticipate that this project would result in a Ministerial Order, like the Boundary Adjustment in St. Thomas.

Mayor Acchione explained that likely the next steps would be to direct staff to identify a potentially smaller area for the road realignment.

### **Simon Beldman – 525390 Oxford Centre Road**

Mr. Beldman asked why the Township would want to get rid of 900 acres.

Ms. Robinson explained that Council had only decided to bring the proposal forward for public input and no decision has been made yet.

Mr. Beldman also asked if there had been any negotiations with respect to different road access.

Ms. Robinson explained that this proposal was for the realignment of Pattullo Avenue and a smaller area is still on the table.



**Brenda DeGier – 714629 Middletown Line**

Ms. DeGier expressed concern as to why residents were not consulted first.

Ms. Robinson explained that public negotiations can result in land speculation which can have a negative outcome on the process. The process for a Boundary Adjustment is outlined by the Province. The proposal is presented to the public and feedback is received to decide on next steps.

Ms. DeGier also expressed concern that much of the land in the proposal is not developable.

Mr. Creery explained that the Boundary Adjustment follows property lines.

**Tom Butler – 708 Pattullo Avenue**

Mr. Butler asked about plans for the west side of Pattullo Avenue.

Mr. Dehaan explained that the Environmental Assessment also looked at changing the connection point on the west side of Pattullo Avenue. The solution was a new road going north and south.

Mr. Butler commented that emotions run high during these processes and to continue fighting against the proposal.

**Coby Sullivan – 505358 Old Stage Road**

Ms. Sullivan asked where the proceeds from the Boundary Adjustment would be directed.

Ms. Robinson explained that any revenues are allocated through the budget process in future years.

**A Township Resident**

The resident expressed concerns that there would be complaints regarding the operation of the gun club under new City by-laws.

Mr. Creery explained that the gun club is within the Norwich noise By-law and there will be no change with respect to that.

The resident further commented that no one wants the proposal to go through.

**Trish Triebner – 246 Delatre Street, Woodstock**

Ms. Triebner asked the Councillors in attendance to observe a vote of hands showing that most in attendance were not in favour of the proposal.

**Kari Lukianow – 505661 Old Stage Road**

Ms. Lukianow commented that she was against this proposal. She explained that she grew up on a farm outside of London between the 401, Highbury and Hamilton Road. Now this area is all industrial and subdivisions, with no more farms. Also, she expressed concerns about pressures on the farm industry from increasing costs and regulations.

**Sandy Campney – 594482 Highway 59**

Ms. Campney commented that she disapproved of the proposal even though she is not directly impacted by it. She also commented that the process feels like 'razzle dazzle' and that the communication regarding the proposal was not clear. She also expressed concern that the residents were not being treated as though they were intelligent and that voters want to have confidence in their elected officials.

**Lacey Hird – 525363 Oxford Centre Road**

Ms. Hird asked about mutual aid for emergency services.

Ms. Robinson explained that agreements were already in place and the coverage would not be different. She also advised that service operations are reviewed regularly and changes as the needs of a community evolve.

Mr. Jeff Slager, Woodstock Fire Chief, explained that there is an automatic aid agreement in place with the Township of Norwich and that calls are serviced by the nearest service to that call. The City of Woodstock has just completed some staffing hires and there would be a master plan process that would take place which would take any boundary adjustments into consideration.

**A Township Resident**

There were comments about the decision being made by a five person council and that perhaps the process would be better served by a referendum.

Ms. Robinson explained that the process is outlined by the Province and the municipalities are required to follow that process.

**Lisa Ball – 504981 Old Stage Road**

Ms. Ball asked about the future of the golf course, why the boundary as proposed is configured the way it is and about school boundaries.

Ms. Robinson explained that school boards set the school boundaries, not the municipalities.

Mr. Creery explained that there were no plans in place for the Golf Course and anything suggested at this time would only be speculative. Any potential land uses would be considered in a secondary planning process. The use of land is owner driven, with some portions of land parcels being precluded from development and others having setbacks from environmental features.

Ms. Ball requested that the residents on Old Stage Road, west of Highway 59 be remembered when considering future land uses.

**Wendy Martin – 54 Albert St., Norwich**

Ms. Martin asked for clarification if the tax revenues from the City of Woodstock for the proposed lands be in perpetuity. She also commented that farmland should remain in the Township for the benefit of the community and livelihood.

**John Thompson – 545228 Patullo Ave**

Mr. Thompson commented that the community votes for their Councillors to protect their communities. He also commented that previous developments in the area have been a waste of tax dollars due to the swamp land in the area. He expressed concerns about drainage in the area and how plans to fix flooding have not been successful. Additionally, he commented that routing the traffic to Middletown Line would be quicker.

**Mike Triebner – 246 Delatre Street, Woodstock**

Mr. Triebner asked if the proposal is turned down does the Mayor have the power to overturn the decision?

Mayor Acchione explained that this authority was only for residential development and other Provincial priorities.

Ms. Robinson explained that there are no Strong Mayor Powers to force a boundary adjustment.

**Peter Wright – 775126 Blandford Road, Woodstock**

Mr. Wright suggested that a developer could approach a farmer without heirs and offer them a large amount of money for their property, which can lead to a loss of confidence in farming. He commented that this can result in farms being pushed into other areas and drive prices up, which will ensure that small farmers do not survive.

**Coby Sullivan – 505358 Old Stage Road**

Ms. Sullivan asked what the City of Woodstock intended to develop in the land proposed in the Boundary Adjustment.

Mr. Creery explained there were no specific plans for the land and that the land is in private ownership. The City of Woodstock would like the lands for future employment development purposes, but this would be through a secondary planning process.

**Ryan Caverly – 405257 Beaconsfield Road**

Mr. Caverly expressed concern that there were no commercial property owners present at the meeting. He also asked what the initial request from the City of Woodstock for the Boundary Adjustment was. He was concerned that the outcome was a foregone conclusion and that the City of Woodstock is holding the upper hand. He commented that he felt if there was a deal to be made the Township should be getting more and urged Council to negotiate for better compensation.

**Tim Thompson – 22A Centre Street, Norwich**

Mr. Thompson asked why the proposal included so many acres.

Mr. Creery explained that the initial request did not include any specific amount of land, only to initiate the process and that the primary reason for this was for the road allowance for the realignment of Pattullo Avenue.

**Trish Triebner – 246 Delatre Street, Woodstock**

Ms. Triebner expressed concern about the location of the road and the amount of land being proposed in the Boundary Adjustment. She urged the City of Woodstock to focus on the lands within their current boundaries and commented that the people wanted to hear from their elected officials.

Ms. Robinson explained that the Councillors present from the Township are unable to participate in the meeting as they would constitute a quorum of Council and Council is not able to advance the business of the Township without having a Council Meeting. They were present to listen and to consider the information being provided for future decision making.

**John Murray – 594781 Greenly Line**

Mr. Murray asked if it was possible for the Township to put the road in through negotiation with the private landowner and as a joint venture with the City of Woodstock.

Mr. Creery explained that the trigger for the road is further development for the City of Woodstock, who is therefore the proponent of the road. It could be the Township that puts the road in, but they do not have a need for it. The City cannot finance the road outside of its own boundaries. The estimated cost for the road is \$3 - \$4 Million.

**Brenda DeGier – 714629 Middletown Line**

Ms. DeGier asked for clarification if the reason for the Boundary Adjustment was to satisfy the requirements of the MTO or because the City of Woodstock wanted more land.

Mr. Creery explained that the requirements from the MTO came out of the studies after the 2017-2018 Boundary Adjustment. The road needs realignment for access to Pattullo Avenue to continue developing the lands from the previous Boundary Adjustment.

**Trish Triebner – 246 Delatre Street, Woodstock**

Ms. Triebner asked if the City of Woodstock had planned on asking their residents if they wanted the City to grow.

Mayor Acchione explained that they have a right to be at the meeting and to provide comments.

**Ryan Caverly – 405257 Beaconsfield Road**

Mr. Caverly asked who was on the committee and what happens when the information goes back to Council.

Ms. Robinson explained that the current committee has two members from Township Council but the final decision will be made by all members of Council. The Municipal Act requires one public meeting, but two were held and any decision made will be a decision of Council as a whole.

**Adjournment**

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**From:** Jacqueline Robinson [REDACTED]

**Sent:** Friday, August 2, 2024 10:05 AM

**To:** Jim Palmer [REDACTED]; Lynne DePlancke [REDACTED]; Shawn Gear [REDACTED]  
Adrian Couwenberg [REDACTED]; Karl Toews [REDACTED]

**Subject:** Boundary adjustment south of Woodstock

Aug 2/24

To Mayor Jim Palmer and the Township of Norwich councillors:

Members of counsel were present at the 2 public meetings held in June in Oxford Centre and you heard the residents of Norwich Township speak. This transfer of land from Norwich Township to the City of Woodstock is very much opposed by the residents of Norwich Township (the residents that voted you into your positions in local government).

I urge counsel to do the right thing and vote "NO" to the boundary adjustment. Keep this land south of Patullo Ave in the possession of the Township of Norwich.

Jacqueline Robinson  
[REDACTED]

## Lee Robinson

---

**From:** Mary Beth Start [REDACTED]  
**Sent:** Friday, August 2, 2024 2:47 PM  
**To:** Lee Robinson  
**Subject:** Boundary Adjustment - Comments

Hello Lee,

Below please find my comments regarding the proposed boundary adjustment between Woodstock and Norwich.

Thank you,

Mary Beth Start

To whom it may concern,

Please accept my comments related to the proposed Boundary Adjustment between the City of Woodstock and the Township of Norwich encompassing lands all or in part of Lots 14 - 19, Concession 3 Township of Norwich (former East Oxford).

I am submitting these comments as a resident and taxpayer at 601 King Street in the City of Woodstock and as the operator of Prospect Hill Farm Limited at 465143 Curries Road in the Township of Norwich. I operate a grains and oilseed farm that grosses half a million dollars annually. This is small within the agricultural industry and yet our farm products are marketed both nationally and internationally while the vast majority of our inputs and services are acquired locally. We bring money into the community spending it here in support of many other businesses and the people they employ. We grow winter wheat, soybeans (including food grade identity preserve varieties), and corn (including non-GMO varieties). The majority of our crops are for human consumption.

In addition to crop production our farm provides multiple ecosystem services and is involved in other environmentally conscious initiatives. We have and adhere to an Environmental Farm Plan - it's an important piece of our farm business - and currently we are undertaking a SARFIP project to protect species at risk on our property. We have participated in multiple projects of this nature over the years contributing our own time and money to these initiatives. There are also two industrial wind turbines and multiple smaller solar installations on our farm contributing green energy directly into Woodstock's power grid. I am happy to extend an invitation to the administrative staff and councillors of both the City of the Woodstock and the Township of Norwich to visit our farm, to experience the diverse nature of the agricultural industry in our community, and to experience the multiple services this industry uniquely offers through its land use.

As a taxpayer for over 15 years in the City of Woodstock, I am furious at the idea of my tax dollars going (even in part) to compensate rural municipalities and newly annexed residents for what will ultimately amount to the loss of arable land - a direct assault on my personal business and the wider agricultural industry of which I am a part. What is most infuriating is the continued marketing of these boundary adjustments as creating employment or industrial opportunities. Exactly what do you think these lands are currently being used for? These lands are the very essence of multiple businesses - businesses that employ people in our community, businesses that spend their money locally, and businesses that are unique in that they also provide substantial ecosystem services to the broader Oxford County community and Woodstock in particular. Exactly where do you think the city's drinking water comes from? It is incredibly frustrating to imagine my tax dollars being spent in such a way that directly undermines my ability to continue a multi-generational business into the future. Especially as someone who, though incredibly privileged to have been born into a farming family, remains underrepresented in my industry as someone who is young(ish) and female. It is even worse that discussions of boundary adjustments always seem to completely ignore that agricultural producers - farmers - are in fact business owners and operators and that we contribute significantly to the local, provincial, and national economies. Our farms are not just land waiting to be used for another purpose.

At this time, I would ask that the City of Woodstock only extend the current boundary to take in the absolute minimum amount of land required to accommodate a re-routing of Pattullo Avenue as required by the Ministry of Transport to further develop lands already within the city's boundaries. And, I would ask that the city then focus its efforts on thoughtfully and efficiently utilizing the thousands of acres it has most recently

brought within its boundaries - specifically the approximately 1500 acres that were brought into the municipality from the Township of Norwich in 2017.

Going forward, I would request that the city administration and council continue their good work to plan for the future of our city. I would ask that when making land-use decisions in the future that staff and council consider farmland for what it is - the basis of an entire industry, a finite and non-renewable resource necessary for food production, and an important environmental resource - not as a piece of acreage waiting to be paved over and transformed into something else.

I thank you for your consideration of my comments and I would be happy to discuss this issues further.

Sincerely,

Mary Beth Start

[Redacted signature block]



"Inspiring a Healthy Environment"

August 2, 2024

County of Oxford – Community Planning Office  
21 Reeve Street  
Woodstock, ON, N4S 7Y3

**Attention: Paul Michiels, Director of Community Planning**

**Re: UTRCA Regulatory Comments  
Proposed Township of Norwich and City of Woodstock Boundary Adjustment**

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The Upper Thames River Conservation Authority (UTRCA) has reviewed this application with regard for the policies within the Environmental Planning Policy Manual for the Upper Thames River Conservation Authority (June 2006), Section 28 of the *Conservation Authorities Act*, the *Planning Act*, the Provincial Policy Statement (PPS, 2020), and the Upper Thames River Source Protection Area Assessment Report.

### **BACKGROUND & PROPOSAL**

The Township of Norwich and the City of Woodstock are considering a boundary adjustment that could bring approximately 394 hectares of land currently within the Township of Norwich into the City of Woodstock. A portion of the lands are intended to be used for the realignment of Pattullo Avenue as required by the Ministry of Transportation. The proposed effective date for the boundary adjustment is January 1, 2025.

Portions of the 394 hectares of land contain natural hazards that are regulated by the UTRCA. Some of these features are captured within the existing Open Space and Environmental Protection designations on Schedule "N-1" Township of Norwich Land Use Plan of the County of Oxford Official Plan.

### **DELEGATED RESPONSIBILITY & STATUTORY ROLE**

#### **Provincial Policy Statement 2020**

The UTRCA has the provincially delegated responsibility for the natural hazard policies of the PPS, as established under the "Provincial One Window Planning System for Natural Hazards" Memorandum of Understanding between Conservation Ontario, the Ministry of Natural Resources and Forestry (MNRF) and the Ministry of Municipal Affairs and Housing. Accordingly, the Conservation Authority represents the provincial interest in commenting on development applications with respect to natural hazards and ensures that applications are consistent with the PPS.

The UTRCA's role in the development process is comprehensive and coordinates our planning and permitting interests. Through the plan review process, we ensure that development applications meet the tests of the *Planning Act*, are consistent with the PPS, conform to municipal planning documents, and with the policies in the UTRCA's Environmental Planning Policy Manual (2006). Permit applications must meet the requirements of Section 28 of the *Conservation Authorities Act* and the policies of the UTRCA's Environmental Planning Policy Manual (2006). This approach ensures that the principle of development is established through the *Planning Act* approval process and that a permit application can be issued under Section 28 of the *Conservation Authorities Act* once all of the planning matters have been addressed.

### **Section 28 Regulations - Ontario Regulation 41/24**

A portion of the lands being considered for the boundary adjustment are regulated by the UTRCA in accordance with Ontario Regulation 41/24, made pursuant to Section 28 of the *Conservation Authorities Act*. Please refer to the attached mapping for the approximate location of the regulated features. In cases where a discrepancy in the mapping occurs, the text of the regulation prevails and a feature determined to be present on the landscape may be regulated by the UTRCA.

The UTRCA has jurisdiction over lands within the regulated area and requires that landowners obtain written approval from the Authority prior to undertaking any site alteration or development within this area including filling, grading, construction, alteration to a watercourse and/or interference with a wetland.

