



**Corporation of the City of Cambridge
Special Joint Council Meeting
Addendum**

Date: January 28, 2025, 6:30 p.m.
Location: Council Chambers

There is a Special Joint Council Meeting between the City of Cambridge and Township of North Dumfries.

To increase delegate accessibility, this meeting will be held as a hybrid meeting. Members of the public who are unable to attend the meeting in person may follow along virtually by visiting the following link: <https://www.youtube.com/@CityOfCambridgeOn/streams>.

Members of the public who wish to delegate may register by visiting <https://forms.cambridge.ca/Delegation-Request-Form>. Delegates may choose to delegate in person or by telephone. Alternative formats and communication supports are available upon request.

Members of the public wishing to speak at the Special Joint Council Meeting may complete an online Delegation Request Form by noon on the day of the Public Meeting. Alternatively, members of the public wishing to speak to a Public Meeting item who do not register will be given the opportunity to speak during the public callout.

If you wish to delegate virtually please email clerks@cambridge.ca or text 519-239-3280 and a member of the Clerks' team will facilitate your request. Please note this number is only monitored during Public Meetings and not regular Council Meetings.

All written delegation submissions will form part of the public record.

	Pages
4. Presentations	
*4.1 Proposed Boundary Adjustment Presentation	<i>3 - 19</i>
5. Delegations	
*5.1 Dave Aston, MHBC Planning re: 25-007-OCM City of Cambridge and Township of North Dumfries Proposed Boundary Adjustment	<i>20 - 27</i>

*5.2 Brandon Flewwelling, GSP Group re: 25-007-OCM City of Cambridge and Township of North Dumfries Proposed Boundary Adjustment

7. Correspondence

*7.3	rare Charitable Research Reserve re: 25-007-OCM City of Cambridge and Township of North Dumfries Proposed Boundary Adjustment	<i>28 - 28</i>
*7.4	Galt Resident re: 25-007-OCM City of Cambridge and Township of North Dumfries Proposed Boundary Adjustment	<i>29 - 30</i>
*7.5	Mississaugas of the Credit First Nation re: 25-007-OCM City of Cambridge and Township of North Dumfries Proposed Boundary Adjustment	<i>31 - 31</i>
*7.6	Brandon Flewwelling, GSP Group re: 25-007-OCM City of Cambridge and Township of North Dumfries Proposed Boundary Adjustment	<i>32 - 34</i>



The TOWNSHIP of
NORTH DUMFRIES

JOINT COUNCIL PUBLIC MEETING
CITY OF CAMBRIDGE & TOWNSHIP OF NORTH DUMFRIES
PROPOSED MUNICIPAL BOUNDARY ADJUSTMENT

January 28th, 2025

Overview



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The Purpose of tonight's Joint Public Meeting is to:

- i) Provide an overview of the Proposed Boundary Adjustment and the key aspects associated with the *draft* implementing Agreement;
- ii) Solicit comments from interested members of the Public and other stakeholders that can be reflected in a future Report to the respective Councils on the Proposed Boundary Adjustment and the implementing Agreement; and,
- iii) Confirm next steps associated with the process associated with a minor Municipal Boundary Adjustment.

Overview



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- The Joint Public Meeting involving the Councils of the City of Cambridge and the Township of North Dumfries is to introduce a proposal to restructure to effect the annexation of certain lands as a minor boundary adjustment from the Township to the City
- The convening of the Public Meeting is undertaken in accordance with Section 172(3) of the *Municipal Act, 2001*.
- The Restructuring Proposal only deals with certain lands that frame the current North Dumfries / Cambridge Municipal Boundary that :
 - i) have planning status for urban land use activities arising from earlier decisions conferred by either the Ontario Municipal Board, or, the Province of Ontario, and,
 - ii) represent a small district of existing residential lots whose existing property boundaries straddle the Township / City Municipal Boundary

Overview



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NORTH DUMFRIES



- Approval of the Councils of the City of Cambridge, the Township of North Dumfries and the Region of Waterloo will be required in order to make application to the Minister of Municipal Affairs & Housing for approval of the Restructuring Proposal
- Ultimately it is the Minister of Municipal Affairs & Housing that is the Approval Authority for the Restructuring Proposal through an Order as issued by the Minister
- *The draft* Boundary Adjustment Agreement forms part of the overall proposal. The full copy of the *draft* Agreement can be accessed through the Agenda section on the respective Municipal websites. The *draft* Agreement represents:
 - i) the mechanism that confirms the three Districts subject to the Restructuring Proposal;
 - ii) outlines the obligations of the Parties to the Agreement; and,
 - iii) establishes the transitional matters associated with the proposed Restructuring Proposal

