

Xinyi Canada Glass Timeline

D22 Sep13-2021 MASTER

Category	Date	Item	Hotlink
PHASE 1			
Province of Ontario	Nov 2017	Premier Wynne, Mayor of Stratford & InvestStratford representative undertake trade mission to China	Link
Province of Ontario	Nov 27, 2017	Allan O'Dette, Chief Investment Officer for InvestOntario signs agreement with Xinyi Glass Holdings. Picture of O'Dette, Wynne and Xinyi Glass executives at signing.	Link
Province of Ontario	Dec 12, 2017	Bill 139 receives Royal Assent – The “ <i>Building Better Communities and Conserving Watersheds Act</i> ” removes the authority of the Local Planning Appeal Tribunal (formerly the Ontario Municipal Board) to overturn a Minister’s Zoning Order under Section 47 of the <i>Planning Act</i> , replacing it with the ability to only make a “recommendation” to the Minister of Municipal Affairs and Housing.	Link
Xinyi Canada	Dec 12, 2017	GSP Group holds pre-consultation meeting with Guelph-Eramosa Township on behalf of Xinyi to propose development of facility on 122ac of land zoned Rural Industrial Dry-Use in Rural Employment Area.	Link
Province of Ontario	Feb 12, 2018	Ontario PC Party Leader Ford recorded on video saying he would open up "big chunk" of Greenbelt for development.	Link
Province of Ontario	Jun 7, 2018	Doug Ford wins provincial election	Link
Province of Ontario	Jun 29, 2018	Doug Ford sworn in as Premier and Hon. Steve Clark appointed Minister of Municipal Affairs and Housing (MMAH)	Link
City Council	Jul 12, 2018	Mathieson announces he plans to run for 5th term as Mayor of Stratford	Link
Guelph-Eramosa	Jul 16, 2018	Guelph-Eramosa rejects proposed Xinyi facility based on water usage concerns	Link
PHASE 2			
City Council	Sep 2018	Series of meetings take place between Xinyi, the Deputy Minister, the MPP, the Mayor and InvestStratford in Stratford, Queen's Park and Markham.	Not Made Public
Province of Ontario	Sep 17, 2018	Premier Ford states in session of the Legislative Assembly that the Province met with Xinyi representatives; Xinyi not having any registered lobbyists at the time.	Link
City Council	Oct 9, 2018	Regular City Council Meeting – last before election	Link
City Council	Oct 22, 2018	City of Stratford Municipal Election	Link
Xinyi Canada	Oct 23, 2018	Initial site reconnaissance visit by Xinyi's consultants Natural Resource Solutions Inc.	Link
City Council	Nov 2018	City of Stratford signs letter of intent with Xinyi - Release of letter under Freedom of Information (FOI) request declined	FOI Request Denied
Xinyi Canada	Nov 2018	Test drilling commenced on site	Per Local Land Owner
City Council	Nov 12, 2018	Nominating Orientation Committee Meeting for incoming Councillors	Link
City Council	Nov 13, 2018	Committee of the Whole Meeting (<i>In Camera</i>)	Link
City Council	Nov 13, 2018	Regular City Council Meeting (outgoing Council) - MZO not on agenda	Link

City Council	Nov 20, 2018	1 st Letter from Mayor Mathieson to Minister Clark (MMAH) requesting an MZO on behalf of Xinyi Canada Glass	Link
City Council	Nov 21, 2018	Orientation session for incoming Councillors	Link

