

To: David Creery, Chief Administrative Officer

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

Re: Norwich Boundary Adjustment Final Approval

AIM

To seek Council's authorization to enter into a Boundary Adjustment Agreement with the Township of Norwich and Oxford County.

BACKGROUND

During the course of 2023 and 2024, the City of Woodstock and the Township of Norwich took part in discussions regarding a boundary adjustment, which would ultimately enable Patullo Avenue to be realigned so that the intersection with Highway 59 is further away from the existing Highway 401 ramp. This realignment was identified by MTO as a requirement to allow further industrial development along the north side of Patullo Avenue.

Both Councils received several reports and engaged in various public consultations between June and September 2024. At the October 17, 2024 regular Woodstock City Council meeting, Council approved a reduced proposal referred to as the "Minimalist Approach," encompassing approximately 106 acres, which represents the lands necessary for the realignment of Patullo Avenue and four other small land parcels to create one continuous block. The following resolution was passed at that meeting:

That Woodstock City Council direct staff to proceed with the revised Option 1 – Minimalist Approach 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.

Since that time, staff have worked with their counterparts at the Township of Norwich to draft the necessary Boundary Adjustment Agreement, which is now presented to Council for consideration.

COMMENTS

The draft Boundary Adjustment Agreement, attached as Appendix 1, is based on previous agreements between the City and Township, with updates to the sections on property tax payments to make the administration of the annual payments easier. The agreement includes provisions for base compensation, joint prosperity, and tax mitigation and phase-in for residential and farm property tax classes. The Agreement was presented to and approved by Township of Norwich Council on September 23rd, 2025, and will be presented to Oxford County Council on October 8th, 2025. Once the three Councils have passed the necessary by-laws to authorize the agreement, staff will submit the required package for Ministerial approval to allow for implementation on January 1, 2026. Information packages will also be sent to all affected property owners.

ATTACHMENTS

Appendix 1 – Draft Boundary Adjustment Agreement

RECOMMENDATION

That the necessary by-law be read in order to authorize the Mayor and Clerk to execute the Boundary Adjustment Agreement between the Corporation of the City of Woodstock, the Corporation of the Township of Norwich and Oxford County.

Authored by: Amy Humphries, B. Math, MPA, Deputy Chief Administrative Officer/City Clerk

Approved by: David Creery, P. Eng, MBA, Chief Administrative Officer