West Lands



The TOWNSHIP of
NORTH DUMFRIES



West Lands



The TOWNSHIP of
NORTH DUMFRIES

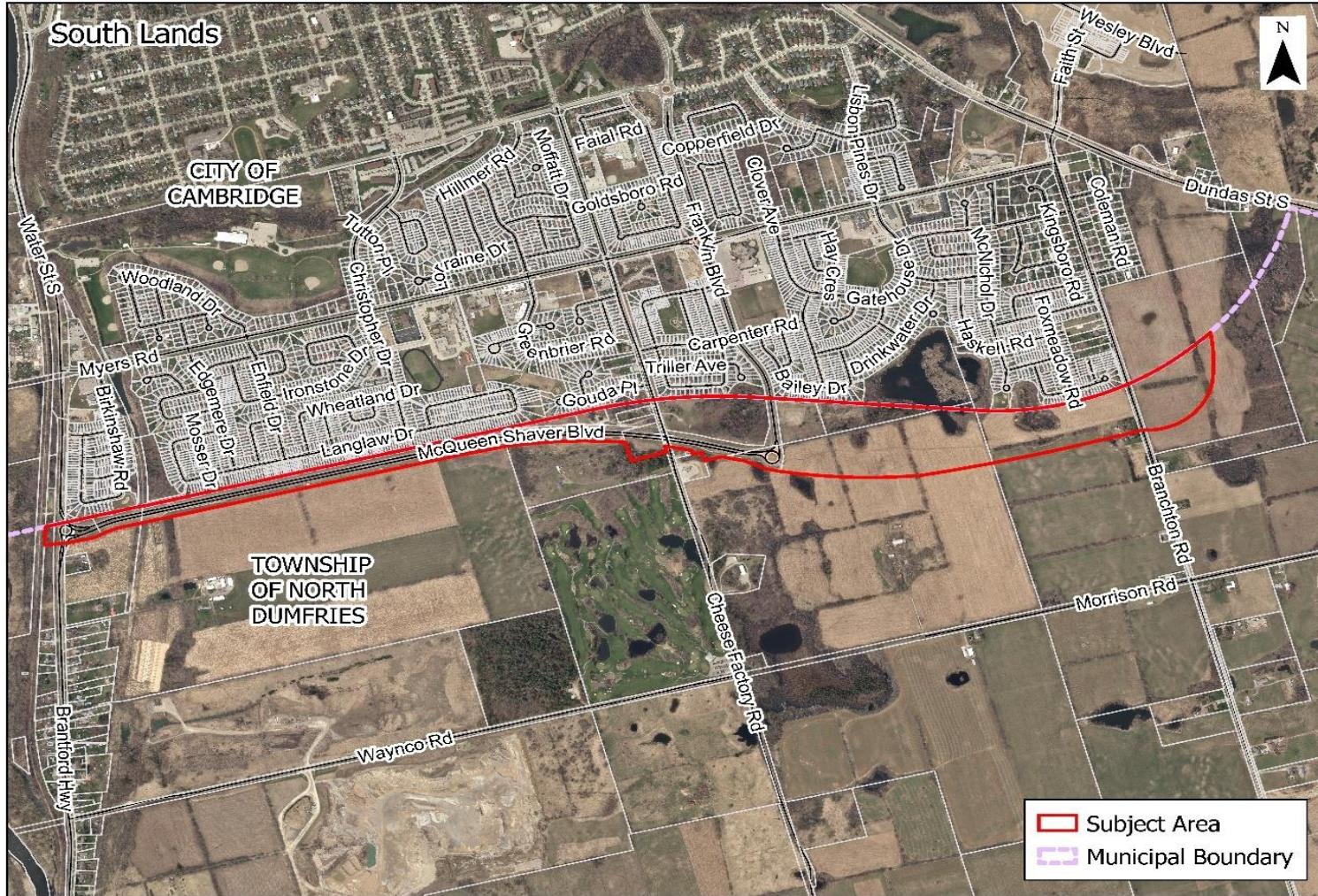


- The West Lands represent a developable land area of approximately 25.5 ha (63 acres). There are two property owners in the West Lands. The area represents Phase 2 of the Westwood Village development
- Through the decision of the Ontario Municipal Board (OMB), dated July 14th, 2015, the West Lands were designated Urban Development Greenfield Areas in the Regional Official Plan. The principle for urban development on the basis of the extension of Municipal services (water and sanitary sewers) was established through the OMB decision
- The Westwood Village Phase 2 lands represent a logical and integrated extension of the urban development presently underway within the City. The future urban expansion into the Phase 2 lands will be serviced by municipal water and sanitary services, and, the connection to the existing road network

South Lands



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South Lands



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- The South Lands, not including the land area associated with the McQueen Shaver Blvd. road allowance, represent an area of approximately 36.9 ha (91 acres) comprised of approximately ten (10) properties
- On August 25th, 2022 the Council of the Regional Municipality of Waterloo adopted Regional Official Plan Amendment No. 6 (ROPA 6). The South Lands were included in ROPA 6 and were proposed to be designated Urban Development Greenfield Areas
- On April 23rd, 2023 the Minister of Municipal Affairs & Housing made a decision to approve ROPA 6 with modifications. The principle of urban development on the basis of Municipal services were established with this approval for the South Lands
- The South Lands represent a logical and integrated extension of the urban development that presently exists to the immediate north within the City. The future urban expansion into the South lands will be serviced by municipal water and sanitary services, and, the connection to the existing road network

Blair & Esther Lands



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Blair & Esther Lands



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- There are seven (7) residential properties that straddle the existing municipal boundary between the City and the Township
- It is proposed that all of these affected properties be included within the City municipal boundary along with the flanking portion of the George Street road allowance and the intersection of the George Street / Blair Road road allowances
- The adjustment between the City and the Township by eliminating the existing Municipal Boundary that straddles the seven (7) residential properties will mean that the property owners at this location will now only receive one property tax bill, and, they will only need to deal with one Municipality when they seek to undertake potential changes to their property
- No significant changes to the existing built form or land use activities are anticipated resulting from the Restructuring Proposal

