



# PROPOSED ANNEXATION

## FACT SHEET

The City of Stratford, the County of Perth and the Township of Perth East are considering a proposed annexation of lands from the Township to the City. Here are the significant issues being proposed. If you have any further questions, please call any of the contacts noted at the bottom.

### **Areas to be annexed:**

The areas to be annexed are generally described as follows:

#### Area 1

Concession 1, Part Lot 41, North Easthope Ward Concession 1, Part Lot 41, South Easthope Ward. This will include that portion of Hwy 7 & 8 lying between the properties but will not include Road 111.

Proposed effective date of January 1, 2019.

#### Area 2

Concession 2, Part Lots 42 and 43 North Easthope Ward. This will include that portion of Vivian Line 37 adjacent to the proposed lands to be annexed.

Proposed effective date of January 1, 2015.

#### Area 3

Concession 3, Lot 1 Ellice Ward. This will include that portion of Mornington Street not already assumed by the City adjacent to the proposed lands to be annexed.

Proposed effective date of January 1, 2011.

Area 4

Concessions 1 & 2, Lot 7 Ellice Ward. This will include that portion of Highway 8 adjacent to the proposed lands to be annexed.

Proposed effective date of January 1, 2015.

Please refer to the attached map.

**Assets, Liabilities, Rights and Obligations:**

Except as noted below, all assets and liabilities, rights and obligations of the Township will vest with the City as of the effective dates. Any real property associated with any roads will also vest with the City. There are no other properties owned by the county or township in the annexed areas.

However, any litigation that was commenced by the effective date will remain with the municipality and will not be transferred.

**Taxes:**

Properties subject to the proposed annexation will be taxed by the City of Stratford as of the effective date. Any increases in taxes as a result of that annexation will be phased in over three years.

**Water and Sewers:**

Owners of any annexed lands will be required to connect to the City water system at such time as the lands undergo development or redevelopment.

Any properties on septic systems can continue to use them for up to 15 years unless they experience operational difficulties or there is a significant upgrade to the property and sanitary sewers are available.

**Municipal By-laws:**

The following by-laws of the County of Perth and the Township of Perth East will continue to apply to the annexed lands until amended or repealed by the City of Stratford.

- Official Plans and Zoning by-laws.
- By-laws to regulate the use of highways by vehicles or pedestrians and that regulate building encroachments.
- By-laws passed under the *Drainage Act*.
- By-laws passed under the *Weed Control Act*.

### **Compensation to the County and Township:**

Should the annexation be adopted by all three parties, the proposed compensation to the Township of Perth East is subject to a separate agreement between the City of Stratford and the Township of Perth East. In that agreement, the City would compensate the Township for at least the level of local taxes that they received from the annexed lands the year prior to the effective date for each area. The City will eventually share 18 % of the local taxes for lands developed as employment lands (commercial and industrial) and 6 % of local taxes for lands developed as residential lands once that figure exceeds the existing local taxes noted above.

Should the annexation be adopted by all three parties, the County and the City will agree to share their share of joint costs for Social Services, Emergency Medical Services, the Perth District Health Unit and Spruce Lodge on the basis of assessment.

### **Disclaimer:**

This is a summary of the provisions contained in the proposed agreements between the municipalities. For the exact wording and provisions, reference should be made to the agreements once adopted by all three parties.

### **Public Meeting:**

A joint public meeting has been called for 7:00 p.m. on Tuesday June 29, 2010 at the Perth County Court House. This public meeting has been scheduled to present the municipal boundary adjustment proposal and to hear from interested persons with respect to the proposal.

**Contacts:**

Further information can be obtained from the Chief Administrative Officers of each municipality. Their contact information is as follows:

City of Stratford:

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Township of Perth East

Glenn Schwendinger  
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County of Perth

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