### **UTRCA ENVIRONMENTAL PLANNING POLICY MANUAL (2006)**

The UTRCA's Environmental Planning Policy Manual is available online at:

<http://thamesriver.on.ca/wp-content/uploads/PlanningRegulations/EnvPlanningPolicyManual-update2017.pdf>

### **NATURAL HAZARDS**

Natural hazard planning involves planning for risks associated with naturally occurring processes. These risks include the potential for loss of life and property damage. In Ontario, prevention is the preferred approach for managing hazards in order to minimize these risks. The UTRCA represents the provincial interest in commenting on *Planning Act applications* with respect to natural hazards. The UTRCA's policies are consistent with the PPS and the applicable policies include:

#### **3.2.2 General Natural Hazard Policies**

These policies direct new development and site alteration away from hazard lands. No new hazards are to be created and existing hazards should not be aggravated. The Authority also does not support the fragmentation of hazard lands through lot creation which is consistent with the PPS.

#### **3.2.3 Riverine Flooding Hazard Policies**

These policies address matters such as the provision of detailed flood plain mapping, flood plain planning approach and uses that may be allowed in the flood plain subject to satisfying the UTRCA's Section 28 permit requirements.

#### **3.2.4 Riverine Erosion Hazard Policies**

The Authority generally does not permit development and site alteration in the meander belt or on the face of steep slopes, ravines and distinct valley walls. The establishment of the hazard limit must be based upon the natural state of the slope, and not through re-grading or the use of structures or devices to stabilize the slope.

#### **3.2.5. Watercourse Policies**

The conversion of open surface watercourses and/or drains to closed drains or rerouted drains is discouraged. Alterations to a watercourse may be permitted subject to satisfying a number of conditions which are subject to UTRCA approvals.

#### **3.2.6 Wetland Policies**

New development is not permitted in wetlands New development and site alteration may only be permitted in the area of interference and /or adjacent lands of a wetland if it can be demonstrated through the preparation of an Environmental Impact Study (EIS) that there will be no negative impact on the hydrological function of the wetland feature and no potential hazard impact on the development.

### **3.5.2 Policies for Stormwater Management and Erosion & Sediment Control Measures**

Generally discusses the requirements for SWM and the requirements for report submissions, while advocating for catchment area planning of SWM facilities. The Authority generally does not support on-line SWM ponds, the use of natural wetlands for SWM and SWM facilities within natural hazards.

#### **DRINKING WATER SOURCE PROTECTION - Clean Water Act**

The portions lands being considered for the boundary adjustment **are** within a vulnerable area. Generally Secondary Plans/Servicing Master Plans are the best time to consider the regulatory requirements of the Ontario *Clean Water Act* and local Source Protection Plans as well as designated vulnerable areas. The Secondary Plan/Master Planning process offers an excellent opportunity to document how these factors have been considered in assessing alternatives through the planning process. For more information pertaining to drinking water source protection, please refer to the approved Source Protection Plan at: <https://www.sourcewaterprotection.on.ca/approved-source-protection-plan/>

#### **COMMENTS**

1. The UTRCA is undertaking floodplain modelling for the Cedar Creek watershed. It is recommended that the Secondary Plan integrates the findings of the model to ensure all new development is located outside of the regulatory floodplain. Please note that the Regulatory Flood Standard for the UTRCA is the 1937 Observed Flood (1:250 year storm).
  
2. All road works, intersection upgrades, and bridge/culvert improvements within areas regulated by the UTRCA will require a Section 28 permit. The designs of bridge/culverts and road works should consider adjacent natural hazards. In relation to future road improvements, the UTRCA recommends the following considerations:
  - a. The benefit of ensuring dry access for emergency vehicles along local, collector and arterial roads during a regulatory (250-year) flood event. The UTRCA recommends that all new roads provide dry access for emergency and pedestrian vehicles.
  - b. The benefit of upgrading all watercourse crossings. Should bridge and/or culvert replacements be required at any of the watercourse/drain crossings we recommend that replacement designs consider including a hydraulic capacity that can convey the 250-year return period flows, with additional consideration of a factor of safety for ice/debris blockage and/or future unknowns such as climate change. The replacement design evaluations should consider the benefit of reducing flood risk (upstream/downstream) with respect to the bridge/culvert hydraulic capacity.

Please note that hydrology information may be available for some watercourses within the area being considered for the boundary adjustment. HEC-RAS geometry and flow files may be obtained by contacting the UTRCA.

3. The attached mapping identifies Provincially Significant Wetlands (PSW) evaluated through the Ontario Wetland Evaluation System (OWES) as well as unevaluated wetlands identified by the UTRCA. The UTRCA recommends that as part of the secondary plan process the boundaries of the wetland features are delineated to the satisfaction of the County and the UTRCA.
  
4. The UTRCA regulates land within 30 meters of a wetland in accordance with Ontario Regulation 41/24. Accordingly, the UTRCA recommends establishing a minimum setback of 30 meters for all future development from wetland features within the secondary plan.
  
5. While it is understandable that some of the water/wastewater/storm infrastructure (i.e. water and wastewater trunk lines) will need to cross over/under watercourses/drains any new or expanded structures (such as water storage facilities, pumping stations and stormwater management facilities) should be located entirely outside the hazard lands (flood, erosion, wetland).

6. The UTRCA advocates for the planning and implementation of Stormwater Management (SWM) facilities on a catchment area basis through the completion of Subwatershed Plans, Master Drainage Plans or Catchment Strategies.
  
7. The UTRCA requires quantity controls on all future SWM facilities to ensure that post-development flows will be controlled to pre-development flows for all storm events up to and including the Regulatory storm event.

**RECOMMENDATION**

The UTRCA has no objections to the proposed boundary adjustment and looks forward to working with the City of Woodstock through the secondary plan process.

Thank you for the opportunity to comment. Please contact the undersigned if you have any questions.

Yours truly,

UPPER THAMES RIVER CONSERVATION AUTHORITY



Laura Biancolin  
Land Use Planner II

Enclosure: UTRCA Regulated Areas Map (please print on legal size paper to ensure the accurate scale).

- c.c.: Township of Norwich – Lee Robinson, CAO  
City of Woodstock – Amy Humphries, Deputy CAO/City Clerk  
UTRCA - Eric Gaskin, Land Use Planner  
UTRCA - Karen Winfield, Planning and Regulations Resource Specialist

# Regulated Areas

Regulation under s.28 of the *Conservation Authorities Act*  
 Prohibited Activities, Exemptions and Permits.  
 O. Reg. 41/24.

## Legend

- Assessment Parcel (MPAC)
- Watercourse (UTRCA, 2020)**
  - Open
  - Closed Design/Tiled
- Wetlands (MNR)**
  - Evaluated-Provincial
  - Evaluated-Other
  - Not Evaluated
- Regulated Wetland (Detail)**
  - Wetland MNR (Evaluated Provincial/Other)
  - Wetland UTRCA (Unevaluated)
  - Wetland (Evaluated or Confirmed)
- Flooding Hazard Limit
- Erosion Hazard Limit
- Approximate Regulated Area 2024

The mapping is for information screening purposes only, and shows the approximate regulation limits. The text of Ontario Regulation 41/24 supersedes the mapping as represented by this data layer. This mapping is subject to change. A site specific determination may be made by the UTRCA.

This layer is the approximate limit for areas regulated under Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits, which came into effect April 1, 2024.

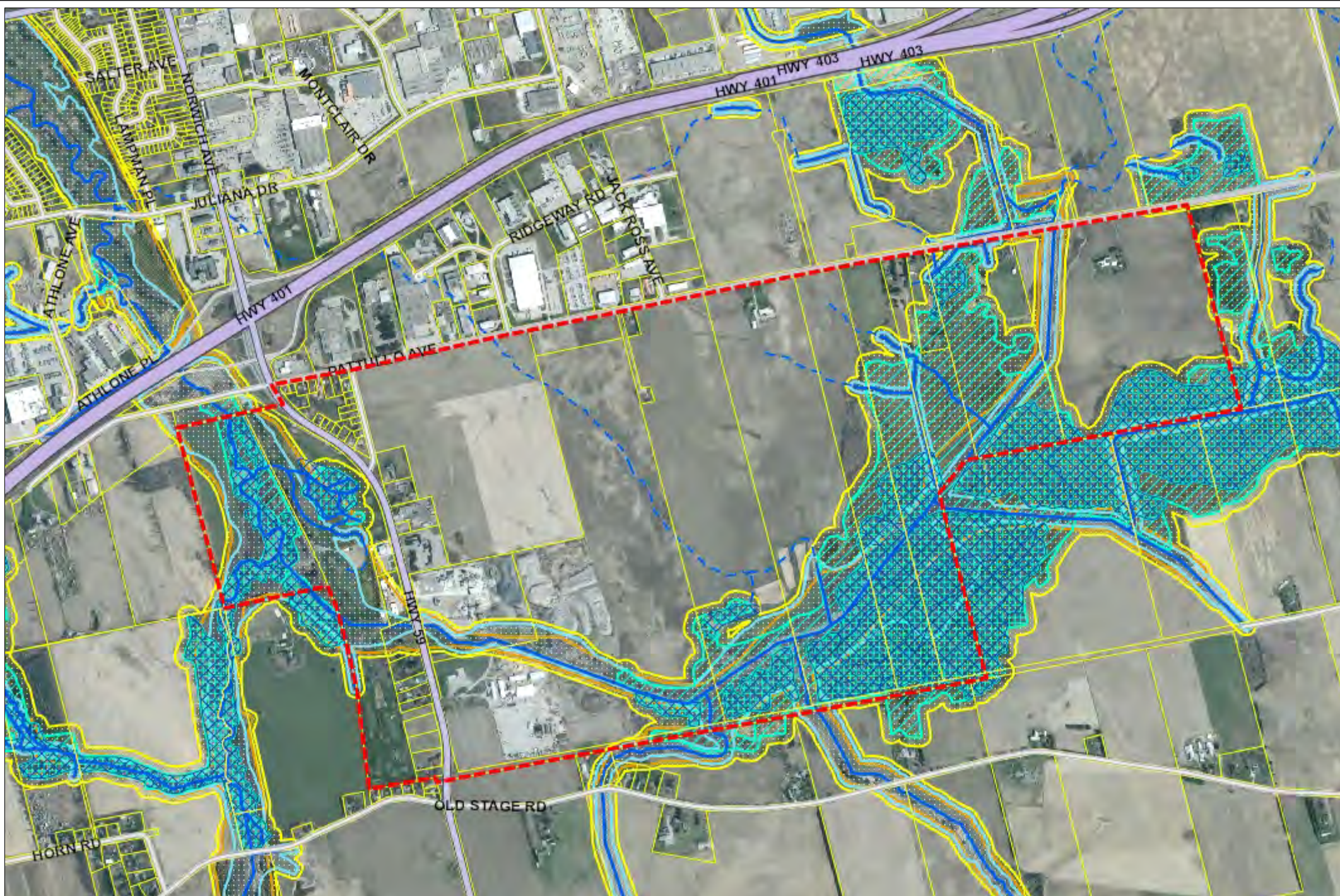
The UTRCA disclaims explicitly any warranty, representation or guarantee as to the content, sequence, accuracy, timeliness, fitness for a particular purpose, merchantability or completeness of any of the data depicted and provided herein.

The UTRCA assumes no liability for any errors, omissions or inaccuracies in the information provided herein and further assumes no liability for any decisions made or actions taken or not taken by any person in reliance upon the information and data furnished hereunder.

This map is not a substitute for professional advice. Please contact UTRCA staff for any changes, updates and amendments to the information provided.

This document is not a Plan of Survey.

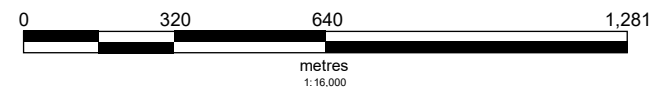
Sources: Base data, Aerial Photography used under licence with the Ontario Ministry of Northern Development, Mines, Natural Resources and Forestry Copyright © King's Printer for Ontario; City of London.



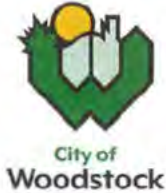
Notes:  
 Proposed Township of Norwich and City of Woodstock Boundary Adjustment (2024)

Created By: LB August 2, 2024

\* Please note: Any reference to scale on this map is only appropriate when it is printed landscape on legal-sized (8.5" x 14") paper.



**UPPER THAMES RIVER**  
 CONSERVATION AUTHORITY  
 Copyright ©2024 UTRCA.



**Proposed Township of Norwich and City of Woodstock Boundary Adjustment  
Formal Comment Submission**

First Name	Christine (Chris)	Last Name	Andrew
Street Address	525385 Oxford Centre Rd		
City	Norwich	Province	On
		Postal Code	N4S 7W3
Home Phone	no home phone		Daytime Contact
e-mail	[REDACTED]		
Comment			

Norwich Twshp should value their resources more highly. The amount of land proposed is well above the requirement for the so-called needed road access. Living in Oxford Centre this proposal concerns me as the next request could be here. I chose the rural setting for a reason.

I also feel the farmland ~~is~~ needs to be preserved.

I am not the best at expressing my concerns but I do NOT support this proposal.

If land is required I feel only what is necessary should be ~~land~~ transferred.

Although property owners were told they would be somewhat compensated for the increased taxes

there are other potential increased expense for water and sewer in the future

Again please retain Norwich Township property/land and save the owners current status as rural,

R.

**From:** Lori Staveley  
**Date:** July 22, 2024 at 9:56:13 AM CDT  
**To:** Shawn Gear [REDACTED]  
**Subject:** Proposed Boundary Changes

July 22, 2004

Good Morning Shawn,

As a longtime resident and farmer of Norwich Township, Ward 3, I would like to voice my strong opposition to the proposed City of Woodstock/Township of Norwich boundary changes.

I am very saddened and disappointed to think that our Township Council would consider selling off arable farmland, wetlands and wooded areas, a part of our future food and water supply that we don't need under asphalt. Have you given thought to where our food comes?

We need to preserve our township for future generations. Once this land is sold, it's gone. Gone, never to be gotten back.

Please, stand up for the residents of Norwich Township and say NO to this proposed boundary change.

Regards,

Aubrey Bertrand



## Lee Robinson

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**From:** Jim Bloxsidge [REDACTED]  
**Sent:** Friday, July 5, 2024 4:57 PM  
**To:** Lee Robinson  
**Subject:** response to boundary line discussion  
**Attachments:** Response to Boundary Change discussion.pdf

Good afternoon,

Please seriously consider our response to the boundary line changes proposed in the June 27<sup>th</sup> public meeting. We don't often get involved in Township matters, however this change would be a serious mistake in our opinion.

Sincerely,

Jim & Hallie Bloxsidge



384749 Salford Road, R.R. #1

Burgessville ON N0J 1C0

July 3, 2024

Township of Norwich Township Council

285767 Airport Road

Norwich ON N0J 1P0

Dear Council Members,

Our letter is in response to the public meeting on June 27th presenting the proposed boundary change between the City of Woodstock and the Township of Norwich.

Our compliments to the city and township officials involved in the presentation. Your information was easy to understand and your responses to the questions following your presentations were professional.

We did find, however, that the presentations seemed to emphasize that the need for the boundary change was triggered by the MTO need to have the access to Pattullo Ridge further from the Hwy. 59 onramp to 401. It also emphasized the fact that the boundary change would not immediately change land use designations. We feel that this was misleading. The information about the presentations on the Township of Norwich's website emphasize the need for the City of Woodstock to expand their land base to grow their industrial park. The City of Woodstock's plans for the future transformation of the land involved in the boundary change would change land use from agricultural and woodlands/wetlands/valleylands to industrial use.

We're sure that both municipalities are considering the increase in revenues to allow them to provide services and employment without increasing their tax rates. That's short term planning for our lifetime. We also need to plan for our grandchildren. If the City of Woodstock now needs to expand to south of Pattullo Ridge, in 15 years they will need to expand to south of Stage Road and further and we will lose more farmland and woodlands/wetlands. Future generations still need to feed themselves and have access to nature. We think those needs are more important in the long run than increasing current tax revenue.