Draft Municipal Boundary Agreement



The TOWNSHIP of
NORTH DUMFRIES



Key highlights from the *draft* Boundary Adjustment Agreement include:

- The *draft* Agreement, when adopted by the respective Councils, will form part of the submission package to the Minister of Municipal Affairs & Housing
- the West Lands, South Lands and Blair & Esther Lands each are to become part of the City of Cambridge as a result of this minor boundary adjustment after the Effective Date
- There will be marginal expansions to existing Wards 5, 6 and 7 in the City as result of the Restructuring Proposal
- There will be marginal reductions to existing Wards 3 & 4 in the Township as a result of the Restructuring Proposal

Draft Municipal Boundary Agreement



The TOWNSHIP of
NORTH DUMFRIES



- On the matter associated with property taxes, the Township shall levy property taxes based upon the assessment roll for the taxation year the annexation is to take effect
- Upon the finalization of the annexation, an updated assessment roll will be processed by the Municipal Property Assessment Corporation (MPAC). The ratepayers in any portion of the Lands that form part of the annexation area will have their municipal portion of real property taxes levied by the City at the Township's municipal tax rate for the previous current tax year
- The Township will be responsible for issuing both the interim and adjusted tax bill based upon the effective date of the minor boundary adjustment, and, the City will issue current year taxation bills for the balance of the taxation year
- For the taxation year that follows the effective date of the minor boundary adjustment, the lands within the Restructuring Proposal will be taxed at one hundred percent (100%) of the City's municipal tax rate

Draft Municipal Boundary Agreement



The TOWNSHIP of
NORTH DUMFRIES



- All assets or real property of the Township located within the Lands associated with the minor boundary adjustment will become vested with the City following the Effective Date
- If any liabilities or litigation matters exist prior to the Effective Date of the minor boundary adjustment, those liabilities or obligations will remain vested with the Township
- Following the Effective Date, the Bylaws of the City shall extend into the lands subject to the minor boundary adjustment and the Township's Bylaws shall cease, except for Bylaws of the Township passed under Sections 17, 34, 38, 39 or 41 of the *Planning Act*. These provisions will continue to apply until they are either repealed or amended by the Council of the City
- The Official Plan of the Township as it applies to the Lands within the minor boundary adjustment area becomes part of the Official Plan for the City and shall remain in force and effect until repealed or amended by the Council of the City

Draft Municipal Boundary Agreement



The TOWNSHIP of
NORTH DUMFRIES



- Where *Planning Act* applications have been submitted to the Township prior to the Effective Date, the Township will continue to process the applications and Township Council as the Approval Authority may enact decisions
- For any *Planning Act* applications that have not received a decision prior to the Effective Date, the City shall assume responsibility for the in-process applications
- On the matter of compensation, the following applies:
 - i) The City shall make a one-time payment to the Township in the amount of \$3,200,000 as compensation for the West Lands thirty (30) days following the Effective Date;
 - ii) The City shall pay to the Township for every new residential unit or units for which a building permit is issued in the South Lands for a period of seven (7) years after McQueen Shaver Blvd., from Fountain Blvd. to Dundas Street, is constructed and open for vehicular traffic. The compensation shall be \$200 per unit at a fixed cost. The per unit payment shall be made annually, no later than January 31st of the following year

Draft Municipal Boundary Agreement and Next Steps



The TOWNSHIP of
NORTH DUMFRIES



- The Township agrees to pay the City 50% of the City's reasonable cost incurred obtaining a legal survey of the Lands associated with the minor boundary adjustment as needed for the Agreement and/or the Restructuring Order as issued by the Minister of Municipal Affairs & Housing, up to a maximum of \$25,000
- Correspondence received up to today has been circulated to members of the respective Councils for their review and consideration
- Any correspondence or comments made at today's Joint Public Meeting will form part of the public record associated with this matter
- Following the Joint Public Meeting separate Reports will be presented at a future Meeting of the respective City and Township Councils. A decision will be required from each of the City and Township Councils on the terms and conditions associated with the proposed Municipal Boundary Adjustment

Next Steps



The TOWNSHIP of
NORTH DUMFRIES



- Assuming a favourable decision by both the City and Township Councils at that future meeting, a decision will be required by the Council of the Regional Municipality of Waterloo on the proposed Municipal Boundary Adjustment
- Assuming a favourable decision of Regional Council, a submission package will be forwarded by the City and Township to the Minister of Municipal Affairs & Housing seeking a Restructuring Order of a minor boundary adjustment under the applicable provisions of the *Municipal Act, 2001*.
- As part of that Order, the Minister would establish amongst other matters the Effective Date of the minor boundary adjustment
- Upon receipt of the Order from the Province, the City and Township would move forward with the implementation of any terms as set out in the Minister's Order

