

MINUTES

South-West Oxford/Ingersoll Boundary Discussion Committee

June 27th, 2016 at 4:30 p.m.

at the

Township of South-West Oxford Council Chambers

Present: South-West Oxford Mayor David Mayberry, South-West Oxford Councillor George Way (Chair of South-West Oxford Boundary Adjustment Committee), Ingersoll Mayor Ted Comiskey, Ingersoll Deputy Mayor Fred Freeman (Chair of Ingersoll Boundary Adjustment Committee), South-West Oxford Councillor Gerald Mitchell, Ingersoll Councillor Gord Lesser

Staff: South-West Oxford Clerk Lisa VanderWallen, Ingersoll C.A.O. Bill Tigert, South-West Oxford C.A.O. Mary Ellen Greb

Regrets: ROEDC Economic Development Officer Bernia Wheaton

Call Meeting to Order

Chair George Way called the meeting to order at 4:30 pm and a quorum was present.

Declaration of Pecuniary Interest

There were no declarations.

Discussion Items

Conversation with Owners of Property at Roll # 3211 011 020 44800

Chair George Way explained that the Township of South-West Oxford committee members met with owners of the property with roll # 3211 011 020 44800 and asked about their concerns. Chair George Way shared with the committee items for discussion as presented by the property owners, in following up on the discussion between the committee and the owners as it relates to the reduction on the existing MDS. Mr. Way explained that if the barns are brought into the Town, the homeowners want assurance that the normal farm practices could continue, that there would be no payment for Ingersoll services until such time as required, that there would be a 30% growth/rebuild clause, and that two homes would be brought into the Town so that there could be a severance in the near future.

Ingersoll representatives explained that they would be agreeable to include a written statement in each subdivision agreement assuring that the potential buyers are

informed of the nearby farming operations. Gord Lesser suggested that there would need to be communication between subsequent councils so that everyone is aware of the agreements. CAO Bill Tigert suggested that the Town and Township would enter into an undertaking for these covenants that are enforceable on subsequent councils. The committee discussed the various MDS implications for proposed expansion of the barns. Ingersoll Bill Tigert reaffirmed that when there is proposed construction outside of the Town boundary, the MDS restrictions apply, whereas agricultural properties brought into the Town boundary mean that MDS no longer applies.

The Town representatives explained that the owner's concern about not wanting to change hydro providers will not be altered anytime in the near future. The Town representatives explained that a good portion of the Town is serviced by Hydro One.

Ingersoll Mayor Ted Comiskey asked if the Township had any further discussions with their council in regards to a potential compensation arrangement, both in regards to the East and West portions of the Township. Mayor Mayberry asked the Ingersoll Committee to bring forward a number for the Township to bring to South-West Oxford council and the Ingersoll committee members agreed to forward something to South-West Oxford members soon.

West of Ingersoll:

Representatives from Ingersoll asked if the Township had given anymore consideration to the west side and the Township committee representatives explained that they have not had any further discussions.

The committee discussed the various lands on the west and Ingersoll agreed that they will provide a response with a total compensation buyout for the lands on the West, and Mr. Freeman indicated that this would include both Tirecraft and Verspeeten Trucking properties.

Industrial Park:

Ingersoll asked the Township representatives whether they are interested in partnering in an Industrial Park on Town owned property on Clarke Road and Mayor Mayberry explained that he is most interested in moving forward with developing the lands west of the Ingersoll Boundary adjacent to highway 401. The Town representatives explained that if the Township is interested in partnering with the Town on the Clarke Road property, SWOX would have to contribute to the Town's existing costs (\$4 million so far) and then also contribute to the development costs moving forward. Mayor Mayberry suggested that these lands were acquired in a less than cost effective way and so the Township would have to ensure that costs are manageable.

Mayor Mayberry explained that the Township committee will bring this idea to Council. CAO Greb asked about the total potential costs for the development of the land

including servicing, potential increased road costs, and the Town explained that these development costs will depend on the industry that can be attracted to the site.

Other Considerations:

Mayor Mayberry asked whether the Ingersoll Golf Course would be zoned as residential and asked whether there are any indications from the Town that the Golf course would be developed into housing. CAO Tigert noted that the bidder who purchased the course from the membership made the argument that he was intending on keeping the lands as a golf course for the short term at least.

The Committee discussed the lands south of Clarke Road and North of the 401 and explained the various commercial development opportunities in that area, in light of MTO regulations and input. Ingersoll Mayor Comiskey outlined the future plans of the MTO as it relates to proposed roundabouts in the area.

Mayor David Mayberry asked whether the Clarke Road area is more challenging to develop than the lands West of Ingersoll. Mr. Comiskey asked Mayor Mayberry why he believes the spot West of Ingersoll is better and Mayor Mayberry explained that the lands are highly visible on the 401 but that there has not been much more considered.

CAO Tigert suggested that the Town and Township may want to establish a cost sharing and tax revenue sharing arrangement which can also be used as more lands are brought into the Town.

Action Items

- Ingersoll to come back with compensation package proposal for East and West sides of the existing boundary.
- South-West Oxford to come back with indication from SWOX Council of interest in the Clarke Road Industrial Park

Next Meeting Date & Location

The Committee agreed to meet on August 12th, 2016 at 4:00 pm at the Ingersoll Town Hall.

Adjournment

Resolution No. 3

**Moved by David Mayberry
Seconded by Gord Lesser**

RESOLVED that the meeting is now adjourned at 5:20 p.m. to meet again on August 12th, 2016 at 4:00 pm.

DISPOSITION: Motion Carried.