During the June 27<sup>th</sup> afternoon presentation, a member of the audience questioned why the Towerline Road access to Pattullo Ridge would not meet the MTOs need to move the 401 access on HWY 59 away from the west end of Pattullo Ridge. We would like the municipalities involved to pursue that solution to the problem. It wouldn't solve Woodstock's need to expand their industrial park, but they didn't say that was the issue in June 27<sup>th</sup> presentation. It was all about access to 401. This solution would also safeguard the current farmland and nature areas for future generations. We don't want this boundary change any more than the people of Ontario wanted Doug Ford to build in the Green Belt.

Yours truly,

Jim & Hallie Bloxsidge Bloxslea Farms Inc.

## Lee Robinson

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**From:** Jim Palmer  
**Sent:** Saturday, June 22, 2024 9:52 AM  
**To:** H&O Cornwell  
**Cc:** Lee Robinson; Kim Armstrong  
**Subject:** Re: Letter from ward 3 citizens

Thank you for providing your comments on this matter. Your comments will form part of the record for public consultation. Updates on this process will be posted on the Township's website as soon as they become available.

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**From:** H&O Cornwell [REDACTED]  
**Sent:** Friday, June 21, 2024 4:42 PM  
**To:** [REDACTED]  
**Subject:** Letter from ward 3 citizens

Hi Jim

I am against what this letter is up to. The letter writer wants people to believe that land will be taken from them but I am sure it will not. Ownership will change only if a willing buyer and seller agree. So what is the problem here. Woodstock is growing and some things will have to change.

Howard

**From:** Peter Croves

**Sent:** Friday, July 5, 2024 4:38 AM

**Subject:** Boundary Adjustment

I Peter croves run for mayor of Woodstock ONT in 22 and opposed all future Boundary Adjustments as the city is big enough and farm land is needed and "A boundary adjustment is a significant undertaking- which is not needed & Land use does not change as a result of a boundary adjustment."-So this would be pointless!-please do not support this Adjustment and ote against it-Peter Croves-July 5th 2024-Unit 12B of 82 Finkle st Woodstock ONT N4S3C8

## Lee Robinson

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**From:** Alan & Nathalie Dale [REDACTED]  
**Sent:** Sunday, April 21, 2024 12:27 PM  
**To:** Jim Palmer; Lee Robinson  
**Cc:** Kim Armstrong; Adrian Couwenberg  
**Subject:** Confidential negotiations

Greetings,

I have held off sending you any comments and relaying my concerns regarding the current boundary negotiations with the City of Woodstock. However, in light of the persistent rumours, I have decided to weigh in.

I am concerned about losing farmland and natural spaces, especially given my past service as Chair of both the Grand River and Upper Thames River Conservation Authorities.

A lot of work has gone into the Hodges Pond restoration project and protecting the water supply for the City of Woodstock. I certainly hope that both parties have an appreciation for the importance of this well field and the well head protection area. I am the Acting Chair for the Lake Erie Region Sourcewater Protection Committee, and although the Thornton and Tabor Well fields for the City of Woodstock, are out of our jurisdiction, it is still close to home and of great concern for me.

The City of Woodstock and, especially the CAO, have been aggressive over the past number of years in advocating for their municipality. I recall the headlines from Mr. Nadalin when he was on council, saying that the townships were simply holding zones for the City of Woodstock and did not have any reason to exist. There was a push for one tier government in Oxford with Woodstock being in charge. The sentiment that Woodstock is being shortchanged by the current county structure still exists and many are still pushing for one tier government.

Nonetheless, I believe that our township should be advocating for our interests and not bowing to the notion that whatever is good for Woodstock is good for the county as a whole.

The rumours are that Norwich is giving away far too much territory. Asking Woodstock what they would like for the next 20 year timeframe just so that we can avoid going through this process again is not a strong bargaining stance.

It was expected that Woodstock would grow to the east and, during the last boundary adjustment, an attempt was made to include Eastwood. I think that many people, while they may be opposed to the idea, would not be surprised by that proposal. The idea of including land on the west side of Norwich Township is a surprise to many.

I am well aware of the Pattullo Ave. situation as I went to the open houses with the previous mayor and CAO. The idea of closing off one end of Greenly Hill Line and creating a new road further south off of County Road 59 and then looping north, was seen as the best option. It was mentioned that the city would want the land in this area, especially the former Van Wyk farm. Coming as far south as Old Stage Road is of great concern to many people. Coming as far south as Firehall Road is simply unbelievable.

The province may be promoting development throughout the province but there continues to be great pushback. A number of communities have seen great turmoil and anger over these proposals; just look at what is happening currently in Wilmot Township. I fear that such a prospect awaits us here in the Township of Norwich and urge you not to sacrifice the former Township of East Oxford.

Alan

**From:** Deanna Disab  
**Sent:** Friday, July 12, 2024 1:36 PM  
**To:** Paul Michiels  
**Subject:** Norwich & Woodstock Boundary Line Adjustment

Good morning Paul,

We recently received a letter in the mail regarding the Norwich and Woodstock boundary line adjustment. Our house falls within the new boundary lines, and we are deeply concerned about this. When we purchased our house in Norwich we had intended for it to be our forever home. And now we feel that being FORCED to become a part of Woodstock will be the end of this dream. With the cost of living skyrocketing, and our mortgage being renewed at double the rate, we are already feeling the hit to our expenses. And now throw in a NEARLY DOUBLE property tax, plus being FORCED to cover the cost of switching to city water and connecting to a sewer system (WHICH WE DO NOT WANT TO DO, since that's why we purchased our well water and septic tank house in the first place!!), plus being FORCED to pay a monthly bill for these UNWANTED services. And all for what gain??? To become a part of Woodstock and be able to get a Woodstock Library card??...whoop-dee-do. So I guess our real question is how set in stone is the boundary line adjustment? And what weight (if any) will our views on this matter actual have? Another concerning question is whether our daughters will still be allowed to attend East Oxford Central Public School after we officially become a part of Woodstock? Or would they be FORCED to switch to another school?

Thanks for taking the time to address our thoughts,

The Laurette Family

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**From:** Martin Driesse [REDACTED]  
**Date:** June 21, 2024 at 5:20:45 PM EDT  
**To:** Shawn Gear [REDACTED]  
**Cc:** Jim Palmer [REDACTED]  
**Subject:** land grab

Hi just wish to add our name to the concerned people list regarding boundary changes. Why is it that when we have so few acres of excellent land suited to all types of crop production that we need to pave them over instead of going to other parts of the province that have access to hiways/railroads/water front for shipping/ transportation, like you find in northern or eastern ontario but do not have that soil, but rocks etc, which can't grow much edible? the ideas about growing cities to increase tax base etc does not bother to look at where our food is to come from. Who is really driving this lunacy? We're painting ourselves into a corner when it comes to food. We would really wish you would work for the people of norwich / oxford / ontario and fight this evil takeover. regards Martin & Johanna Driesse



**Proposed Township of Norwich and City of Woodstock Boundary Adjustment  
Formal Comment Submission**

First Name	Wim		Last Name	Duizer	
Street Address	7744 <sup>st</sup> Oxford Road #14				
City	Woodstock	Province	On	Postal Code	N4S 7V8
Home Phone	[REDACTED]		Daytime Contact	[REDACTED]	
e-mail	[REDACTED]				

Comment I think this boundary adjustments makes sense.  
Thinking towards the future this will create an option to change the zoning south of Pattullo Ave. If utilities are there it makes so much sense to develop both sides of the road instead of only a narrow corridor following 401/403.  
Great idea and great leadership and stewardship

Sincerely,

Wim Duizer

(use reverse if more space is rec)



**From:** Rob eliot [REDACTED]  
**Sent:** Thursday, June 13, 2024 1:10 PM  
**To:** Jim Palmer [REDACTED]  
**Subject:** please don't let woodstock annex ward 4

Hi Jim Palmer

one of my oldest dream was to have a place in the country fenced in with a big dog, i use a wheel chair and would be very difficult to move. I,m just finishing getting the house how i need it to be independent. it was so difficult to find this place that works with wheel chair. Please don't let Woodstock annex Norwich land!

Thanks Robin Elliott

## Lee Robinson

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**From:** Jim Palmer  
**Sent:** Wednesday, June 12, 2024 8:50 AM  
**To:** Lee Robinson  
**Subject:** Fw: Woodstock Land Plans

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**From:** June Flath [REDACTED]  
**Sent:** Tuesday, June 11, 2024 3:22 PM  
**To:** Jim Palmer [REDACTED]  
**Subject:** Woodstock Land Plans

Hi Jim,

I just wanted to add my name to the list of people concerned about Woodstock's expanding land base.

I realize it's a complicated negotiation, and that Woodstock is growing...but, 974 acres is a lot of land.

Take care  
and good luck with this,

June Flath

## Lee Robinson

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**From:** [REDACTED]  
**Sent:** Thursday, June 27, 2024 10:31 PM  
**To:** Lee Robinson  
**Subject:** Boundary Adjustment

504977 Old Stage Road, Woodstock. Property adjacent to boundary adjustment.

I attended the public meeting this evening.

My understanding is the amendment to the boundary is to comply with the MTO for the access to Patullo Drive. I am certain the City of Woodstock does not need 974.01 acres to do this.

This is what I do not understand;

1. When the boundary changes, the City, (with the by-law changes that may be required) can then proceed to do what they want with the lands they have obtained.
2. If it is commercial industry then why would the Township not reap the benefit of the higher taxes that commercial industry would pay – Why give it to the City? What are the reasons to give the city this much land?
3. **The Township is known for its conservative population. The reduction of farm land is not a very conservative or stewardly ownership of the Township property.**

I do believe the lack of transparency is what the public is so angered about. You need “x” acres to change the road- that seems simple enough. Why 974.01 acres if there is not a hidden agenda - a plan “behind Council doors” ?

Although my property is not in the proposed boundary area, I also wonder what impact the change would have to the Stage Road between Sweaburg Road and Highway 59.

Marian Geerlinks

This note concerns the property that the City Of Woodstock wants to obtain the 975 acres.

My wife and myself are strictly against that more and more land is been taken for buildings.

We won't probably see it in our time, but towns & cities are going to connect. There won't be much farm land left.

P.S. Besides the point I would like to meet with you sometime to discuss some matters, Thank you  
Howard & Denise Plagith

**From:** Lainie Hanlon  
**Sent:** Friday, July 5, 2024 2:19 PM  
**To:** Kim Armstrong [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Woodstock / Norwich Township Land Adjustment Comment

My name is Lainie Hanlon (nee Hird). I was born and raised in the small hamlet of Oxford Centre where my parents, brother, aunt and uncle still reside and farm. My father was born and raised in Oxford Centre and has lived there all his 74 years. I, with my husband and son reside in Norwich township just outside of Otterville and also farm.

Expanding city limits into farmland can seem like a viable option for addressing future urban growth, but several compelling arguments advocate for preserving our farmland.

### **1. Food Security**

Farmland is essential for local food production. As cities expand and take over agricultural land, food production must move farther away, leading to increased transportation costs and reliance on distant food sources. This not only makes food more expensive but also more vulnerable to disruptions in supply chains. Preserving local farmland ensures a stable accessible food supply.

### **2. Environmental Impact**

Farmland plays a critical role in maintaining environmental health. It provides habitats for various species, supports biodiversity, and contributes to the carbon cycle. Converting farmland to urban and commercial use increases impervious surfaces, which leads to greater runoff, increased flooding, and the urban/commercial heat island effect. Maintaining farmland helps to mitigate these environmental issues.

### **3. Economic Sustainability**

Agriculture is a significant part of the local economy in many areas, providing jobs and supporting local businesses. Expanding urban/commercial areas at the expense of farmland can displace these jobs and harm the agricultural sector. This not only affects farmers but also the broader economy that relies on agricultural products and services.

### **4. Cultural and Heritage Preservation**

Farmland often has historical and cultural significance, representing the heritage and traditions of a region. Losing this land to urban/commercial development erases these cultural ties and diminishes the community's unique character. Preserving farmland helps maintain the cultural landscape and identity of the region.

## **5. Urban Sprawl and Infrastructure Strain**

Expanding city limits into farmland leads to urban sprawl, which can be inefficient and costly. Sprawl increases the demand for infrastructure such as roads, utilities, and public services, often stretching them beyond their capacity. This can result in higher taxes and maintenance costs for residents. Compact, well-planned urban/commercial development within existing city limits is more sustainable and cost-effective.

## **6. Quality of Life**

Access to open spaces and rural areas contributes to the overall quality of life for city dwellers. Farmland provides scenic landscapes, recreational opportunities, a connection to nature. Urban and Commercial expansion into these areas diminish these benefits, potentially leading to a decrease in the well-being and satisfaction of all residents.

I do understand that a road is possibly needed to help with traffic congestion with regards to Patullio Avenue being too close to the 401. Several other options are available without encroaching on agricultural land. Having trucks use the next exit off of the 401 leading them in from Towerline Road would work as Towerline road is hardly busy. An on/off ramp could also be placed for the 403 off of Towerline allowing different avenues of getting to commercial factories on Patullio. It is my understanding that Towerline Road is in Woodstock City limits so it is up to Woodstock to make the road usable for trucks as well as Patullio Avenue. If this isn't a good solution, build the road needed but only take what you need. There is absolutely no reason why the City of Woodstock needs 900 acres to build a road.

Township Councillors, as stewards of our community, it is imperative that you listen to the concerns of your taxpaying residents regarding the potential negative impact of a large city encroachment on farmland. Our residents value the vital role that farmland plays in providing local food, maintaining environmental health, preserving our regions cultural heritage and quality of life. Ignoring these voices could lead to long-term consequences, including increased food costs, environmental degradation and loss of community identity. Please prioritize sustainable development and respect the wishes of those who call this area home, ensuring a balanced approach that safeguards our farmland for future generations.

Kind regards,

Lainie Hanlon

**Lee Robinson**

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**From:** Valerie Hobbs [REDACTED]  
**Sent:** Monday, July 29, 2024 8:28 AM  
**To:** Lee Robinson; [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Public Comment on Boundary Adjustment of the City of Woodstock and Norwich Township

Dear Woodstock and Norwich Township Councils,

I am an Oxford County resident and farmer.

As Woodstock considers future industry growth and boundary adjustment I would like to remind that Woodstock is uniquely located in a band of high quality class 1 agricultural land. Other urban centres just a short drive from Woodstock (eg. Brantford) do not have the same quality of soil surrounding them.

Together Woodstock and its neighbouring rural communities are an agricultural powerhouse. In 2021, Oxford's annual agrifood value chain impact was \$2.69 billion and close to 40,000 jobs.

I urge Woodstock to focus on this competitive advantage in agrifood for growth in the future. These are businesses that will be not be easily captured by other communities.

Specific questions to consider as Woodstock contemplates annexation of land from Norwich Township:

Would there be a smaller amount of land that would still address the 401 exit needs?

Is there other industrial land already available within Woodstock's boundary?

As class 1 farmland is a limited resource and key to the future success of Woodstock and Oxford are there other ways to minimize loss of agricultural land with this boundary adjustment?

Valerie Hobbs  
East Zorra-Tavistock

## Lee Robinson

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**From:** Jim Palmer  
**Sent:** Wednesday, June 12, 2024 10:29 AM  
**To:** Lee Robinson  
**Subject:** Fw: Land Transfer Township of Norwich & Woodstock

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**From:** Mohamed Ismail [REDACTED]  
**Sent:** Wednesday, June 12, 2024 6:47 AM  
**To:** Jim Palmer [REDACTED]  
**Subject:** Land Transfer Township of Norwich & Woodstock

Dear Mayor Palmer,

I hope you are well, I am now writing to express my strong opposition to the proposed transfer of land from Norwich Township to the city of Woodstock.