Staff Recommendation



The TOWNSHIP of
NORTH DUMFRIES



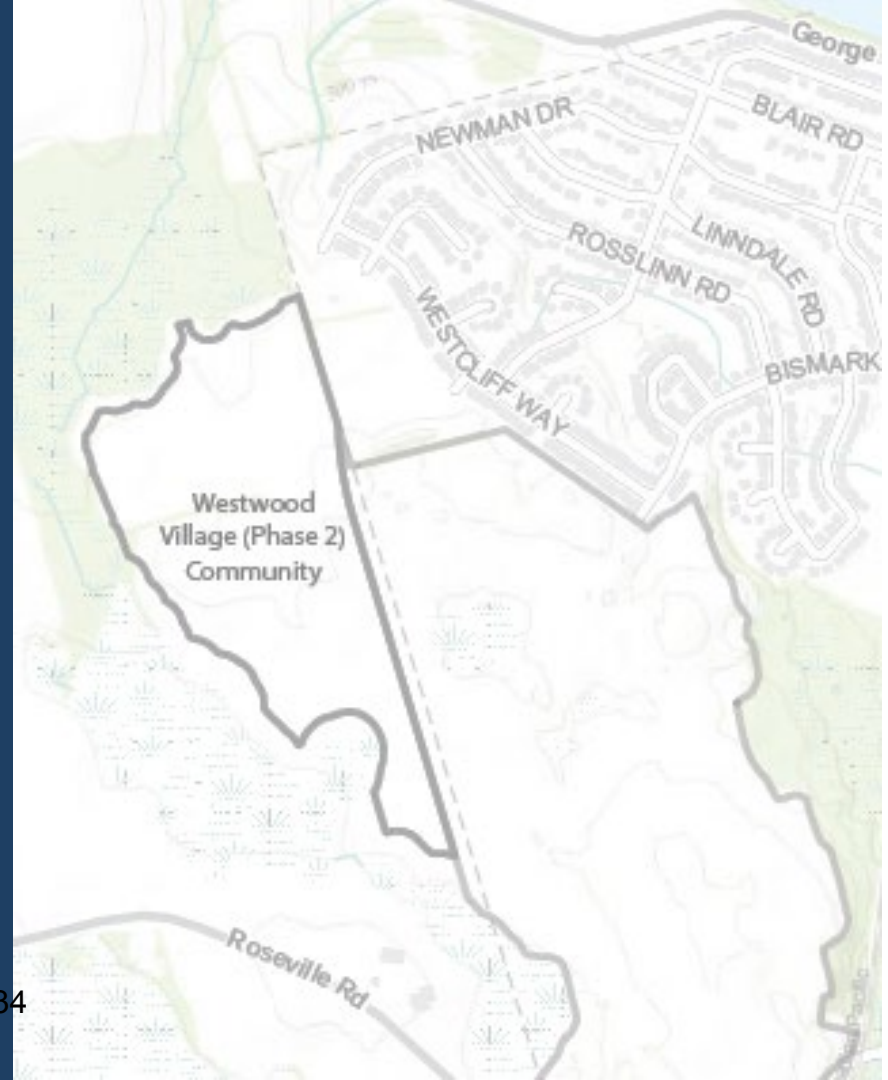
The Joint Recommendation of Staff is as follows:

1. *THAT all comments and correspondence received through the consultation process on the Proposed Boundary Adjustment Agreement be returned to Staff for further consideration in a future Report to respective Councils on the disposition of this matter;*
2. *AND THAT the City Manager and the Township Chief Administrative Officer prepare individual Reports for submission to their respective Councils on next steps related to the Proposed Boundary Adjustment Agreement*