Province of Ontario	Nov 27, 2018	Deputy Minister LeBlanc (MMAH) writes in response to Mayor's request for MZO from Nov20. Indicates that "number of Provincial ministries actively involved" and that "land [was] identified by the company as the preferred site". Letter also states that Deputy Minister "would like to confirm to both you (City) and to the company (Xinyi)" that Deputy Minister will recommend to the Minister (MMAH) that MZO be issued.	Link
City Council	Dec 3, 2018	Inaugural City Council Meeting (Council-Elect)	Link
City Council	Dec 4, 2018	Committee of the Whole Meeting (<i>In Camera</i>) - (Council-Elect) - Secret vote taken on the MZO? (See Integrity Commissioner Letter of Dec11-2020)	Link
City Council	Dec 10, 2018	Regular City Council Meeting - Item 5.1 refers to an <i>in camera</i> proposal under Sec.239.(2)[c] stating disclosure could prejudice competitive position or negotiations.	Link
City Council	Dec 10, 2018	Committee of the Whole Meeting (Open Session) - No mention of MZO	Link
City Council	Dec 17, 2018	Committee of the Whole Meeting (<i>In Camera</i>) - (Council-Elect) - Secret vote taken on the MZO? (See Integrity Commissioner Letter of Dec11-2020)	Link
PHASE 3			
Xinyi Canada	Dec 20, 2018	WalterFedy completes survey of Xinyi site. Survey completion noted on pg. 55 of Employment Lands Justification Report (GSP Group - see Feb19-2020)	Link
Federal Government	Jan 2019	InvestCanada announces Xinyi Investment	Link
City Council	Jan 3, 2019	Stratford Beacon-Herald article published indicating Xinyi considering Stratford among many possible locations.	Link
City Council	Jan 4, 2019	London Free Press article indicating Xinyi considering Stratford among three other locations.	Link
InvestStratford	Jan 8, 2019	Xinyi representatives give presentation of the proposed development at the offices of InvestStratford. Attendees include the MP and other stakeholders to the project.	Per MP's office
Xinyi Canada	Feb 11, 2019	NA Geomatics completes site survey on behalf of City of Stratford	Link
Xinyi Canada	Mar 19, 2019	Environmental Impact Study Commenced (<i>Natural Resource Solutions</i>)	Link
Xinyi Canada	May 3, 2019	Stage 1-2 Archaeological Assessment Report Completed (<i>Detritus Consulting</i>)	Link
Xinyi Canada	Jun 25, 2019	Stage 3 Archaeological Assessment Report Completed (<i>Detritus Consulting</i>)	Link
City Council	Jul 31, 2019	Stratford CAO Rob Horne retires. City Clerk Joan Thomson named as interim Acting CAO.	Link
InvestStratford	Aug 19, 2019	InvestStratford letter to Chris Pidgeon (GSP Group) indicating lack of available industrial lands in the City. The "comprehensive review of available vacant employment lands" referred to in this letter has been requested from InvestStratford but has yet to be provided for any third party analysis. (See Harrington McAvan Planning Justification Report Appendix A - Jan15-2020)	Link
Xinyi Canada	Aug 27, 2019	Geotechnical Investigation Report Completed (<i>Pinchin</i>)	Link
Xinyi Canada	Sep 2019	Traffic Impact Study Completed (<i>RJ Burnside</i>)	Link
First Nations	Sep 5, 2019	Communications sent by City to 10 First Nations re: Boundary Adjustment Proposal. Consultative letters note lands being annexed but do not indicate the nature of any proposed development for consideration.	Per City Clerk

Xinyi Canada

Sep 26, 2019

D6 Land Use Compatibility – Air Quality Report Completed (RWDI) - Note that despite the title, this report only indicates that "detailed studies will be required by MECP to demonstrate ... compliance with applicable regulations, as part of their approval applications under section 9 of the EPA". GHG emission estimates were never released by Xinyi; however, the company contended that emissions would ultimately be lower due to reduced transport of finished materials to market.

[Link](#)