This transfer raises several critical concerns:

-\*\*Community Disruption:\*\*

Moving Norwich residents would disrupt their lives and the township's unique identity.

-\*\*Financial Uncertainty:\*\*

The impact on property taxes, public services, and infrastructure is unclear. Such a significant change requires transparency, thorough planning, and resident consent.

-\*\*Lack of Democratic Process:\*\*

Decisions of this magnitude should involve public consultations, referenda, and comprehensive impact assessments. Ignoring these steps undermines trust in local government.

-\*\*Farmland Preservation:\*\*

The area includes vital agricultural land. Expanding Woodstock onto this farmland threatens our agricultural heritage and environmental sustainability. Our farmland is an irreplaceable resource that must be preserved. Urban expansion at its expense is shortsighted and harmful, especially considering the escalating impacts of climate change across Canada.

-\*\*Environmental Impact:\*\*

Converting agricultural land into urban developments contributes to habitat loss, decreases biodiversity, and exacerbates the urban heat island effect. Furthermore, it undermines efforts to mitigate climate change by reducing carbon sequestration capacity and increasing greenhouse gas emissions associated with transportation and infrastructure development.

I would like to ask you to reconsider this proposal and to halt further actions, and focus on dialogue with residents to find alternative solutions that protect our community, farmland, and the environment.



Thank you for your attention to this urgent matter. I look forward to your response.

Sincerely,

Mo  
Oxford Centre

**From:** [REDACTED]  
**Date:** July 2, 2024 at 2:05:43 PM EDT  
**To:** Jim Palmer [REDACTED] Karl Toews [REDACTED], Shawn Gear  
[REDACTED] Adrian Couwenberg [REDACTED] Lynne DePlancke  
[REDACTED]  
**Subject: RE: Potential sale of prime Ag land to the City of Woodstock**  
**Reply-To:** [REDACTED]

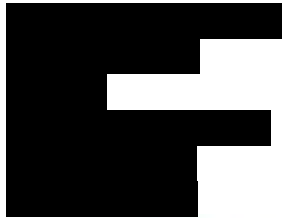
Good morning, please see below further comments after more communications with other locals as well as members of the council.

1. It is disconcerting that nobody from our council stood up to talk to the people they represent. This could have easily been done by organizing the attendance properly to avoid a council meeting situation. In other words it appears as if it was planned that way to avoid taking charge of the situation and addressing the people that voted for you.
2. The fact that selling more of your land to Woodstock is even on the table is frustrating as you know this is a constant and will not stop until you put a stop to it as other townships have successfully done. Which raises the questions, is this a Woodstock want or is this actually brought forward by the township of Norwich wanting to sell off more land. Based on the lack of communication and willing to take charge of the situation it is our belief that this is the reality and Woodstock is being the scapegoat.
3. The short sightedness of this from our members of council means that even though you feel this will not affect any of you, (as some have you have

expressed to us personally) one day it will, and then it will be too late. You are abusing your responsibility to protect your township and more importantly the people that reside in that township. Their homes and their families, some of these, a lot of these being multi-generational. We did not move to our current locations to be surrounded by what could be a city and its factories and abuse of their taxes and services. We wanted to live in this township, in this area, most of us grew up in this township and are proud to be part of it. You better think about the people and not yourselves. Voting for this boundary adjustment will answer that question and will prove if there is another agenda at hand. You can be sure we will not stand idly by.

*Ben Kungl*

Oxford Energy Solutions Inc  
Oxford Refrigeration Inc



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**From:** [Redacted]

**Sent:** Thursday, June 27, 2024 10:07 PM

**To:** [Redacted]

**Subject:** Potential sale of prime Ag land to the City of Woodstock

Dear members of our Norwich Council;

After attending both meetings on June 27,24 at the Oxford Centre hall, I am writing to address my thoughts and to summarize what was explicitly expressed at both meetings by the residents of the Township of Norwich. We do NOT want our land to be sold to the city of Woodstock.

Refuting the annexation of Norwich Township land from the City of Woodstock requires addressing several key points raised by the residents of Norwich Township:

1. **Prime Agricultural Land:** The land in question is identified as prime agricultural land, crucial for sustaining local food production and contributing to the agricultural economy. Conversion of such land to industrial use would not only diminish its agricultural productivity but also impact the overall agricultural sector in the region.
2. **Impact on Residents:** Residents are concerned about the proximity of industrial activities to their homes ("in our back yards"). This proximity could lead to environmental concerns, increased traffic, noise pollution, and potential health risks, thereby affecting their quality of life and wellbeing.
3. **Economic Considerations:** The residents highlight the economic impact on their livelihoods and property values. Agricultural activities are often integral to their livelihoods and generational homesteads, and industrial development could threaten their way of life and the value of their properties.
4. **Community Wishes:** There is a clear expression of opposition from the residents of Norwich Township regarding the sale and conversion of this land. Local councils are expected to represent and uphold the interests of their constituents, especially when it concerns significant changes to their community and way of life.
5. **Long-term Implications:** Annexation and industrialization could have long-term consequences for the township's character, sustainability, and identity. Once converted, agricultural land is rarely reclaimed, impacting future generations' access to fertile land and agricultural opportunities.

In summary, the arguments against annexation focus on preserving prime agricultural land, respecting the wishes of the community, and safeguarding residents' livelihoods and property values. The council should consider these factors carefully, balancing economic development with the preservation of agricultural heritage and community interests. By exploring alternatives and engaging in meaningful public dialogue, the council can demonstrate responsiveness to community concerns, uphold sustainable development principles, and seek a balanced approach to Woodstock's infrastructure planning that minimizes the loss of valuable agricultural land.

Regards,

Ben and Robyn Kungl

505082 Old Stage Road

## Lee Robinson

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**From:** Lee Robinson  
**Sent:** Monday, June 24, 2024 6:46 AM  
**To:** David BAZARGAN  
**Cc:** Kim Armstrong  
**Subject:** RE: Township Norwich & City Woodstock Boundary Adjustment

Good morning,

Thank you for your email.

Unfortunately we will not have the option to attend virtually. All of the information that will be presented will be posted on the City and Township's websites after the public meeting. The comment period is open until August 2, 2024.

Your comments will form part of the record for public consultation.

Thank you.



**Lee Robinson, P.Eng.**  
**Chief Administrative Officer**

**Office** [REDACTED]

**Email** [REDACTED]

Township of Norwich  
285767 Airport Road  
Norwich, Ontario  
N0J 1P0

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**From:** David BAZARGAN [REDACTED]  
**Sent:** Friday, June 21, 2024 1:52 PM  
**To:** Lee Robinson [REDACTED]  
**Subject:** Township Norwich & City Woodstock Boundary Adjustment

Hi Lee,

We received Notice of the upcoming meeting for the Township Norwich & City Woodstock Boundary Adjustment next week on June 27th. Lafarge has an RMX Plant that may be impacted by the proposed changes and is interested in receiving more information. Could you confirm whether there is an option to attend virtually or watch the stream live on YouTube?

Thank you,

David Bazargan, MES

**From:** [B Lazenby](#)  
**To:** [Lee Robinson](#)  
**Cc:** [Jim Palmer](#); [Adrian Couwenberg](#); [Kim Armstrong](#)  
**Subject:** PROPOSED 974 ACRE LAND GRAB  
**Date:** Wednesday, June 19, 2024 6:57:47 PM

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## QUESTIONS RE PROPOSED BOUNDARY

What is the current property tax revenue derived from the proposed adjusted area?

What is the cost to the Township of Norwich to service this area?

No roads, no sidewalks, no sewers, no lighting, etc.

How will the deficit be offset? Simply by increasing the tax rate for all remaining properties in Norwich Township.

Hardly an acceptable business decision.

Where and what are MTO plans for realignment of Pattullo Ave?

Why can't MTO work with the County of Oxford and the Township of Norwich and solve

City of Woodstock problem of building roads in another jurisdiction and at the same time

prevent the land grab of dwindling farmland?

It seems the City of Woodstock will use any means to increase their footprint.

With the proposed adjustment Mud Creek would be in the City of Woodstock from end to end.

This is an integral drainage system for a large watershed and hard to think farmland owners would

receive attention from City of Woodstock council regarding continual maintenance.

Awaiting your reply

Bob Lazenby

## Lee Robinson

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**From:** john MURRAY [REDACTED]  
**Sent:** Monday, July 29, 2024 9:00 AM  
**To:** [REDACTED]  
**Cc:** Jim Palmer; Lee Robinson  
**Subject:** Boundary Adjustment

Good Morning Adrian

As a homeowner on Greenly Line and the previous executor of my family farm, 594774 Greenly Line, the VanWyk farm, I am writing to you with concerns of the boundary adjustment considered. We have lived in our home for over 30yrs and as previously stated I grew up on the farm that was across the road and have felt privileged that we have always been part of the farm community in the Township of Norwich.

Although it was stated that at this time there is no plan for any further development on the 100-acre farmland, it makes common sense that if all of this land is incorporated into the City of Woodstock the plan could and will change in the future.

When the VanWyk family put the farm up for sale years ago, the City of Woodstock was interested, and an offer was on the table. However, Mayor Doan was adamant that the Township of Norwich would never allow a zone change as he was a big believer that this was prime farmland. We were told that farmland would not be changed to commercial/industrial land and as a result the offer was removed from the table. If this remains the belief than there would be no reason that this land needs to be in the City of Woodstock.

Years later we attended a meeting and were told that there would be a roadway developed at the back of the farm property but that it would not change anything for us other than it would make our road quieter with traffic being diverted to the new road. Now being told that the potential plan is to take almost 1000 acres to build one roadway is frankly appalling. We understand that the roadway needs to happen for continued development on the north side of Pattulo but please consider only making the adjustment for the land needed not 1000 acres.

Thank you in advance for your consideration and thanks for all you do for your people who live in the Township of Norwich.

Sincerely,  
Diane and John Murray

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**From:** MARGARET PALMER [REDACTED]  
**Sent:** Monday, June 17, 2024 11:01 PM  
**To:** Lee Robinson [REDACTED]  
**Subject:** Township of Norwich and the City of Woodstock mutual boundary proposal

Good day,

My husband and I **do not agree** with the Township of Norwich and the City of Woodstock mutual boundary proposal. We feel the township made a huge mistake on the last boundary adjustment and now the city of Woodstock is coming back for more. We feel a vote by the Norwich Township residents would be the proper way to deal with this joke of a boundary proposal.

***Margaret and Timothy Palmer***  
[REDACTED]

***Please Kindly Redact our address and phone number before posting publicly!***



July 17/2024

To Jim Palmer and the Norwich Township Councillors,

After attending the public meeting on June 27<sup>th</sup> at Oxford Centre Hall and hearing the proposed changes to Pattullo Ave along with the land use changes to the area, my husband and I listened to the explanations and reasons for the changes. We listened to the public's questions and comments and we are convinced that the changes along with the loss of 974.01 acres is wrong! Oxford County is a food hub and Canada certainly can't afford to lose more of our farm lands. The effects of an industrial park on the water supply, the residents in the area, and the wild life environment in our opinion would be disastrous.

We hope the councillors heard the public and saw the show of hands that clearly indicated that the public is not in favour of the boundary or land use changes.

We respectfully object to the boundary and land use changes on Pattullo Ave. We truly, hope that you and your councillors consider the wishes of the people of the township.

Sincerely,

Al Povoledo



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Lillian Povoledo



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Leonard Reeves Inc.

Reeves Realty Corp.

Reeves Land Corp.

L.F.R. Investment Corp.

July 3, 2024

Mayor & Council  
Township of Norwich

**RE: BOUNDARY ADJUSTMENT**

The undersigned owns CREEKSIDE GOLF COURSE which we built in 2004. Following up on the Municipal Class Environmental Assessment in May 2022 and the Public meeting of June 27, 2024, I feel Council should be aware of my future development plans for the Golf Course.

As Council knows both the Study and the Boundary Adjustment discussions revolved around closing the current accesses from Patullo Avenue to Hwy. # 59.

I have asked my Engineer J.B. CHAMBERS ENGINEERS LTD. to prepare a conceptual street layout for the Golf Course incorporating the Provincial Master Plan study. (copy attached)

I will provide my plan to Council before July 9<sup>th</sup>.

A handwritten signature in blue ink, appearing to be 'L. Reeves', written over a horizontal line.

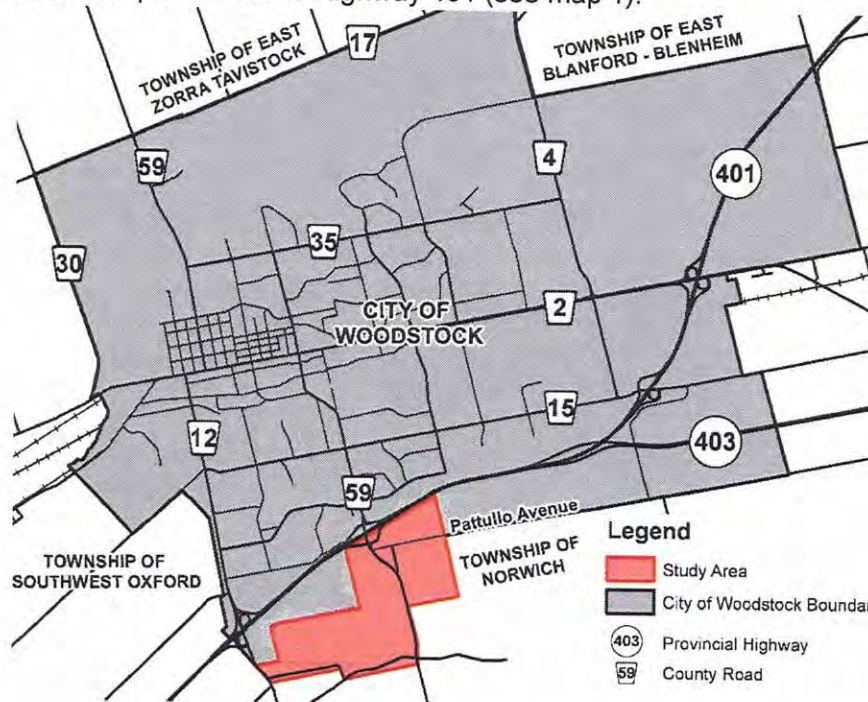
DR. LEONARD REEVES, PhD  
LR/cr

# Highway 59 at Pattullo Avenue Intersection Municipal Class Environmental Assessment

## NOTICE OF STUDY COMPLETION

### Background

The City of Woodstock (the City) in partnership with Oxford County (the County) and the Township of Norwich (the Township) have completed a Municipal Class Environmental Assessment (MCEA) Master Plan study to address the spatial separation between the intersection of Highway 59 and Pattullo Avenue East and West, relative to the intersection of the on-off ramp terminals to Highway 401 (see map 1).



The Study determined that Pattullo Avenue, east of Highway 59, should be realigned by constructing a new road south through the farm field and connecting to Highway 59 just north of Oxford Sand and Gravel (See Map 2). The existing access from Pattullo Avenue west to Highway 59 would be restricted to local residents/business only by means of a cul-de-sac and barrier being constructed east of Greenly Line.

The Study also determined that at the west side of Highway 59, the existing access from Pattullo Avenue east to Highway 59 would be closed with a cul-de-sac. To provide access to the west, Old Stage road will be upgraded to a municipal standard and a new road will be constructed to the north through the existing farm field along the east property line.

A Master Plan Project File Report has been prepared and a copy will be placed on public record on May 23rd for thirty (30) calendar days to be reviewed by members of the public and/or any other interested party at the following location:

<https://www.cityofwoodstock.ca/en/city-governance/municipal-studies-and-plans.aspx#>



*Leonard Reeves Inc.*

*Reeves Realty Corp.*

*Reeves Land Corp.*

*L.F.R. Investment Corp.*

July 4, 2024

Lee Robinson, C.A.O.