Boundary Adjustment – Cambridge West

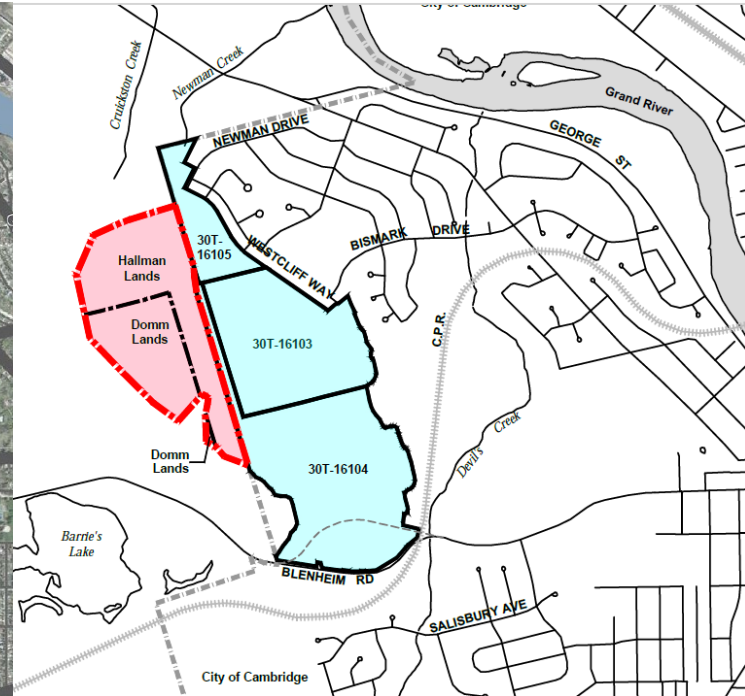
Public Meeting

January 28th, 2025



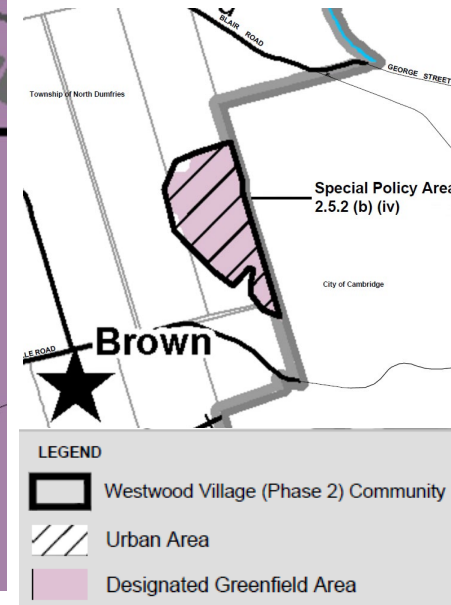
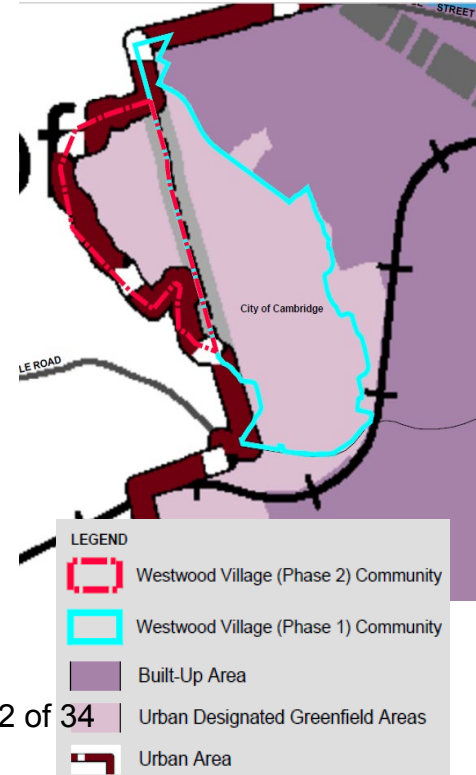
Location of Lands to be Included in City of Cambridge

The lands to be included are approximately 25 hectares (62 acres) of land in total.



Background

- Designated as “Urban Area” according to the approved ROP and Township Official Plan in 2015.
- Planning for the area has been comprehensive and integrated Planning Act and Class EA (MESP) considerations including subwatershed study, collector road network, servicing and stormwater management strategy.
- Planning Applications (Subdivision and Zoning) have been submitted to the Township of North Dumfries and deemed complete.



Integration with Lands in the City of Cambridge – Parks and Open Space

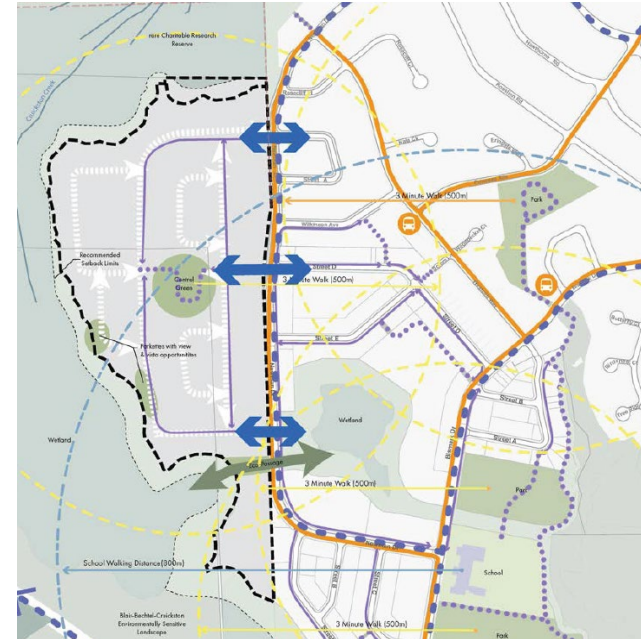
- Limits of natural features confirmed through previous environmental study
- Neighbourhood Park will have connections to existing community park (Bismark Park).



Integration with Lands in the City of Cambridge

- A coordinated, integrated and comprehensive approach has been taken in design and consideration for all movements
- Grid connected to Bismark Drive
- Connections provide to integrated trail and sidewalk network to connect residents to park, school and commercial area
- Transportation study and Blenheim Road Class EA considered these lands for development
- Continue to support Vision Zero principles with road network and active transportation connections

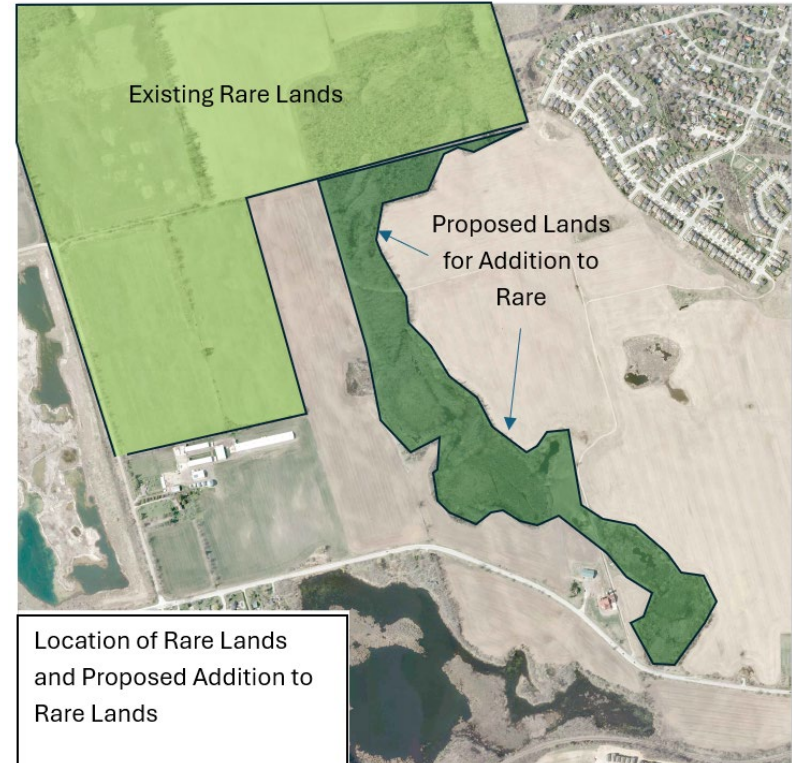
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ACTIVE TRANSPORTATION & ROAD NETWORK