Xinyi Canada	Sep 26, 2019	D6 Land Use Compatibility – Noise Feasibility Study Report Completed (RWDI)	Link
InvestStratford	Oct 2019	InvestStratford hosts "Chinese delegation dinner at Bruce Hotel in support of FDI"	Link
Xinyi Canada	Oct 23, 2019	Planting Plan – Compensation Plan Completed (Upper Thames Conservation Authority)	Link
Xinyi Canada	Nov 2019	GSP Group completes 124 page Planning Justification Report on behalf of Xinyi and City of Stratford, defining the proposed annexation and development of the subject lands. This report appears to be the "master" document from which both the public 35 page <i>Planning Justification Report (Harrington McAvan)</i> and the unreleased 99 page <i>Employment Lands Justification Report (GSP Group / InvestStratford)</i> later draw from for source material. Existence of this report noted on pg. 63 of the GSP ELJR (see Feb19-2020) and in Public Comments by Kevin Eby (see Jan31-2020 Public Comments). ** THIS REPORT HAS NEVER BEEN RELEASED TO THE PUBLIC **	Not Made Public FOI Request Denied
Province of Ontario	Dec 2019	Kate Manson-Smith replaces Laurie LeBlanc as Deputy Minister of Municipal Affairs and Housing	Link
PHASE 4			
City Council	Dec 19, 2019	Public notice first given of Joint Public Meeting for Proposed Boundary Adjustment (Scheduled for Jan16, 2020). Note some directly adjacent landowners did not receive this mailed notice on account of administrative error (see Feb4 Public Comments).	Link
Xinyi Canada	Dec 20, 2019	City of Stratford owned utility Festival Hydro applies for Service Area Amendment from the Ontario Energy Board indicating that the "Subject Area will be owned by Xinyi Canada Glass Limited ("Developer"), located in the City of Stratford, and is designated for industrial development" and that "the Developer has indicated that it prefers Festival as the distributor for the Subject Area"	Link
City Council	Jan 15, 2020	FIRST DRAFT of Boundary Adjustment Planning Justification Report made available on City website. This 31 page draft is the only report made available to the public by the City, County and Township prior to the Public meeting as part of the Annexation Process. The report is stated as having been prepared by Harrington McAvan Ltd. (Melanie Horton) but includes some of the same Figures as the GSP Group Employment Lands Justification Report (Feb19-2019) and presumably the 124 page GSP Group Planning Justification Report (Nov2019).	Link
City Council	Jan 16, 2020	Joint Public Meeting – Perth / Perth South / Stratford – Proposed Boundary Adjustment Meeting. This was the only public meeting associated with the Restructuring Proposal (annexation) and lasted a total of 1hr and 29mins in length.	Link
City Council	Jan 20, 2020	Original deadline for public comments on Boundary Adjustment Proposal	Link
Perth County	Jan 23, 2020	CANCELLED - Perth County Council Meeting - to consider boundary adjustment proposal	Link
City Council	Jan 24, 2020	New Jan31 deadline set for public comments on Boundary Adjustment Proposal	Link

City Council	Jan 31, 2020	SECOND DRAFT of Boundary Adjustment Planning Justification Report posted to City website. This now 35 page report expands slightly on the Jan15 FIRST DRAFT. Still no mention was made of Xinyi, their proposed use or that a Minister's Zoning Order would be sought, stating only that the "the lands will remain subject to the County of Perth Official Plan" and that the "Annexation Lands will be subject to a future Planning Act processes to redesignate the lands "Industrial Area".	Link
--------------	--------------	--	----------------------

City Council	Jan 31, 2020	Revised deadline for public comments on Boundary Adjustment Proposal	Link
Xinyi Canada	Feb 2020	Environmental Impact Study Completed (<i>Natural Resource Solutions</i>)	Link
City Council	Feb 4, 2020	Special City Council Meeting (Stratford / Council Chambers) – Proposed Boundary Adjustment approved by Council	Link
Perth County	Feb 6, 2020	Special Meeting of Council (Perth / Perth South) – Proposed Boundary Adjustment approved by Council. NOTE THE ENTIRE ANNEXATION PROCESS, FROM FIRST PUBLIC NOTICE TO FINAL APPROVAL, LASTED A TOTAL OF 50 DAYS INCLUDING HOLIDAYS.	Link
City Council	Feb 18, 2020	Submission Letter from Mayor Mathieson to Minister referred to in Mar9-2020 letter from Deputy Minister. This letter accompanied the Employment Lands Justification Report in official submission on Feb 24-2020 requesting the Restructuring Proposal and MZO be granted by the Ministry.	Pending FOI Request
InvestStratford	Feb 19, 2020	Employment Lands Justification Report dated - This 99 page report <u>not</u> made available to the public and appears to have been prepared by GSP Group on behalf of InvestStratford for submission to the Ministry to support the Restructuring Proposal (annexation) and corresponding MZO request. <i>Note the earliest reference to the Annexation Plan is located in this document on Jan2019 (Figure 2- Pg.9) and that some of the Figures indicate that they are taken directly from the GSP Planning Justification Report dated from Nov2019. Also note this document explicitly states the case for the proposed float glass use (Section 4 - pg.14) and request for an MZO (Section 11 - pg.81).</i>	Link
Perth County	Feb 20, 2020	Letters from Warden Aitchison and Mayor Wilhelm in support for the MZO request, as noted in Mar9 letter from MMAH.	Not Made Public
Province of Ontario	Mar 9, 2020	Letter from Deputy Minister Manson-Smith (MMAH) to Mayor indicating that Minister Clark is <u>not</u> prepared to issue MZO in this case. Letter also notes that Ministry is still reviewing the Restructuring proposal.	Link
City Council	Mar 11, 2020	2 nd Letter to Minister Clark (MMAH) from Mayor Mathieson requesting expedited review of MZO request on behalf of Xinyi Canada Glass. It appears that the Mayor had not yet received the Mar9 response from the Deputy Minister at the time of writing this letter.	Link
City Council	Mar 12, 2020	Email from Mayor Mathieson to Minister Clark (MMAH) indicating his disappointment and frustration with the Minister's refusal to issue an MZO. Mayor asks the Minister to reconsider and references Nov27-2018 letter from Deputy Minister Laurie Labelle originally indicating the support of the Ministry.	Link
Public	Mar 13, 2020	Duxbury Law receives copy of Employment Lands Justification Report from Interim CAO Joan Thomson	FOI Request
Province of Ontario	Mar 17, 2020	Province of Ontario declares an Emergency on Mar17-2020 (O.Reg.149/20) that temporarily suspended all deadlines for notice requirements, time periods, appeals and motions and interim control by-laws.	Link
Public	Mar 23, 2020	Letter from Duxbury Law on behalf of Jamie Gibb to Minister Clark (MMAH) objecting to MZO request for Boundary Adjustment	Link