Township of Norwich

**RE: BOUNDARY ADJUSTMENT**

Further to my letter to Council, attached is a concept plan for street layouts on Creekside Golf Course. The layout incorporates the realignment of Pattullo Avenue to intersect Hwy#59 further south of the #401 ramps.

Dr. Leonard Reeves

PLAN 41R-6594  
 REVISIONS AND EXEMPTIONS  
 2011-08-22  
 M.A. Caruso  
 TOWN ENGINEER

SCHEDULE	
NO.	DESCRIPTION
1	ALL LOTS
2	ROADS
3	ROADS TO BE CONVEYED TO THE CITY OF OXFORD
4	ROADS TO BE CONVEYED TO THE TOWNSHIP OF NORWICH
5	ROADS TO BE CONVEYED TO THE TOWNSHIP OF EAST OXFORD
6	ROADS TO BE CONVEYED TO THE TOWNSHIP OF WOODSTOCK
7	ROADS TO BE CONVEYED TO THE TOWNSHIP OF SOUTH OXFORD
8	ROADS TO BE CONVEYED TO THE TOWNSHIP OF WEST OXFORD
9	ROADS TO BE CONVEYED TO THE TOWNSHIP OF NORTH OXFORD
10	ROADS TO BE CONVEYED TO THE TOWNSHIP OF CENTRAL OXFORD
11	ROADS TO BE CONVEYED TO THE TOWNSHIP OF SOUTH OXFORD

PLAN OF SURVEY  
 LOT 19  
 ROAD ALLOWANCE BETWEEN  
 CONCESSIONS 3 AND 4  
 TOWNSHIP OF EAST OXFORD  
 COUNTY OF NORWICH  
 LOT 19  
 CONCESSION 3  
 CITY OF EAST OXFORD  
 CITY OF WOODSTOCK  
 COUNTY OF OXFORD

SCALE 1" = 200'

T.H. BROOKS SURVEYING LTD.

SURVEYOR'S CERTIFICATE

I, THE SURVEYOR, HEREBY CERTIFY THAT THE PLAN AND CADDAS ARE CORRECT AND IN ACCORDANCE WITH THE ACT RESPECTING THE CONVEYANCE OF LAND AND THE SURVEY ACT AND THAT THE SURVEY HAS BEEN COMPLETED ON THE DATE OF THIS CERTIFICATE.

*J.H. D.*  
 SURVEYOR

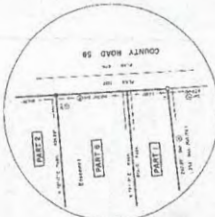
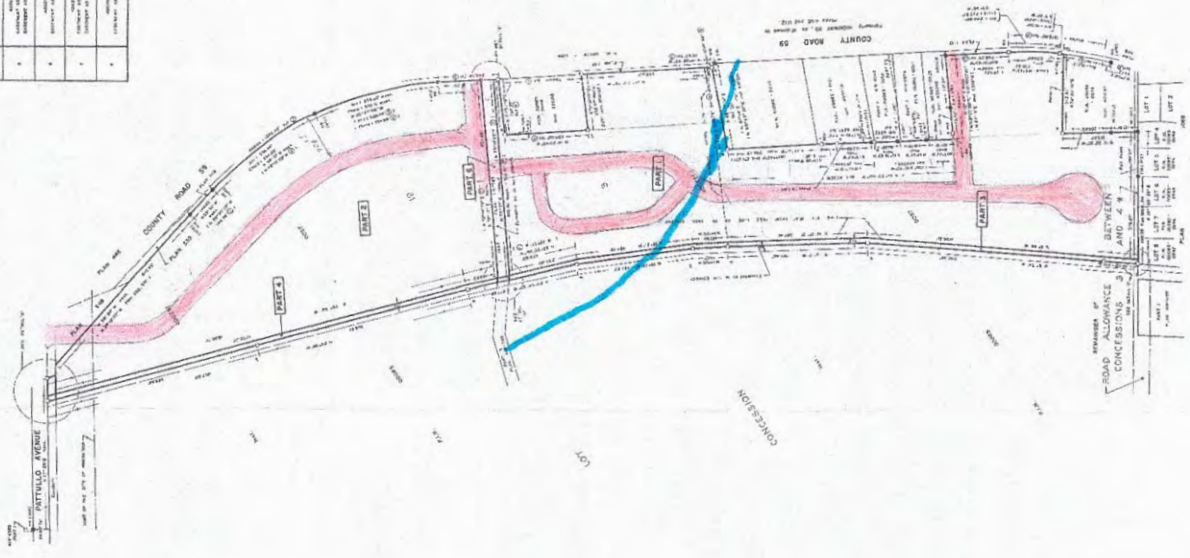
BEARING REFERENCE

BEARINGS ARE RELATED TO THE SOUTH PART OF LOT 19.

GENERAL  
 DISTANCE SHOWN ON THE PLAN ARE IN FEET AND INCHES  
 IN CONCORDANCE WITH SECTION 17 OF ACT 101 OF 1988.

LEGEND

- SHOULDER SURVEY - SHOWN IN PINK
- SHOULDER CONVEYANCE - SHOWN IN PINK
- ROADS TO BE CONVEYED TO THE CITY OF OXFORD - SHOWN IN BLUE
- ROADS TO BE CONVEYED TO THE TOWNSHIP OF NORWICH - SHOWN IN GREEN
- ROADS TO BE CONVEYED TO THE TOWNSHIP OF EAST OXFORD - SHOWN IN YELLOW
- ROADS TO BE CONVEYED TO THE TOWNSHIP OF WOODSTOCK - SHOWN IN PURPLE
- ROADS TO BE CONVEYED TO THE TOWNSHIP OF SOUTH OXFORD - SHOWN IN BROWN
- ROADS TO BE CONVEYED TO THE TOWNSHIP OF WEST OXFORD - SHOWN IN RED
- ROADS TO BE CONVEYED TO THE TOWNSHIP OF NORTH OXFORD - SHOWN IN ORANGE
- ROADS TO BE CONVEYED TO THE TOWNSHIP OF CENTRAL OXFORD - SHOWN IN LIGHT BLUE



**From:** Gary & Jane Ryksen [REDACTED]  
**Sent:** Tuesday, June 18, 2024 9:21 AM  
**To:** Jim Palmer <[REDACTED]>  
**Subject:** Woodstock Land Grab

Good Morning Jim: We are voicing our concerns over the proposal from the City of Woodstock regarding the takeover of our precious farmland. It is vitally important that large cities understand that it is farmers that feed cities. This is the heritage of our beautiful township and county and we sincerely hope that our council will stand firm in their commitment to protect our boundaries and farmland from urbanization.

Warm regards,

*Gary & Jane Ryksen*

On Fri, Jun 21, 2024 at 9:22 AM Scott and Angela Simpson

I am writing to you today to get some information on this news I heard about a possible boundary change to Norwich Township. First of all after hearing this I am very much opposed to losing any more of our wonder township to Woodstock. Woodstock has lots of land they could use North of their city that they have already purchased so why do they need ours too? If it's because industry wants to build near highway 401 then why doesn't our township keep the land and work with them ourselves and then in turn keep precious tax dollars in our township. Farmland is very important to feeding Canada and it seems that more and more representatives of all forms of government want to remove that and pave it over. That doesn't help our country or our township so please help to explain why Norwich is considering this and again I am very much against this.

Please vote NO to this in council meetings as you are now the representative of Ward 1.

Sincerely,  
Angela

## Lee Robinson

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**From:** Susan Start [REDACTED]  
**Sent:** Sunday, July 28, 2024 1:51 PM  
**To:** Lee Robinson; [REDACTED]  
**Subject:** Comment Submission re proposed expansion of Woodstock boundary into Lots 14-19 Concession 3 Township of Norwich (former East Oxford)

### Comments

I wish to comment on the economic aspects of this boundary change and to request/beg Woodstock and Norwich Councils to consider a new way to approach boundaries, beginning with the current proposal.

#### 1. Economics

Most people don't realize what a complex industry 21st-century agriculture is. At 200 acres plus 150 rented, ours is one of the smaller operations in the township sector immediately south of the 401. It grosses half a million dollars annually. Many of our neighbours run operations grossing many millions a year. Several are vertically integrated in input, production and transport. All are major clients at local agribusinesses, employing hundreds, and enabling the employment of many more. This circle is a principal funder of the municipal treasury.

So please, stop thinking of us as 'farmland'. We are an intensive industrial complex: generating multi-millions in annual production; spending multi-millions on capital and operational input each year - all locally; and marketing and transporting product to an international clientele - also through major Norwich businesses. We are a significant percentage of the only industrial sector that operated without pause through the pandemic, safeguarding employment in businesses across the municipality. The loss of these three concessions of farms, even in a slow bleed over several decades, will have a large impact on Norwich's financial health.

To continue to describe urban boundary expansion in Oxford County today as 'land acquisition' is a misleading understatement. It is an incursion into a hugely profitable industry; and it is time to call it that.

No other industrial sector combines massive production with maintenance of the natural environment. Soil, water and vegetation are its underpinnings. More than ever, this is critical to Woodstock's physical and economic health. Any expansion southward is in the city's water well protection area and above the aquifer; our industry protects that. The current proposal includes a large part of the third largest ecologically significant woodland in Norwich Township; our industry protects that. The farms between Woodstock and Curries are speckled with ecologically significant woodlands and crisscrossed by streams and municipal drains feeding the Thames River. (See Oxford County's 2016 *Natural Systems Study*).

We are the compellingly beautiful northern gateway to the Municipality of Norwich - your wow factor - right at the province's main thoroughfare. It would be irresponsible corporate management to barter away an asset of this magnitude. We are key to your ongoing prosperity, not an expendable cash cow.



There's no undoing it in the future; look at Talbotville. You can't farm pavement, and only a thousand years of no human occupation will reforest it.

I openly acknowledge my conflict of interest. This farm has been in the Start family for more than 150 years. Its house is designated under the Ontario Heritage Act and its post-and-beam barn is architecturally significant. Its fields and ecologically significant woodlot are stewarded by my husband and daughter with innovative environmental sensitivity. The infrastructure of a modern *agricultural* enterprise has been seamlessly integrated into an *historic* setting of natural *beauty*: the three keywords of Norwich's corporate motto. The thought it on Woodstock's boundary line, or within it, is gut-wrenching. (The former was on the table this time.) But the impact of your decision is of much wider and deeper significance than one family's home and livelihood.

We would greatly welcome the CAOs and councillors of both municipalities to visit us and one of our larger neighbours. Come and look closer into this beautiful and lucrative sector of the Municipality of Norwich which so enhances the City of Woodstock.

## 1. A Way Forward

In light of the looming global environmental crisis, the current proposal underlines that our two communities are, indisputably, at a critical juncture. But I see in it enormous opportunity; and I am specifically writing to encourage you to look at the decision you make about this boundary adjustment as the time we truly look at that reality and rise to the occasion. We have all the pieces needed to become a model for how urban centres can be vibrant, liveable, and economically dense without increasing their geographic footprint.

The question is: how can we change the current model? It is a process deeply flawed in a repetitive self-consuming circle of inevitability. I believe we're brave and strong enough to opt out of the third-party developer dynamic where a small number of external players make so much money and have so much influence.

The first step is to transfer to Woodstock only the small acreage needed for the proposed location of the new access road to Patullo Avenue required by the Ministry of Transportation. At the very least, exclude the hundreds of acres that are farmed or forested (though it's a mystery that the Township would relinquish the established businesses and residences between the new street entrance and the Old Stage Road.)

We have a critical time window now to explore and institute a better operational model for Woodstock's prosperity. A developer's sign on the blue barn right at the 401 Towerline Road exit, for example, has been there for nearly twenty years.

In my three decades at the Woodstock Public Library, half of it as Deputy CEO, I was privileged to work with an impressively forward-thinking city administration. I have no doubt their successors are too. Oxford County's administration is also no stranger to innovative initiatives across its departments. We know how to do this.

The physical expansion model is very well established and what I'm asking is an about-turn, I know. But it's away from a model that is unsustainable and no longer appropriate, in all its aspects. It will take cooperative action: by the County, City and Townships; from councils, administrators and departments. It will involve reaching inward to engage many sectors of our community, and outward to the province; and it won't all be easy. I truly believe you are up for this kind of radical leadership. It is a leadership for our times. I guarantee you will be energized and empowered. It would be a great legacy.

That's the process we want to participate in. We're here to support you.

Yours most sincerely,  
Susan Start,  
Prospect Hill Farm Ltd.,  
465143 Curries Road.

**From:** Lori Staveley  
**Date:** July 17, 2024 at 5:41:04 PM EDT  
**To:** Shawn Gear [REDACTED]  
**Subject:** Boundary Changes

July 17, 2004

good Afternoon Shawn,

As a resident of Norwich Township, Ward 3, I would like to voice my strong opposition to the proposed City of Woodstock/Township of Norwich boundary changes.

It saddens and disappoints me to think that our Township Council would consider selling off arable farmland, wetlands and wooded areas; part of our future food and water supply that we don't need under asphalt.

We need to preserve our township for future generations. Once this land is sold, it's gone, gone never to be gotten back.

Please, stand up for the residents of Norwich Township and say NO to this proposed boundary change.

Respectfully,

Lori Staveley

## Lee Robinson

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**From:** Lee Robinson  
**Sent:** Thursday, June 27, 2024 7:14 AM  
**To:** Diane Tovey  
**Cc:** Adrian Couwenberg; Kim Armstrong  
**Subject:** RE: boundary Adjustment Proposal Committee

Thank you for the email.

Yes, I do recall our conversation. All correspondence is required to be included in the public record.

You are welcome to provide comments at any time and are not limited to a single submission. We welcome your comments at any time prior to August 2, 2024.

I hope you are able to attend the public meeting today.

Thank you.



**Lee Robinson, P.Eng.**  
**Chief Administrative Officer**

**Office:** [REDACTED]

Township of Norwich  
285767 Airport Road  
Norwich, Ontario  
N0J 1P0

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**From:** Diane Tovey [REDACTED]  
**Sent:** Wednesday, June 26, 2024 6:55 PM  
**To:** Lee Robinson [REDACTED]  
**Cc:** Adrian Couwenberg [REDACTED]  
**Subject:** Re: boundary Adjustment Proposal Committee

For the public record I have not yet provided comments on the matter as you have indicated in the first sentence of this email.

I was previously in receipt of the document link you forwarded me. I trust you are responding to my request of Mr. Cowenburg, whom I have not yet heard from, for a copy of the Boundary Adjustment minutes.

As I hope you recall, we spoke Monday on the phone where I made the same request and you informed me the negotiations conducted at the Boundary Adjustment Committee meetings were confidential and not available to the public.

Diane Tovey

Sent from my iPhone, personally.

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**From:** Lee Robinson [REDACTED]  
**Sent:** Wednesday, June 26, 2024 7:26:03 AM  
**To:** [REDACTED]  
**Cc:** Adrian Couwenberg [REDACTED] Kim Armstrong [REDACTED]  
**Subject:** FW: boundary Adjustment Proposal Committee

Thank you for providing your comments on this matter. Your comments will form part of the record for public consultation.

Further updates on this process will be posted on the Township's website as soon as they become available. [www.norwich.ca](http://www.norwich.ca)

All minutes for public meetings can be found on the Township's website.

Boundary adjustments are discussed in closed session and are not available to the public. A staff report was presented to Council in Open Session on June 4, 2024. The following link will take you to the Council agenda and the report is Item 10.9.1. <https://norwich.civicweb.net/filepro/documents/89820/?preview=92254>

Thank you.



**Lee Robinson, P.Eng.**  
**Chief Administrative Officer**

**Office:** [REDACTED]  
[REDACTED]

Township of Norwich  
285767 Airport Road  
Norwich, Ontario  
N0J 1P0

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**From:** Adrian Couwenberg [REDACTED]  
**Sent:** Tuesday, June 25, 2024 6:54 AM  
**To:** Lee Robinson [REDACTED] Kim Armstrong [REDACTED]  
**Subject:** Fw: boundary Adjustment Proposal Committee

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**From:** Diane Tovey [REDACTED]  
**Sent:** Saturday, June 22, 2024 10:25 AM  
**To:** Adrian Couwenberg [REDACTED]  
**Subject:** boundary Adjustment Proposal Committee

Good morning

I have searched the town of Norwich website and the City of Woodstock site to no avail. I would like to review a copy of all of the Boundary Adjustment Proposal Minutes prior to Thursday's public meeting.