Proposed Expansion of Rare Lands

- Lands (approx. 35 ha) to be conveyed to Rare for a continuous natural area along the west side of the City and the limit of the ESL
- Connects the existing Rare lands to other identified environmental lands (Barrie's Lake)
- City limits will be defined by natural area conveyed to Rare



Conclusions

- The proposals represent the logical extension of the existing and planned land use and development pattern in the area and will seamlessly integrate with the Westwood Village (Phase 1) Community.
- A coordinated, integrated and comprehensive approach has been taken in designing the lands to be included within the City of Cambridge.
- The development will build on the infrastructure investments in the Westwood Village Community, which have been planned and sized for the additional lands.
- Transportation analysis was completed as part of the MESP and Blenheim Road Class EA.
- Lands to be added (35 ha) to Rare to connect existing area for a consolidated natural greenway along the west side of the community.

Thank you!



Any questions?



January 27, 2025

Community Leaders

Sue Foxton, Mayor
North Dumfries Township

Jan Liggett, Mayor
City of Cambridge

Joe Nowak, Mayor
Wellesley Township

Karen Redman, Chair
Region of Waterloo

Sandy Shantz, Mayor
Woolwich Township

Berry Vrbanovic, Mayor
City of Kitchener

Chris White, Mayor
Twsp of Guelph/Eramosa

Governance

David Beatty

Ambassadors

Ljubodrag Andric

Michael Barnstijn

Kehkashan Basu

David Buckland

Ed Burtynsky

Geneviève Caron

Severn Cullis-Suzuki

Ron Dembo

Louise MacCallum

Gerry Remers

Jane Urquhart

Frances Westley, OC

Morden Yolles

Board of Directors

Joy Roberts, Chair,
Rockwood

David Agro
Toronto

Keith Ainsworth,
Cambridge

Madhur Anand,
Guelph

Karen Hacker,
Toronto

Brian McGee,
King City

Claire Mussar,
Guelph

Dear Mayor Liggett, Mayor Foxton, and Councillors,

On behalf of **rare Charitable Research Reserve**, I am writing to share additional information with regard to the proposed West Lands urban minor boundary adjustment. As you know, we are a community-driven urban land trust and environmental research institute dedicated to the protection of over 1,500 acres of ecologically significant land across Waterloo Region and Wellington County. We actively engage with local communities, including through programs like Every Child Outdoors (ECO), which introduce children and youth to the wonders of nature, nurturing the next generation of conservationists.

Through our work, we prioritize conservation, ensuring the preservation of biodiversity and promoting sustainability for future generations. At **rare**, we are deeply aware of the importance of conserving and protecting the remaining natural spaces on which both our community and the ecosystem rely. The 35-hectare forest and wetland complex adjacent to this development represents an important habitat linkage between **rare's** existing Blair Property, the Barrie's Lake ESPA, and Gilholm Marsh ESPA further south. As a part of this development, the developer has agreed that this area of habitat will be donated to **rare** for perpetual protection going forward. This is a very desirable outcome for local nature conservation, and we have for many years worked with the proponent to finalize this important donation of land.

The proposed land donation would serve as an invaluable addition to our ongoing efforts. We believe in integrating people into the conservation process, offering accessible public trails where appropriate, and maintaining protection for sensitive ecosystems. This approach builds a shared responsibility for the environment and supports long-term sustainability, something that is especially crucial in the face of ongoing urban growth.

We understand that the proposed boundary adjustment will be the next necessary step in the process to facilitate this important land donation, and as such are supportive of the change. . Thank you for your time and consideration.

Sincerely,

Stephanie Sobek-Swant
Executive Director

Michael Oliveri

From: Concerned Canadian [REDACTED]
Sent: Saturday, January 25, 2025 3:20 PM
To: Danielle Manton <mantond@cambridge.ca>; agood@northdumfries.ca
Subject: Questions and Comments for the Joint Public Meeting on January 28th

Please answer the following questions:

Are there currently any kind of development proposals, whether it be road reconstruction, sewer upgrade, traffic light installations, roundabout installation, road widening, etc, involving the town of Blair, Blair Rd. George St, the proposed annexed lands?

Why is the Region not allowing the redevelopment of the burned down townhouses in Blair? If we are in such a housing crisis. Wouldn't it be prudent to allow them to rebuild? Or are you not allowing them to rebuild because of your plans to redevelop from the Blair Road and Fountain Street Roundabout to George Street and Blair Road intersection and then from the new roundabout at George Street and Blair Road all the way to George Street and Park Hill intersection? Because it is widely known that this Region and town want to expand these roads to a 4 lane road with roundabout.

Can you please elaborate on paragraph 3 of the Notice of Joint Public Meeting?