City Council	Mar 23, 2020	Email from Mayor Mathieson, Warden Aitchenson & Mayor Wilhelm to Minister Clark (MMAH) indicating that they "understand that Minister Clark ... will not be issuing a Minister's Zoning Order for the properties subject to the restructuring proposal". The email notes the City, County and Township still plan to proceed with the Restructuring "in absence of the issuance of a Minister's Zoning Order for the Annexation Lands" and request that the Restructuring be approved "as soon as reasonably possible".	Link
City Council	Apr 1, 2020	Special City Council Meeting - property tax issues	Link
City Council	Apr 1, 2020	Committee of the Whole Meeting (<i>In Camera</i>)	Link
Province of Ontario	Apr 9, 2020	Deputy Minister Manson-Smith (MMAH) writes the City of Stratford to elaborate on denial of MZO request. This letter is alluded to in the Mayor's Apr16-2020 letter.	Not Made Public
Xinyi Canada	Apr 9, 2020	Erosion, Sediment Control & Stormwater Management Plan Report Completed (WalterFedy)	Link
Xinyi Canada	Apr 9, 2020	Stormwater Management Report Completed (WalterFedy)	Link
Public	Apr 10, 2020	GOOD FRIDAY	
Xinyi Canada	Apr 10, 2020	Functional Servicing Report Completed (WalterFedy)	Link
Public	Apr 13, 2020	EASTER MONDAY STATUTORY HOLIDAY	
City Council	Apr 14, 2020	Committee of the Whole Meeting (<i>In Camera</i>)	Link
City Council	Apr 14, 2020	Regular City Council Meeting - Item 5.5 refers to an <i>in camera</i> proposal under Sec.239.(2)[c] stating disclosure could prejudice competitive position or negotiations.	Link
City Council	Apr 16, 2020	3 rd Letter to Minister Clark (MMAH) from Mayor Mathieson requesting reconsideration of MZO denial on behalf of City and Xinyi Canada Glass. Mayor is "cautiously optimistic" that agreement can be reached if only applied to Xinyi parcel and not the entire Annexed lands and requests a video meeting to discuss further.	Link
Xinyi Canada	Apr 17, 2020	Electrical Site Plan Report Completed (WalterFedy)	Link
Xinyi Canada	Apr 20, 2020	Schematic Design Report Completed (WalterFedy)	Link
Xinyi Canada	Apr 20, 2020	Site Code Plan Completed (WalterFedy)	Link
Xinyi Canada	Apr 20, 2020	Existing Conditions and Removals Plan Completed (WalterFedy)	Link
City Council	Apr 21, 2020	Stratford Acting CAO Thompson appointed as permanent City CAO	Link
Federal Government	Apr 22, 2020	Xinyi awarded \$4.06 million multi-year contribution from Environment and Climate Change Canada for "Waste Heat Recovery - Thermal Heating and Electrical Generation"	Link
Province of Ontario	Jul 8, 2020	MZO Filed with Registrar of Regulations	Link
Province of Ontario	Jul 10, 2020	TVO Interview w/ Minister Clark where the Minister asserts: "we're quite happy with the dozen or so I've done, that have been driven by a local council decision in a public council meeting before it comes to my desk".	Link
City Council	Jul 20, 2020	MZO posted to City of Stratford website	Link
Province of Ontario	Jul 21, 2020	Bill 197 receives Royal Assent conveying "enhanced order-making powers relating to <i>specified land</i> " on the Minister of Municipal Affairs & Housing and removing the obligation to undertake environmental assessments on the majority of development projects and allowing the Minister to override the Site Plan control of municipalities.	Link
Province of Ontario	Jul 31, 2020	MZO posted on Environmental Registry of Ontario (ERO# 019-2107)	Link
Province of Ontario	Aug 1, 2020	Annexation approved by Ministry (MMAH) - Boundary Adjustment	Link
Province of Ontario	Aug 1, 2020	Annexation approval published in Ontario Gazette	Link