It is my understanding you were the Norwich representative on that Committee until your resignation of April 9.

Thank you for your anticipated cooperation.

Diane Tovey

Sent from my iPhone, personally.

Friday, June 28, 2024

Norwich Township Council

- Mayor Jim Palmer
- Ward 1: Karl Toews
- Ward 2: Lynne DePlancke
- Ward 3: Shawn Gear
- Ward 4: Adrian Couwenberg



Others:

- CAO: Lee Robinson
- City Clerk: Amy Humphries
- Oxford Planner: Paul Michiels



**Dear Norwich Mayor, Council Members;**

I would like to thank Norwich Council Members for being present and willing to listen to YOUR constituents at the information meetings in Oxford Centre on Thursday, June 27<sup>th</sup> regarding the boundary realignment issue.

For years now, I have witnessed Norwich Council be a divided governing group. One side wanted progress and growth – the other side wanted to protect Norwich Township’s identity in being a rural community. Council was always divided. The other thing that I’ve noticed is that Councils don’t always listen to THE PEOPLE. They listen to their STAFF, Clerks, and CAO’s. Why is that?

Staff are not elected by the residents. They are hired by Council to provide administrative support, to collect the data that reflects the heart and pulse of the people, so that Council can make informed decisions based on what the people want. Major decisions should be taken to the people for a vote. Staff should not ADVISE or LEAD. They should INFORM.

It is CLEAR NOW, after the June 27<sup>th</sup> meetings – Council needs to RECLAIM their Governance. Staff need to be placed back to being informative vs advisory. Staff ASSIST council in carrying out their decisions lawfully. Council has allowed STAFF to govern and replace them. This has divided you all. It’s time to come back together and be the governing body you were elected to be.

This is a problem in MANY townships and cities. At Thursday’s meetings, Woodstock Mayor Jerry Acchioni, and Mayor Jim Palmer were not given the mic often, unless requested to answer questions. It was STAFF who directed that meeting, yet STAFF claimed that it was Mayor Jerry’s idea to expand Woodstock boundaries.

**Dear Norwich Council members – are you ready to take the LEAD? Are you ready to BE the governing body that you were elected to be? It’s time to DO YOUR JOB. Don’t sell out your constituents anymore by passing on the decision-making to un-elected people.**

Thank you for bringing the boundary adjustment issue to the people. I hope that through this, you have all learned a valuable lesson. WE THE PEOPLE own the land in the township of Norwich.

Councillors have been voted in to MANAGE the land on behalf of WE THE PEOPLE. Staff are your support people – NOT your advisors.

**VOTE NO – TO BOUNDARY ADJUSTMENT DEAL WITH CITY OF WOODSTOCK.**

We need to protect our farmland and our rural living. If we sell off our farmland to build bigger cities, then what will we eat?

**Do YOU want all your meals to be imported from China?**

There are many people who love urban living. They love the city life and the hustle and bustle that comes with it. However, there are also many people who would rather reside outside of that busyness and want to live in peaceful surroundings and to have the ability to live without your neighbours hearing them cough.

I respect that Woodstock Mayor, Jerry Acchione, would like to grow the City of Woodstock. I understand that he wants to expand the boundaries and build more homes and industrial workplaces. However, Mayor Jerry made one mistake.....He didn't ASK the residents if they wanted to grow bigger. Many residents, including myself, moved to Woodstock because it was a small city that had many workplaces and services but still kept the "Community-living" vibe. Now, Woodstock is growing so fast that even I am considering moving away after living here for 30 years and raising my family here.

Norwich Township is filled with lustrous farmland and rural communities. The Town of Norwich is a settlement that beacons small town community living. If you want the city – it's not far away. But you can go home away from the city. There are those who have an agenda to make EVERYONE live in a city. They are hired to promote, scream, and demand that smaller communities join up with larger cities to expand their urban living way of life. **Please learn to recognize these people. They do not love Norwich Township. They want to change it.** These people get hired by foreign entities, who wiggle their way into getting councils to advise them into doing what they want – to implement global agendas that will be detrimental to our way of life. **Learn to say NO.** Always go to your established base and ask the people what they want at every step. Get to know the pulse of your WARD, not just at election time. Not JUST at meetings. Residents don't attend council meetings because the people don't feel they have a voice. The CAO's, the Planner's, and the Clerk's voices have replaced the people, and that needs to stop.

In the future, please be mindful and weary of those who wish to remove YOUR voice from Norwich Township governance. Your voice was elected to be the voice of YOUR constituents. Your voice is valued and appreciated. Don't sell out your constituents to foreign powers and from outside influences who want to take our voices away.

Sincerely,

Trish Triebner







**Proposed Township of Norwich and City of Woodstock Boundary Adjustment  
Formal Comment Submission**

First Name <b>Tamara</b>		Last Name <b>Visser</b>	
Street Address <b>714610 Middletown Line</b>			
City <b>Woodstock</b>	Province <b>ON</b>	Postal Code <b>N4S 7V8</b>	
Home Phone [REDACTED]		Daytime Contact [REDACTED]	
e-mail [REDACTED]			
Comment			

Dear Members of the Norwich Township Council,

I want to express my concerns regarding the proposal from the City of Woodstock to purchase farmland in order to relocate a road. As a resident of Norwich Township, I believe this plan raises several significant issues that warrant careful consideration.

① Impact on Agricultural Land: The farmland in question plays a crucial role in our local economy for it can open the doors to more farmland being lost. His conversion to non-agricultural purposes could undermine the viability of farming operations and diminishes our community's agricultural heritage.

② Environmental Consequences: moving/creating the road could have adverse environmental impacts, including habitat disruption, soil erosion, and potential water

(use reverse if more space is required)

quality issues. Preserving our natural environment should be a priority in any development decision.

③ Community and Traffic Concerns: Other considerations for moving the road to appease MTO should be made - An evaluation for the addition of a Round About should be considered (similar to Hwy 19 Ingersoll exits) to know if this would be a better option for safety, access, and effective traffic flow. Another alternative to consider would be to close the end of Pottullo and route the road up Greenly lane. This change would move the road about 450m from the 401 ramp. This change would actually be over 150m further from the exit than Clarke Road is to the Smeaburg Road exit. Needing over 900 acres to move one road is unnecessary.

④ Long-term Planning: The city's long term plan must include rezoning this land. We would like to have a more detailed 20-year plan from them.

In conclusion, I respectfully ~~request~~ request the Council carefully evaluates the implications of the proposed land. It is crucial that all stakeholders, including local residents, are considered in this decision. I urge you to consider alternative solutions that prioritize the preservation of our farmland, minimizes environmental impact, and upholds the interests of the community.

Sincerely, Tamara Visser

## Lee Robinson

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**From:** [REDACTED]  
**Sent:** Monday, July 29, 2024 3:43 PM  
**To:** [REDACTED]  
**Subject:** Proposed Township of Norwich and City of Woodstock Boundary Adjustment

Marilyn Warboys

687 Main St. S.

Burgessville, ON N0J 1C0

[REDACTED]  
Formal Comment Submission

To whom it may concern,

Can none of the politicians in any of the levels of government not realize how much productive farm land has been cemented over during the last century? During more than eight decades I've seen thousands of good acres expropriated. In the 50s I recall students coming to WCI from Toronto to farms in Oxford when their farms were taken and then in the 70s there was another influx of farmers who relocated north of Woodstock. The city of Woodstock has 100s of acres already east and north of Hwy 401 that they could develop. It has expanded into East Oxford enough! I can recall the city boundary being Parkinson Rd. to the south, Stafford St. to the east and Hwy 2 to the north.

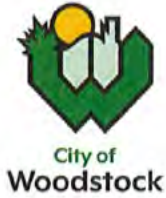
Why does the provincial government allow this when there are acres of unproductive land in counties further north. Often I travel Hwy 89 south from Hwy 400 and I see hundreds of acres which are producing nothing and the yields from the crops that they do have would be nothing compared to Oxford Co. yields. They can't grow corn to be combined due to their shorter growing season; corn they do grow is for silage for feed for beef cattle. Some farmers aren't the most efficient; I see bales of hay in fields for weeks or months. They do have good homes and must have employment off the farm. From the agriculture census the government can easily see where the greatest productivity is as well as from tax returns. It doesn't take a Philadelphia Lawyer to figure that out. From where do they think their great-grandchildren will get their food?

Honda does well in Alliston and the town is expanding as well as nearby Shelburne; many new homes are being built every year so people would have to move north if the government quit allowing the southern cities to cement the best arable land in Ontario and demand more industries to locate on undesirable farm land. That's where there are hundreds of wind turbines which saved agriculture land. Incidentally, those counties do have good paved roads.

Yet the government quibbles over a few meters for a local farmer to build a second dwelling on his farm for a son for fear it's using too much agriculture land. Things just don't add up in my mind.

I lived in East Oxford Twp. Ward 4 for over 7 decades and I am still a taxpayer living in Norwich Township; it's been upsetting to see all the beautiful farms that have been lost to the City of Woodstock. Hope that our elected politicians reconsider the above proposal as well as others in the future.

Remember; "FARMERS FEED CITIES"



### Proposed Township of Norwich and City of Woodstock Boundary Adjustment Formal Comment Submission

First Name <i>vic</i>		Last Name <i>WHITCROFT</i>	
Street Address <i>44 STOVER ST SOUTH</i>			
City <i>NORWICH</i>	Province <i>ONTARIO</i>	Postal Code <i>NOJ 1P0</i>	
Home Phone [REDACTED]	Daytime Contact [REDACTED]		
e-mail [REDACTED]			

Comment

*SEE -> SHEET ATTACHED*

*RE: 924.1 ACRES WARD #4 LAND TRANSFER*

This concept was taken from a motivational speaker (name unknown) from the 70s.

There was a farm of 974.1 acres in size. Due to many reasons, the economy, inflation, run down equipment and so on, the farm, year after year, lost money. Year after year the farmer sold off a piece of the property, approximately 100 acres. Nine years pass and all that remains of the farm is 1 acre where the ancestral home sits.

At that point an oil company comes to the farmer and asks to test his remaining 1 acre for oil. After just one test hole they strike oil and the farmer is an instant millionaire. Or is he?

The oil had been there since his ancestors bought the farm decades earlier, meaning he was rich the day he was born but failed to see the big picture.

Is the Township of Norwich missing something? Is the plan to sell off parcels of land every ten years until Norwich has nothing left to sell? If this land is of value to Woodstock, is it not also valuable to Norwich?

Perhaps Norwich should be looking into developing these acres. Or could it be that Norwich see this as a quick fix to a balanced budget? If this is a quick fix, how long before our budget is allowed to become a run away train, out of control heading into the abyss of debt?

If this is a stop gap solution, council needs to think long and hard about the future of our township. Land is not a renewable resource, once it's gone, we will never get it back. Just as important as the land is the tax dollars that comes with it. Taxes are a renewable and adjustable income, usually increasing as time moves forward. It also is gone once the land is sold off.

I would ask that council weigh what is to be lost over what could be gained with this land transfer.

**Losses**

land  
Tax dollars  
Costly ward adjustments  
Population size  
Disgruntled citizens  
Costly fire service boundary adjustment  
Ability to develop said land

**Gains**

Money, instant gratification  
Debt reduction  
Smaller maintenance area

**From:** Jeremy YATES [REDACTED]

**Date:** June 25, 2024 at 9:35:24 AM EDT

**To:** Jim Palmer [REDACTED], Shawn Gear [REDACTED]

**Subject:** Pattullo Avenue Realignment

Good Morning

I am writing to express my concerns in regard to the proposed Patullo Avenue realignment, which would result in 974 acres of land become part of the city of Woodstock.

It is my position that the Township of Norwich should not accept this proposed transfer of land.

1. In the short term the Township of Norwich should avoid sacrificing farm land or any land to other municipalities, until
2. The Township of Norwich should be developing a long term strategic plan in preparation for the inevitable growth that will occur residentially, commercially, and industrially within the Township. This plan will provide a guideline to assist in future development and growth. If such a plan already exists than it needs to be made more visible to the public and I would appreciate a copy
3. Without a long term plan selling land or developing land will lack foresight and will have both negative short term and long term implications on the Township and its constituents. Until such a plan is created the Township of Norwich should should put a pause on this transfer of land

Sincerely,

Jeremy Yates  
365319 Evergreen St  
Burgessville, Ont  
N0J 1C0

Amy Humphries Deputy CAO/City Clerk City of Woodstock	Lee Robinson Chief Administrative Officer Township of Norwich	Paul Michiels Manager of Planning Policy County of Oxford
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Formal Comment Submission Re: Boundary Adjustment / Annexation

David Butler  
Butler Farm  
Ross Butler Studio  
Agricultural Art Gallery  
708 Pattullo Avenue  
Woodstock, ON N4S 7V8



July 10, 2024

To the above named municipal representatives:

Please note that my family and I are strongly opposed to the boundary adjustment / annexation of farmland and environmental protection lands as outlined in the proposal. We respectfully request that the proposal be denied and that no amendment to policies in the Official Plan be allowed for this development.

The Butler family has lived on this farm since 1970. We have used best management practices for agriculture and now have certified organic farmland. We have worked with the Upper Thames River Conservation Authority to enhance and preserve the natural heritage features on the farm along Cedar Creek. As part of the Cedar Creek Wetland complex this is a Class 1 provincially significant area. The watershed includes Mud Creek which drains the Oxford Centre Swamp, a Class II wetland, which is in the middle of the proposed boundary adjustment.

We have looked after and cared for the land. We are connected to the land and the environment here.

If this unwanted appropriation of land proceeds, it will have immediate negative impacts on our farm and the East Oxford community of Norwich Township.

The integrity of our farm will be fragmented. There will be increased development pressures not just for the annexed area but the rest of our property. The increase in property taxes, even with the proposed phase in and deferral, will render our farmland unviable. We will be taxed out of business and / or expropriated.

To accommodate URBAN SPRAWL, the City of Woodstock wants to take prime agricultural land and change the intent and purpose of use in direct contravention of the Official Plan, the Provincial Policy Statement and the Planning Act for Agricultural Reserves.

How much farmland has Woodstock absorbed over the last 5 years, 10 years, 2 decades?

This is not sustainable growth.

According to the Development Commissioner the cost to develop 1 acre of industrial land is \$102,000.00. This revaluation of land increases the cost of all real estate, making it unaffordable to live or work on. It adds to inflation and the cost of living and exacerbates the housing crisis.

Developers profit. The land and people pay.

We contend that there is not sufficient justification to expand Woodstock's settlement area.

There are reasonable alternatives which avoid prime agricultural land such as the intensification and efficient redevelopment of core industrial areas.

The impact of non-agricultural uses on nearby agricultural operations and prime agricultural land will be long lasting and irreparable.

The annexation proposal does not conform:

- to land use patterns which minimize vehicle traffic or support alternate transportation modes. The arbitrary ill-conceived short sighted re-alignment of Pattullo Avenue goes against good planning principles.
- to the promotion of energy efficiency, good air quality and design which maximizes alternative energy resources.
- to the conservation of significant cultural heritage resources - prime farmland and environmental protection lands.

Economic growth should be balanced with food security, environmental sustainability, renewable energy and social responsibility.

Responsible governance represents people not just developers and speculators.

We urge you to consider this boundary adjustment / annexation proposal as unsustainable growth that will have negative impacts and little benefit for the rural community.