"The Restructuring Proposal of the lands from the Township to the City of the Annexed Lands will serve to facilitate the proper and orderly development of the Annexed Lands and the provision of municipal services thereto in order to foster integrated and efficient land use planning opportunities"

What does "proper and orderly development" mean? What proposals are currently being considered? We would like full disclosure and copies of every proposal.

What does "in order to foster integrated and efficient land use planning opportunities? What proposals are currently being considered? We would like full disclosure and copies of every proposal.

In the article in the Cambridge Times on Wednesday January 15th. Mayor Jan Liggett is quoted as saying "there are different reasons for the annexation in the three areas, despite the impetus for development"

For the Blair/Esther Lands, the Mayor was quoted saying "it is a taxation housekeeping matter as the properties were always considered as being in Cambridge and the matter is a simple lot adjustment for homeowners.

If it's just a simple "taxation housekeeping" matter, then why are the Blair and Esther properties associated with paragraph 3?

"The Restructuring Proposal of the lands from the Township to the City of the Annexed Lands will serve to facilitate the proper and orderly development of the Annexed Lands and the provision of municipal services thereto in order to foster integrated and efficient land use planning opportunities"

There is no mention Of “simple housekeeping for taxation purposes”? Why not? Why the difference?

In the news article Mayor Foxtan says:

“The word ‘annex’ can sound alarm bells, but here, it shouldn’t. This isn’t America annexing Canada or Greenland, this is more like a friendly border adjustment being made between like-minded municipalities. It’s remedying a boundary issue, basically, where if the borders aren’t changed today, they’re going to create municipal headaches for cities and their taxpayers tomorrow.

Who has complained about the current municipal boundary giving them a headache?

The point to all these questions is that given this Regions love affair with roundabouts, secret land assemblies, annexation under false pretences, and general dishonesty by all Township elected officials and staff. Why should we believe you when you say there is no development plans for the 7 lots along George Street?

The city was paid \$100,000 by the developer of the subdivision in behind Princess Avenue to install traffic lights at the intersection of George St. and Blair Rd. Why have they not been installed? The traffic flow must be over 20,000 vehicles per day by now. It was at 18,099 a few years ago. It’s a very dangerous intersection!

Regards.

Resident of Galt



January 28, 2025

Policy Name: Proposed Municipal Boundary Adjustments
DOCA Project Number: 2025-0028
Agent: City of Cambridge and Township of North Dumfries

Dear Andrew McNeely,

This letter is to confirm receipt of the correspondence sent by the Township of North Dumfries, on January 10, 2025, regarding the Proposed Municipal Boundary Adjustments for the City of Cambridge and the Township of North Dumfries.

The Mississaugas of the Credit First Nation (MCFN) are the Treaty Holders of the land on which the Proposed Municipal Boundary Adjustments are located – specifically, the Between the Lakes Treaty #3. The MCFN holds Indigenous and Treaty Rights specific to this location and its environs. The Department of Consultation and Accommodation (DOCA) is designated by the MCFN to handle consultation matters on its behalf.

The DOCA consultation team has filed the correspondence identified above. **We have no questions or comments for you at this time.** DOCA expects to be notified of any and all future Municipal Boundary Adjustments updates and/or changes.

If you have any questions for the DOCA consultation team, please feel free to contact us.

Thank you,

Megan DeVries

Megan DeVries
Manager of Consultations
Department of Consultation and Accommodation
Phone: 905-768-4260
Email: megan.devries@mncfn.ca

CC
Cindy Agius, Policy Analyst, cindy.agius@mncfn.ca



Mississaugas of the Credit First Nation
2789 Mississauga Road, Hagersville, Ontario N0A 1H0



Phone: (905) 768-1133
Fax: (905) 768-1225



January 28, 2025

File: 15175

Delivered Via Email:

Danielle Manton, Clerk
 City of Cambridge
mantond@cambridge.ca

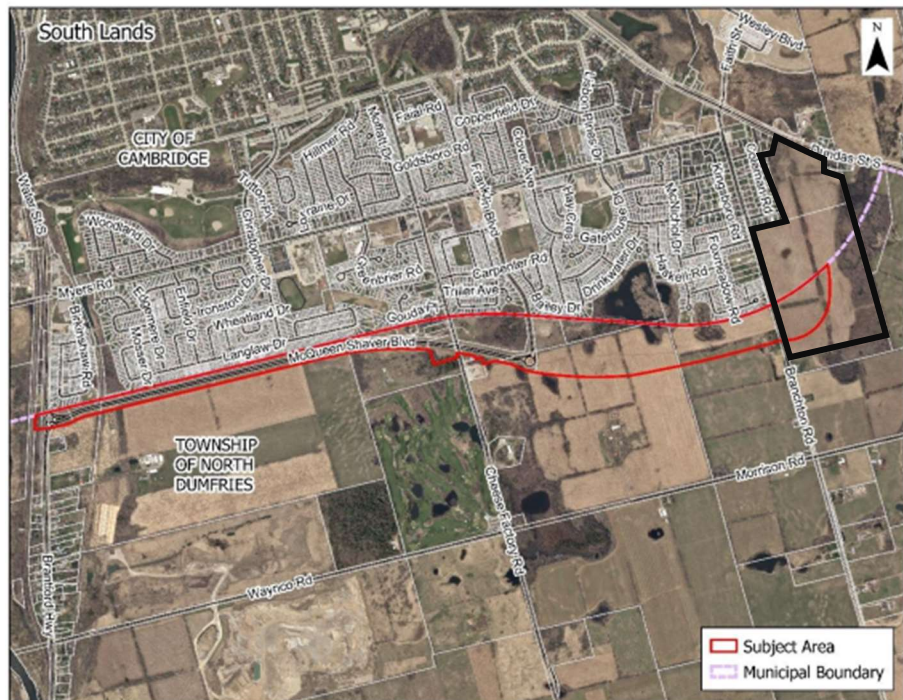
Ashley Good, Clerk
 Township of North Dumfries
agood@northdumfries.ca