City Council	Aug 4, 2020	Boundary Adjustment Notice posted to City of Stratford website	Link
Perth County	Aug 4, 2020	Boundary Adjustment Notice posted to Perth County website	Link
Public	Aug 10, 2020	Ontario Federation of Agriculture (OFA) letter to Minister Clark (MMAH) objecting to increased use of MZOs in areas with Official Plans and resulting in the consumption of arable farmland for industrial purposes.	Link
Province of Ontario	Sep 14, 2020	Provincial state of emergency lifted with the passing of Bill 195	Link
InvestStratford	Oct 29, 2020	InvestStratford announces Xinyi has confirmed Stratford has been selected as preferred location for facility.	Link
PHASE 5			
City Council	Nov 10, 2020	Limited Xinyi project background information posted to City website	Link
City Council	Nov 12, 2020	Public notice first given for Special City Council meetings scheduled for following week (Nov 16 & 17) where Council was to consider proposed Xinyi Glass cost-sharing agreement	Link
Xinyi Canada	Nov 14, 2020	First Xinyi / GSP hosted Public Information Session held (Zoom)	Link
City Council	Nov 16, 2020	Special City Council Meeting held (Zoom) - to hear all interested persons with respect to cost-sharing development agreement	Link
Province of Ontario	Nov 16, 2020	John Nater (MP Perth Wellington) writes letter to Mayor Mathieson and City Council on behalf of his constituents to highlight the concerns they have raised with his office	Link
City Council	Nov 17, 2020	Special City Council Meeting held (Zoom) where <u>original vote was planned on cost sharing agreement</u> and subsequently deferred. Councillor Henderson remarks that "I've been on Council 14 years and I've just learned about an MZO " (quote at 9:54 in linked video)	Link
City Council	Nov 19, 2020	Committee of the Whole Meeting (<i>In Camera</i>)	Link
City Council	Nov 20, 2020	Public Information initial package first posted to City website consisting of the technical reports conducted in 2019 / 2020 by Xinyi consultants	Link
Xinyi Canada	Nov 23, 2020	Chris Pidgeon (President / Founder of GSP Group) indicates in Beacon-Herald article that the offer of an MZO "was made by the Province of Ontario, including in the consideration of the City of Stratford"	Link
Public	Nov 23, 2020	Letter from Parlee Law Office to City Council raising national security concerns with proposed project.	Link
City Council	Nov 23, 2020	Committee of the Whole Meeting (<i>In Camera</i>)	Link
City Council	Nov 23, 2020	Regular City Council Meeting	Link
City Council	Nov 24, 2020	Committee of the Whole Meeting (<i>In Camera</i>)	Link
Public	Nov 26, 2020	Letter from Paul Parlee & Loreena McKennitt to Mayor Mathieson & City Council raising concerns regarding full disclosure, due process and duty of public consultation by City Council.	Link
Province of Ontario	Dec 1, 2020	MPP Jeff Burch (Niagara Centre) asks Ontario Integrity Commissioner to investigate if Xinyi and/or GSP Group broke the <i>Lobbyists Registration Act</i> on account of meetings between the firms and the Provincial government without having the firms having registered lobbyists.	Link
Xinyi Canada	Dec 3, 2020	Second Xinyi Hosted Public Information Session held (Zoom)	Link
Public	Dec 3, 2020	Letter from David Donnelly to Mayor Mathieson & City Council provides legal opinion that City Council has complete authority without liability to deny proposal for cost-sharing agreement.	Link
City Council	Dec 4, 2020	Special City Council Meeting held (Zoom)	Link
City Council	Dec 7, 2020	Committee of the Whole Meeting (<i>In Camera</i>)	Link