Yours truly,

David Butler



**Lee Robinson**

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**From:** Jim Palmer  
**Sent:** Wednesday, June 12, 2024 8:48 AM  
**To:** Lee Robinson  
**Subject:** Fw: Proposed Woodstock annexation of 974.01 Acres of Norwich Township Land

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**From:** [REDACTED]  
**Sent:** Tuesday, June 11, 2024 8:59 PM  
**To:** [REDACTED]  
**Subject:** Proposed Woodstock annexation of 974.01 Acres of Norwich Township Land

Dear Mayor Palmer,  
Thank you for the excellent work you do for your constituents of Norwich Township. My family truly feels in very good hands under your leadership and care.  
I am writing to you today to convey my sadness and alarm over the proposed annexation by the city of Woodstock of the 974.01 acres of Norwich Township land.  
I live in Ward 4 on Old Stage Road and though we will not be directly impacted for the moment, as a neighbor and Norwich Township resident, I see many grave outcomes of this annexation. Truly, one can surely see where this is headed. This area will undoubtedly be developed into industrial land. Thus, destroying farmland, forest, and displacing many families (some who have lived here for several generations), as well as wildlife. The pollution that the development and new industries will create will not be what residents should be living next to nor healthy for the environment.  
I know I am not alone in my concern over this proposed annexation. I am speaking with my ward 4 neighbors, and no one is happy about this encroachment into our ability to have the kind of nice country life we came to this township for. Folks have invested so much into their community and do not deserve to have their way of life ripped away from them. Whether this happens in 5 or 10 years, we know this will be the outcome of this annexation.  
I am therefor asking that you do everything in your power to do to protect your Ward 4 constituents from the proposed annexation. Thank you for your attention.

Sincerely,  
Mrs. RonnieJean Zivcic  
505448 Old Stage Road  
Woodstock, ON N4S 7V8

**From:** Ivan Zivcic [REDACTED]  
**Sent:** Thursday, June 13, 2024 11:18 AM  
**To:** Jim Palmer [REDACTED]  
**Subject:** Norwich Land Annexation

Greetings Mayor Palmer,

This letter is in reference to the proposed exchange of lands between the Township of Norwich and the City of Woodstock. Frankly, the township officers should be ashamed of themselves for even considering or entertaining this proposal.

How about focusing on and addressing school closures, dilapidated infrastructure and abhorrent roads. We have dealt with the boondoggle of wind turbines in our community which has ended up benefiting only a very small percentage of our population, while we are all expected to pitch in our unfair share of property taxes. I suppose we should all just give up on our township - as it appears that our township has completely given up on its own citizens.

Let's focus on strengthening our community rather than continuing to give it away,

Dr. Ivan Zivcic  
505448 Old Stage Road, Woodstock, ON

[REDACTED]  
[REDACTED]

Oxford Sand & Gravel Limited  
594728 Hwy 59 South  
Woodstock, ON, N4S 7V8

July 16, 2024

Township of Norwich  
c/o Lee Robinson CAO  
285767 Airport Road  
Norwich, ON, N0J 1P0

Dear Members of Council,

We are writing on behalf of Oxford Sand & Gravel Limited regarding the proposed boundary adjustment between the Township of Norwich and the City of Woodstock. Our company's property, including our asphalt plant, would be affected by this proposal, as it would transition into the City of Woodstock jurisdiction.

As a longstanding producer of aggregates and asphalt, and a supplier of critical road building and maintenance materials to both the Township of Norwich and the City of Woodstock, we value our relationship with both municipalities and understand the complexities involved in local boundary decisions. We wish to express our considerations and concerns regarding the potential impacts of this boundary adjustment on our operations.

If it becomes the decision of Council to move toward a smaller boundary adjustment to accommodate the City Pattullo Road re-alignment, and the properties around the former Van Wyk farm become optional, we respectfully submit our preference to remain in the Township of Norwich.

Firstly, we point out that although our property taxes would go up substantially, the proposed 24% of industrial taxes which the Twp will receive going forward is considerably less than what you are already collecting for our property.

Additionally, we are mindful of the differences in regulatory approaches between urban and rural settings. The Township of Norwich has historically operated with a more rural perspective, which has generally suited our operations well. We are concerned about how stricter urban bylaws and enforcement practices in Woodstock could impact our operations over time, particularly regarding issues such as zoning, noise bylaws, and environmental regulations. We appreciate the assurances that our existing uses will be "grandfathered" into the City. However we remain concerned about these items in the context of future development coming around us. New receptors around our asphalt plant could challenge a future renewal of our ECA which could go so far as effectively put us out of business at the location.

Moreover, our operations rely heavily on existing municipal drainage systems to manage water runoff to and from our site. We operate an aggregate washing plant on the site which has a Permit to Take Water from the MOE. The PTTW allows us to seasonally pump water from the

municipal drainage ditch which runs through the south of our property and flows into Mud Creek. We seek assurances that any development around our property resulting from this boundary adjustment will not adversely affect our site drainage, availability of water, or lead to increased operational challenges.

While we understand the benefits of growth and development for the region, we hope that the Township of Norwich will consider these concerns carefully in its decision-making process. We value our role as a community partner and are committed to working constructively with all stakeholders involved.

We appreciate the opportunity to provide our input on this important matter. Please do not hesitate to contact us if you require any further information or clarification regarding our concerns.

Thank you for considering our comments.

Sincerely,

Handwritten signature of Gary H. Brown in black ink.

Gary H. Brown, President

Handwritten signature of Ian Heikoop in black ink.

Ian Heikoop, General Manager

Oxford Sand & Gravel Limited



## Proposed Township of Norwich and City of Woodstock Boundary Adjustment Formal Comment Submission

First Name Veronica		Last Name Hoiting	
Street Address 714654 Middletown Line			
City Woodstock	Province Ontario	Postal Code N4S 7W3	
Home Phone [REDACTED]	Daytime Contact		
e-mail [REDACTED]			
Comment			

I am vehemently opposed to this proposed boundary adjustment. As a resident of Oxford Centre I want the Norwich Council members to listen to the voices of your constituents and do your job by saying NO to the City of Woodstock. Our precious farm land is needed to feed us and many others beyond this county. Almost one thousand acres is not needed for the road change of Patullo Ave. I am also against this land grab which will also give the City of Woodstock access to more of the water table that flows to our wells. Mayor Jerry Acchioni has said the he / the city of woodstock are after the

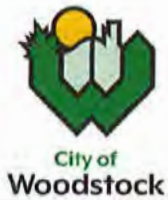
(use reverse if more space is required)

precious resource of our water,

Giving this land over for manufacturing purposes, is not ~~not~~ good stewardship of the land.

Leave our rural areas and communities alone.

Sincerely, Veronica Horitzky



## Proposed Township of Norwich and City of Woodstock Boundary Adjustment Formal Comment Submission

First Name Marjorie		Last Name Wilson	
Street Address 134128 Oriol Line, R.R.#2			
City Burgessville		Province	Postal Code NOJ 1C0
Home Phone [REDACTED]		Daytime Contact	
e-mail [REDACTED]			

Comment

I live in Ward 4 and I am not directly affected by the proposed Boundary Adjustment. I attended the meeting in Oxford Centre at the end of June and I too, am opposed to the proposal, as set out on that date. If the main reason for the adjustment is to re-align Pattulo Avenue, then why is the City looking to 'grab' 975 acres?

I realize that the Township and the City have to work together to make a boundary adjustment but I think the City is 'bullying' the Township by suggesting that 3 times (or more) the amount of land is wanted rather than only the required acreage. It's time for our Township Council to 'move' into the driver's seat' and slow

down the adjustment. Let's take baby steps. The City has lots of land now for industrial development. Amend the Boundary to just east of the proposed round-about at Ridgeway. The remaining farmland will still be there in 5 or 10 years - it's not going to disappear!

I know there is an agreement between both municipalities wherein the City re-imburses the Township for loss of property taxes for a number of years - the net effect of this Boundary Adjustment means increased property taxes for the rest of Norwich Township property owners. No one is in favour of increased property taxes. It's not too late for our Council to make the right decision for the Township of Norwich.

Respectfully submitted,  
Marilyn Wilson

July 29th, 2024



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**From:** barb bob livingstone [REDACTED]  
**Sent:** Wednesday, July 31, 2024 3:38 PM  
**To:** Adrian Couwenberg [REDACTED]  
**Cc:** Jim Palmer [REDACTED]  
**Subject:** Patullo Avenue (Proposed Norwich Township and City of Woodstock Boundary Adjustment)

Good afternoon,

Although we do not reside in the general area of the proposed boundary adjustment, we were impressed at the number of Norwich Township Citizens who attended the public meeting on June 27th. This is what our Township communities are all about - we always have, and will, join together to protect our agricultural land.

One particular question that was not answered at the meeting, and I quote: "if the proposed road allowance is only 25 metres wide, why does the City of Woodstock need 974.01 acres?".

Woodstock has already acquired so much land that is not being utilized. The infrastructure is not there, and some of those properties are not being maintained. Fields of weeds and abandoned buildings are not a pretty sight for visitors travelling our roads. Is the increased tax dollars and/or funding not available to clean up what the City has already acquired?

Let's STOP the City's takeovers. It has become too big too fast.

In closing, our hope is that Township Council will decline the boundary adjustment and perhaps, investigate with the City to find a simple solution for the Patullo Avenue realignment.

Let's save the farmland for our future generations.

Regards,  
Bob & Barb Livingstone  
Eastwood, Norwich Township.  
[REDACTED]

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**From:** Rhoda Weedmark [REDACTED]  
**Sent:** Tuesday, July 30, 2024 9:46 AM  
**To:** Jim Palmer [REDACTED]  
**Subject:** Land grab

Hello, my name is Rhoda Weedmark and I reside at 594679 Highway 59 with my family, within the proposed boundary change.

I would like to make our voice heard by vehemently opposing this change.

My family and I moved from Woodstock to the Township of Norwich for affordability, flexibility, and country living.

This was a choice we made 10 years ago.

With this proposed boundary change, the choice that we made 10 years ago would be dissolved, which frankly, is unacceptable.

With the extra cost of taxes, water and sewage hook ups, it would be too much of a financial burden on our family.

Our septic bed is near the end stages, we'll have to redo it soon and then what, then the City swoops in and hooks us up to their sewage whether we like it or not.

When I asked the question at the township meeting about it meant...a "fiscally responsible choice" I asked the councilman after the meeting what he meant by that, he said they would set us up on a payment plan as to not bankrupt us. Not ok! Forced payment for something we don't need, or want!!!!

We don't make a lot of money, but can afford what we've financially planned for our family, not what the City of Woodstock wants to plan for us!!

Please consider our voice in this!!!

Give us faith in our mayor that we elected!

## Lee Robinson

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**From:** Dan Alyea [REDACTED]  
**Sent:** Thursday, August 1, 2024 8:45 PM  
**To:** Lee Robinson  
**Subject:** Boundary Adjustment Opinion

To Mayor Palmer and Councillors Toews, DePlancke, Gear, and Couwenberg,

We would like to provide what is likely a different perspective than what you've been receiving on the proposed boundary adjustment between Norwich Township and the City of Woodstock.

Our fourth generation family farm, Lloyd Alyea & Sons Ltd., owns the easternmost farm in the proposed boundary adjustment. When we purchased this farm from the previous owner about 10 years ago, we bought it knowing full well that it could be taken into the city at some point in the future; we viewed the purchase at least partially as an investment in the long term stability of our farm business.

In fact our farm owns or rents about 2/3 of the farmland in the proposed area. To the best of our knowledge, the remaining farmland is owned by an industrial company that has been waiting for their land to be taken into the city so they can expand operations.

Of the approximately 450ac of farmland in the boundary adjustment area, only 200 has been owned by the current owner for more than 10 years. None of these farms have ongoing animal husbandry operations.

This land is "ok" but it is not what most would consider to be "prime" crop land. Our own farm is mostly sand, with some black muck. In years of excessive rain we cannot plant all our land/planted crops are drowned out due to flooding, and other years our yields are greatly diminished due to drought conditions common with sandy soil. Flooding is also a continuous issue with the other farm we rent on Pattullo. Given the marginal quality of farmland in the proposed area, coupled with the extremely favourable location right beside the 401/403 corridor, we believe it only makes sense to approve the boundary adjustment as originally proposed.

Approving the boundary adjustment as originally planned would provide the Township with a much needed, *permanent*, revenue stream, and hopefully keep the city from coming back to Norwich Township the next time they look to expand. Whether we like it or not, shrinking the boundary adjustment just kicks the issue down the road for a short period of time. This is not a "if we say 'no' they go away forever" scenario, so it is our belief that the township makes the best of the situation by agreeing to the originally proposed terms.

Brad and Dan Alyea  
Owners of Lloyd Alyea & Sons Ltd.

## Lee Robinson

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**From:** J M [REDACTED]  
**Sent:** Thursday, August 1, 2024 6:40 PM  
**To:** Lee Robinson; Jim Palmer; Karl Toews; Lynne DePlancke; Shawn Gear; Adrian Couwenberg  
**Subject:** Comment Submission for Boundary Negotiation Proposal

Hello Council Members and Township of Norwich staff,

As a resident of Ward 4, I am writing to express my opposition to the proposed annexation of 974 acres of land to the City of Woodstock.

While great efforts were made at the public meeting to indicate that an annexation would not immediately result in any changes to land use, it is abundantly clear that the “end game” for Woodstock is further industrialization.

During the evening meeting I attended, it was noted that not all the land could be subject to industrial development because the woodlands would have some protection under environmental laws. Why is this same protection not in place for farmland? Thousands of acres of prime farmland are being consumed every year in Ontario by industrialization. No new farmland is being created – only destroyed.

When considering this proposal, please ask yourself:

With “Agricultural” being one of the key components of Norwich’s logo, why are you so willing to sacrifice agricultural land?

Why are you offering up more land to the City of Woodstock, when previously annexed lands sit vacant and deteriorating?

While the impetus to this whole proposal appears to have been the creation of a new road, why would 974 acres be offered up?

In closing, I ask that you please oppose this proposed annexation of 974 acres by the City of Woodstock.

Sincerely,  
Joan Morris



Proposed Township of Norwich and City of Woodstock Boundary Adjustment  
Formal Comment Submission

First Name <i>Jacqueline</i>		Last Name <i>Robinson</i>	
Street Address <i>365053 Evergreen St</i>			
City <i>Burgessville</i>	Province <i>Ont</i>	Postal Code <i>N0J 1C0</i>	
Home Phone [REDACTED]		Daytime Contact	
e-mail [REDACTED]			

Comment  
*To Mayor Jim Palmer + the Township of Norwich councillors:*

*Members of council were present at the 2 public meetings held in June in Oxford Centre and you heard the residents of Norwich Twp. speak. This transfer of land from Norwich Twp to the City of Woodstock is very much opposed by the residents of Norwich Twp. I urge council to do the right thing and vote 'No' to the boundary adjustment. Keep this land south of Patullo Ave in the possession of the Twp. of Norwich.*

*Jacqueline Robinson*

**From:** [Frank Pastoor](#)  
**To:** [REDACTED]  
**Cc:** [Frank Pastoor](#)  
**Subject:** Proposed Boundary Adjustment Rebuttal  
**Date:** July 23, 2024 9:06:50 AM  
**Attachments:** [Final-Pattullo-Ave-Hwy59-MCEA-MasterPlan-ESR-2022-05-03-AODA2- \(1\).pdf](#)

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You don't often get email from [REDACTED]. [Learn why this is important](#)

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Good evening. Please find below our comments with respect to the proposed boundary adjustment for further consideration at the upcoming council meeting(s). We also attach for reference a copy of the AECOM report finalized in May 2022.

We are residents of 594779 Greenly Hill Line and have been since June 1993, some 31+ years. Frank is a retired OPP officer who has served most of his career in the County of Oxford area for 30 years. I am a soon-to-be retired legal assistant [REDACTED], having been there for 38+ years. Back in 1993 and to this day, it was our choice to reside in the country, not the city. Our two boys went to East Oxford Schedule in the township of Norwich.