Attn: Mayor Ligget and Mayor Foxtan and members of Cambridge and North Dumfries Council

**Re: Proposed Municipal Boundary Adjustments
 Activa Holdings Inc.
 Special Joint Council Meeting – January 28, 2025**

On behalf of our client Activa Holdings Inc. (Activa) we are writing to you in general support of the proposed municipal boundary adjustment as it impacts the lands owned by Activa. Activa owns land within the identified “South Lands” of the municipal boundary adjustment (as shown outlined in black to the right).

The specific wording of the boundary adjustment in this area states: *For the lands east of the existing McQueen Shaver Blvd. / Franklin Blvd. roundabout, the proposed Boundary Adjustment will follow the southern boundary of the future McQueen Shaver Blvd. road allowance when it is constructed.*



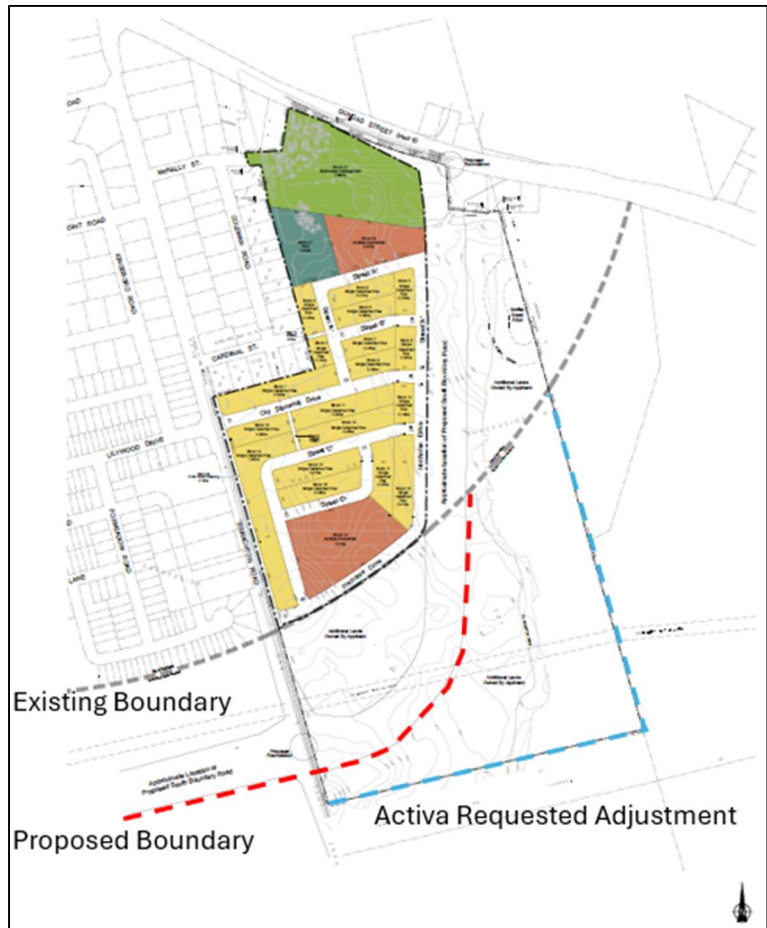
As indicated, Activa is supportive of the identified area for inclusion within the City of Cambridge Municipal limits, however the proposed alignment will leave a portion of their land outside of the Cambridge municipal limits and will result in a remnant block of land that is undersized for agricultural purposes.

A minor adjustment to the proposed municipal boundary line in this location would alleviate the creation of a remnant parcel and provide a clear limit to the municipal boundary between Cambridge and North Dumfries that would align with existing property limits. As shown below, Activa are advancing a Draft Plan of Subdivision on the north side of McQueen Shaver Blvd east of Branchton Road. The limits of the Draft Plan have already been impacted by the road corridor and associated land taking.

The proposed boundary adjustment (shown in red) will amend the City of Cambridge Municipal limits to the south side of McQueen Shaver Blvd leaving a remnant block of land within Activa's current property fabric. Our specific request is an adjustment of the municipal limits to the blue property line as indicated.

Activa have actively been involved in the past discussions with respect to the proposed municipal boundary adjustments. We have provided correspondence through the Region of Waterloo ROPA 6 Regional Official Plan Amendment and prior to that Activa was a party to the 2011 Region of Waterloo Official Plan Appeal which were settled by Minutes of Settlement.

The minor adjustment will provide for a reasonable municipal boundary limit, will avoid the creation of a remnant parcel of land and does not impact any other landowners.



We request the opportunity to review this proposal further with the appropriate municipal staff of the City of Cambridge and the Township of North Dumfries, prior to a final recommendation report being prepared.

Sincerely,

GSP Group Inc.

A handwritten signature in blue ink, appearing to read "Brandon Flewwelling".

Brandon Flewwelling, MCIP, RPP
Development Planning Manager

cc. Peter Armbruster – Activa