Province of Ontario	Dec 8, 2020	Bill 229 receives Royal Assent – Schedule 6 of the “ <i>Protect, Support and Recover from COVID-19 Act</i> ” removes the independent oversight authority and right to appeal of the 36 Ontario Conservation Authorities. The Minister of Municipal Affairs and Housing is granted the power to <u>order</u> a Conservation Authority to issue a permit in accordance with the Minister's wishes.	Link
City Council	Dec 9, 2020	Committee of the Whole Meeting (<i>In Camera</i>)	Link
City Council	Dec 10, 2020	Additional series of questions and answers posted to City website	Link
Xinyi Canada	Dec 10, 2020	Third Xinyi Hosted Public Information Session held (Zoom)	Link
City Council	Dec 11, 2020	Integrity Commissioner Robert Swayze responds in a letter upon request by Mayor Mathieson for a review of the Mayor's conduct and indicates that City Council approved the use of an MZO <i>in camera</i> in December 2018 but that the Mayor or Council could have made a request at any time to have held a public Council meeting to disclose the use of an MZO to the ratepayers (citizens).	Link
City Council	Dec 12, 2020	Committee of the Whole Meeting (<i>In Camera</i>)	Link
Public	Dec 14, 2020	Letter from Patrick O'Rourke & Loreena McKennitt to Minister Bains (Ministry of Innovation, Science & Industry) requesting proposal be reviewed for national security considerations.	Link
City Council	Dec 14, 2020	Committee of the Whole Meeting (<i>In Camera</i>)	Link
City Council	Dec 14, 2020	Regular City Council Meeting	Link
City Council	Dec 14, 2020	CANCELLED - Special Council Meeting - to hear from Xinyi representatives	Link
City Council	Dec 16, 2020	CANCELLED - Special Council Meeting - to consider proposed cost-sharing agreement	Link
Province of Ontario	Dec 16, 2020	Minister Clark (MMAH) announces 45 day public comment period for MZO's - Questions from Jeff Grey to Minister Clark re: Xinyi project appear at 22:50 in linked video. "Any MZO that we move on, on non-provincial land, we do so at the request of local council". "We'll ask for public comment for the next 45 days, and those comments will help inform the path forward".	Link
City Council	Dec 17, 2020	Committee of the Whole Meeting (<i>In Camera</i>)	Link
City Council	Dec 21, 2020	Committee of the Whole Meeting (<i>In Camera</i>)	Link
City Council	Dec 22, 2020	Public Information package posted to City of Stratford website updated	Link
City Council	Dec 31, 2020	Public Information package posted to City of Stratford website updated for a second time	Link
Xinyi Canada	Jan 8, 2021	Tommy Wong (Xinyi Canada President) and Chris Pidgeon (GSP Founder & Xinyi Project Manager) write editorial in Stratford Beacon-Herald accusing "Get Concerned Stratford [of making] outrageous and blatantly false claims about" the project. Xinyi Canada representatives declare that "local democracy was never short-circuited; Stratford city council will indeed make the final decision about the proposal".	Link
City Council	Jan 11, 2021	Regular City Council Meeting	Link
City Council	Jan 14, 2021	City announces a pause in the Council's examination of project due to increased provincial public health restrictions	Link
City Council	Jan 25, 2021	Committee of the Whole Meeting (<i>In Camera</i>)	Link
City Council	Jan 25, 2021	Regular City Council Meeting	Link
Province of Ontario	Jan 30, 2021	Deadline for public comment period on the Province's use of MZO's and the enhanced powers conveyed upon the Minister with relation to Site Plan Control under Bill 197	Link

Xinyi Canada

Feb 16, 2021

Xinyi Canada "decides to suspend the project indefinitely" ... "in light of the continued deferral of approval by Stratford City Council".

[Link](#)