It is our understanding that a closed Council Meeting was held on June 4, 2024 regarding the Proposed Boundary Adjustment between the City of Woodstock and Norwich Township. Following that meeting, a Public Notice was mailed to owners of the lands within the proposed boundary adjustment on June 14, 2024, which advised of a Public Information and Consultation Meeting to be held on June 27, 2024. This Notice was received by us on very short notice about a week prior to the actual meeting.

The comments below are not new to any of you but are rather made to re-emphasize the feelings we hold as long-time homeowners within the proposed boundary adjustment. We hope these comments resonate as you consider how to vote or proceed with next steps and how this will all impact many involved.

My husband and I, along with many concerned neighbours, attended this meeting on June 27<sup>th</sup> and we heard from a large majority of those who are in opposition to the boundary adjustment.

As you know, prior to 2020, AECOM prepared an Environmental Study Report and public meetings were held to discuss and obtain feedback from the surrounding property owners regarding the realignment of Pattullo Avenue as required by the Ministry of Transportation. The intent of the study was to identify future road improvements including new road alignments and intersection configurations in the general area of the Highway 59 at Pattullo Avenue East and West of Highway 59. The improvements were required at the intersection to provide greater horizontal separation from the Highway 59 / Highway 401 on-off ramp terminals and service future growth while also addressing safety and road capacity needs.

An agreement was ultimately reached and AECOM finalized its report in May 2022. I have included a copy of this report in my email attachments. Prior to the finalization of that report and during those public meetings, the question had been asked by several who attended and, to which was confirmed by the City of Woodstock members that, at no time would the neighbouring lands be affected by the new road

re-alignment. The City of Woodstock was only going to acquire the lands affected by the new roadway.

Referencing page 10 of the May 2022 AECOM report,

*“Design of the project is anticipated to start in 2023 which will include property acquisition negotiations for the new road and approvals. An annexation process between Norwich Township and the City of Woodstock will also be undertaken to support the City’s ownership of the new road within Norwich Township. Construction could start as early as ....”*

The new proposed roadway agreed upon was contained within the property of the old Van Wyk farm (594774 Greenly Line) and south of the Country Trucking company belonging to Oxford Sand and Gravel (ref: East Side Study Area from AECOM May 2022 page 57 – 11.1 Property Requirements).

**As we understand it, the City’s intention at the time of the AECOM’s study and finalized report was not to request a boundary adjustment beyond those properties outside of the new roadway (Ref AECOM May 2022 Figure 11-1 Overall Plan).**

With the given reassurance by the City of Woodstock’s Engineer and those who participated in the meetings, we were all told that the new roadway was not going to affect any other neighbouring land owners, let alone being incorporated or annexed into the City of Woodstock. We were told “no”.

The suggested boundary adjustment containing 974.01 acres is a grab at a larger portion of lands obviously sited for future industrial development thereby taking away peaceful residential dwelling areas and farmland. Why is the suggestion of incorporating a large portion of the 974.01 acres containing protected swamp/environmental lands even a consideration for the City? Why bother? That is one question that we do not recall receiving an answer to at the meeting on June 27<sup>th</sup>. One is led to believe that money (ie. taxes) is likely the real reason as the bargaining chip for the township.

According to Wikipedia: **Woodstock** is a city in [Southwestern Ontario](#), Canada. The city has a population of 46,705 according to the [2016 Canadian census](#). Woodstock is the seat of [Oxford County](#), at the head of the [Thames River](#), approximately 128 km from [Toronto](#), and 43 km from [London, Ontario](#). The city is known as the **Dairy Capital of Canada** and promotes itself as "The Friendly City".

Woodstock is no longer going to be the “Dairy Capital of Canada” if it continues to bow down to the 100+ calls per year from prospective land/industrial developers. The excuse that the City of Woodstock is favorable to developers because it is right off the 401 and 403 is no fault to anyone and we should not be losing our lands to it. Say “no”!

There are plenty of other undeveloped open areas, which are also in the County of Oxford and in close proximity to the 401/403 without taking away any farmland or residential space. Alternative lands to consider may be the lands out to the west of Woodstock.

Our country is in a housing crisis. Why are we making it worse by taking away the freedom and use of our farming and residual areas? Our governments are encouraging and passing laws allowing for multigenerational housing. How are we supposed to do that?

The majority of our shopping is not done in the City of Woodstock because there is simply no shopping available. Why would we want to live and pay increased taxes to a City that does not offer us anything?

In closing, the City of Woodstock does not require or need 974 acres of land to put in that one roadway required for their future development of the northside of Pattullo Avenue. Allow the City to acquire the acreage needed for that one roadway only.

Respectfully,

Frank and Kathy Pastoor





Good morning Paul,

The UTRCA Lands, Facilities and Conservation Areas Manager has received the public notice and information letter for the proposed City of Woodstock boundary adjustment. The UTRCA Land Management Unit has no landowner objections to this proposal.

Kind regards,  
Jason Belfry



**Jason Belfry**  
Land Management Supervisor

**From:** [Reeves Realty](#)  
**To:** [Amy Humphries](#)  
**Cc:** [David Creery](#)  
**Subject:** BOUNDARY ADJUSTMENT, NORWICH TOWNSHIP  
**Date:** July 15, 2024 11:57:36 AM  
**Attachments:** [image002.png](#)  
[CCE\\_000161.pdf](#)

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July 15, 2024

AMY HUMPHRIES  
DEPUTY C.A.O./CITY CLERK  
C.C. DAVID CREERY

RE: BOUNDARY ADJUSTMENT, NORWICH TOWNSHIP

Following up on the recent public meetings wherein responses were requested by each Council.

The undersigned owns Creekside Golf Course which is strategic to the realignment of Pattullo Ave. on either side of Highway #59.

Enclosed is a "concept" street layout for the Golf Course property incorporating the cul-de-sac on the West side of Hwy #59 and the connection to the re-routing of Pattullo Ave. on the East side of Hwy #59. This layout will permit highway commercial and light industrial development fronting the highway and sorely needed residential land for the remainder of the property.

Please let me know if you have any questions or need further information.

Dr. Leonard Reeves, PhD



PLAN 41R-6941  
 ADDRESS AND DISTRICT  
 201-08-29  
 M.A. Green  
 M.A. Green  
 M.A. Green

PLAN OF SURVEY  
 CONCESSION 3  
 ROAD ALLOWANCE BETWEEN  
 CONCESSIONS 3 AND 4  
 TOWNSHIP OF EAST OXFORD  
 COUNTY OF OXFORD

T.H. BROOKS SURVEYING LTD.

SURVEYOR'S CERTIFICATE  
 I, THE SURVEYOR, AND MY ASSISTANT AND ASSISTANTS, HAVE  
 BEEN DULY SWORN AND HAVE DEPOSED THAT THE FOREGOING  
 IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY  
 AS THE SAME WAS COMPLETED ON THE 27th DAY OF JANUARY 2001.  
 T.H.B.  
 T.H. BROOKS SURVEYING LTD.

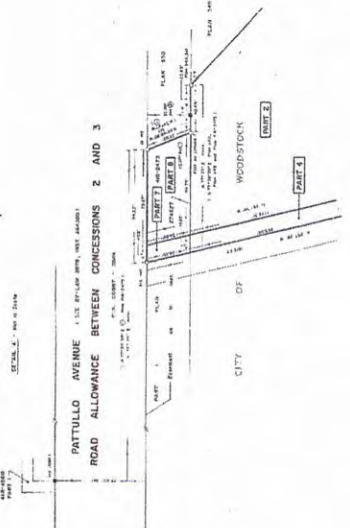
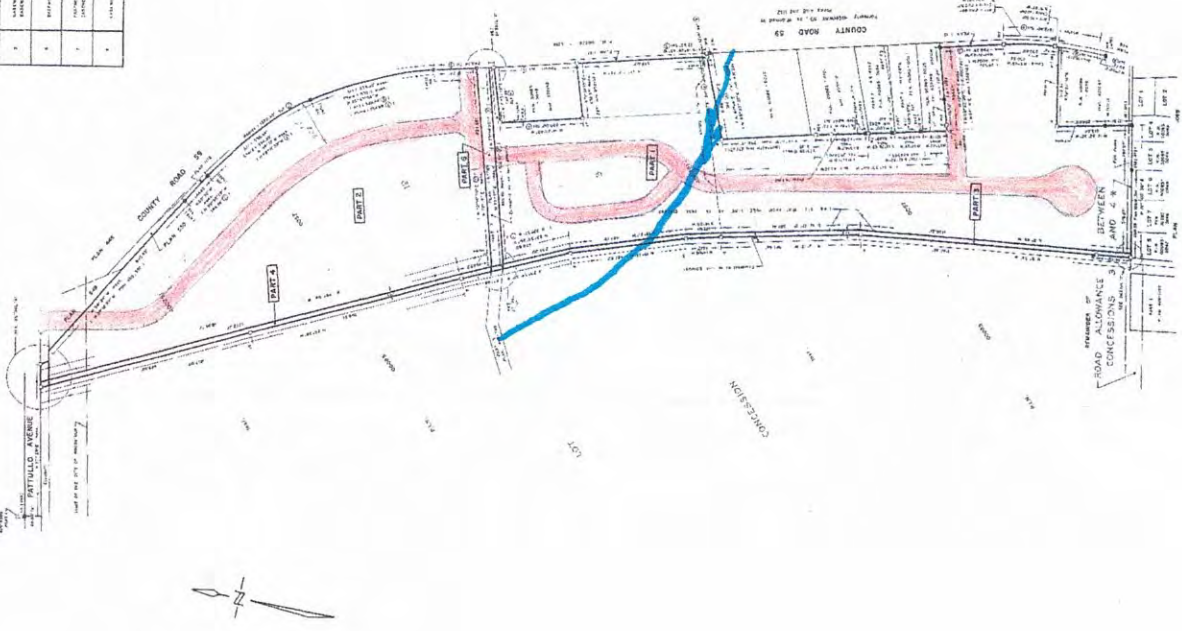
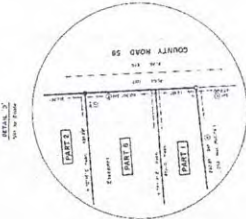
BEARING REFERENCE  
 ALL BEARINGS ARE GIVEN IN THE SENSE OF THE SURVEY, UNLESS OTHERWISE  
 STATED, AND ARE TO BE INTERPRETED AS TRUE BEARINGS, UNLESS  
 OTHERWISE STATED.

IMPEDIMENT  
 DISTANCES SHOWN IN THIS PLAN ARE IN FEET AND INCHES  
 AND ARE TO BE INTERPRETED AS SUCH UNLESS OTHERWISE STATED.

LEGEND  
 1. CONVEYANCE DOCUMENTS  
 2. RIGHTS OF WAY  
 3. RIGHTS OF EASE  
 4. RIGHTS OF REFERENCE  
 5. RIGHTS OF SURVIVANCE  
 6. RIGHTS OF REDEMPTION  
 7. RIGHTS OF RESCUE  
 8. RIGHTS OF REDEMPTION  
 9. RIGHTS OF REDEMPTION  
 10. RIGHTS OF REDEMPTION

T.H. BROOKS SURVEYING LTD.  
 ONTARIO LAND SURVEYOR  
 WOODSTOCK, ONTARIO

NO.	DESCRIPTION	DATE	BY
1	CONVEYANCE DOCUMENTS		
2	RIGHTS OF WAY		
3	RIGHTS OF EASE		
4	RIGHTS OF REFERENCE		
5	RIGHTS OF SURVIVANCE		
6	RIGHTS OF REDEMPTION		
7	RIGHTS OF REDEMPTION		
8	RIGHTS OF REDEMPTION		
9	RIGHTS OF REDEMPTION		
10	RIGHTS OF REDEMPTION		



Written in the third person.

Letter to my great grandfather. (Passed)

Dear Great Grandpa,

I won't ask how you are, I already know the answer. But I wanted to keep you updated on what's happening on our family farm.

Here we go again!...the elected officials of our host and neighbouring municipalities have thought it best that they join to deliberate the possibility of expanding the southern boundary of Woodstock to accommodate the growing appetite for more industrial land. "You know factories that make things". For sure these factories over time will be closed or vacated because their present technology or product will be replaced with something different or better.

These elected officials are eyeing up a block of land just north of our farmstead. I remember you saying that " this is some of the best farmland in the world, best soil, best crops, best livestock and best place to raise a family." That's why our fore fathers settled here 5 generations ago.

Needless to say the officials vision is that industry and housing are far more important uses of land than agriculture. They present it in away that we'd not be good neighbours if we opposed it.

As a farmer I only have 2 legs to stand upon. They have many.

Any thoughts?

Dear Great Grandson,

I'm doing the best I can given the circumstance. I'm sorry to hear that after all these years our farming community is being faced with yet another challenge and the threat of farmland loss. These folks have to realize someday that the food they eat everyday is by far the most important thing they'll ever have. I remember the years we had very little to eat, they don't. Do these officials truly represent our farming community?....Suggest to those trusted officials

that they consider adjusting the boundary in the opposite direction. Propose that agriculture tear down those factories and houses so that land can be farmed once again. See what they say about that.

It didn't happen in my lifetime but maybe it will in yours, Still resting in peace for now,

Great Grandpa

\*\*\* Exercise Caution. This is an EXTERNAL e-Mail, DO NOT open attachments or click links from unknown senders or unexpected mail. \*\*\*

Good afternoon Lisa,

The below is the only email concerning the boundary expansion I was able to locate. We have a high volume of correspondence, and I only opened this email now, past the commenting deadline. We're concerned about likely impacts to the natural environment and Aboriginal and treaty rights. Any additional information about the proposed expansion is appreciated.

Thank you, Peter

**From:** Lisa Salomon <[lsalomon@cityofwoodstock.ca](mailto:lsalomon@cityofwoodstock.ca)>

**Sent:** Tuesday, July 30, 2024 10:40 AM

**To:** Peter Graham <[LRCs@sixnations.ca](mailto:LRCs@sixnations.ca)>; Dawn LaForme <[dlaforme@sixnations.ca](mailto:dlaforme@sixnations.ca)>;  
Lonny Bomberry <[lonnybomberry@sixnations.ca](mailto:lonnybomberry@sixnations.ca)>

**Subject:** [External] Comments Deadline Boundary Adjustment- Norwich

Good Morning,

Please see the attached Boundary Adjustment letter that was sent out on June 14, 2024.

This is a friendly reminder all comments if any are due by this Friday August 2<sup>nd</sup>.

Thank you

Lisa Salomon

Council Services Clerk

City of Woodstock

[lsalomon@cityofwoodstock.ca](mailto:lsalomon@cityofwoodstock.ca)

**From:** Valerie Hobbs [REDACTED]

**Sent:** Monday, July 29, 2024 8:28 AM

**To:** [REDACTED] Amy Humphries [REDACTED]

**Cc:** [REDACTED]

**Subject:** Public Comment on Boundary Adjustment of the City of Woodstock and Norwich Township

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Dear Woodstock and Norwich Township Councils,

I am an Oxford County resident and farmer.

As Woodstock considers future industry growth and boundary adjustment I would like to remind that Woodstock is uniquely located in a band of high quality class 1 agricultural land. Other urban centres just a short drive from Woodstock (eg. Brantford) do not have the same quality of soil surrounding them.

Together Woodstock and its neighbouring rural communities are an agricultural powerhouse. In 2021, Oxford's annual agrifood value chain impact was \$2.69 billion and close to 40,000 jobs.

I urge Woodstock to focus on this competitive advantage in agrifood for growth in the future. These are businesses that will not be easily captured by other communities.

Specific questions to consider as Woodstock contemplates annexation of land from Norwich Township:

Would there be a smaller amount of land that would still address the 401 exit needs?

Is there other industrial land already available within Woodstock's boundary?

As class 1 farmland is a limited resource and key to the future success of Woodstock and Oxford are there other ways to minimize loss of agricultural land with this boundary adjustment?

Valerie Hobbs

East Zorra-Tavistock