

Boundary Adjustment Meeting – South West Oxford and the Town of Ingersoll

Friday August 12th, 2016

4:00 pm

Attendance

Ingersoll

Fred Freeman – Chair
Ted Comiskey
Gord Lesser

South West Oxford

David Mayberry
Gerry Mitchell
George Way – **Absent**

Staff

William Tigert

Mary Ellen Greb
Lisa Vander Wallen

1. Fred Freeman – called the meeting to order at 4:10 pm
2. Pecuniary Interest – None declared
3. Moved by Gord Lesser, Seconded by Gerry Mitchell

That the minutes of the last boundary adjustment meeting held June 27th 2016 in the SWOX municipal office be adopted.

Carried

4. Fred Freeman then called on SWOX to provide their response to the compensation offer that was forwarded from Ingersoll and reviewed at the regular meeting of SWOX Council on August 9th 2016.

David Mayberry responded on behalf of the SWOX committee members. As to the request to the inclusion of the Verspeeten and Tire Craft properties in any boundary adjustment, South West Oxford said a resounding no. Inclusion of those properties in any boundary adjustment moving forward will not be considered by SWOX.

He elaborated that there was no benefit either to SWOX or the property owners to consider further discussion on these properties.

He indicated that there was at best only minimal interest in continuing a discussion on the shared development of the Ingersoll Clark Road Industrial lands. There is little interest in developing a partnership on the lands that are already within the Town's boundaries.

As to the present value offer, South West Oxford was not satisfied with the valuation at five million dollars.

Mayberry indicated that the preferred course of action from SWOX's perspective was it would be better to return to SWOX's original compensation request. Including the shared percentages based on development density and employment densities.

Fred Freeman countered that Ingersoll was willing to discuss, although the inclusion of penalty provisions was not something that would be acceptable by the Town.

David Mayberry, suggested that if a Present Value number was to be discussed it would need to be 10 Million dollars as that amount with an annual interest rate of 2.5% would generate the approximate amount of lost taxation revenue to SWOX.

Bill Tigert explained that the PV calculation needs to be viewed as a prepayment of the future taxes and would never represent an amount that would generate, through interest, the annual tax level.

Mary Ellen Greb, indicated that the other requirements on energy efficiencies and density requirements for employment and development remain a requirement of any go forward agreement.

Ted Comiskey, indicated that the Town would not surrender its decision making authority to another municipal council under the terms of a boundary adjustment. It would be unfair to future councils within Ingersoll to bind them through an agreement whereby a council other than Ingersoll would control planning and development activities within the Town's boundaries. This is something Ingersoll will not be interested in.

David Mayberry, provided some information that based on discussions with the County Planning Office, Ingersoll has the lowest residential development density figures within Oxford. He also indicated that South West Oxford has provided one suggestion on achieving higher levels of development densities as it is their obligation to make sure that any farmland that is transferred is developed appropriately and most efficiently. For as much as the committees may disagree, people can't eat pavement.

Gord Lesser asked that SWOX share how they have calculated the development densities

David Mayberry suggested that Ingersoll should provide alternatives for SWOX to consider if it does not like the ones that are being proposed by SWOX on the density requirements.

Bill Tigert, spoke to the difficulties in achieving targets in excess of what the Official Plan allows for developmental densities. If higher development densities are thought to be an important tool to safeguard agricultural lands, than perhaps Mr. Mayberry as Warden should be leading that discussion at the County level so that all municipalities would have the same restrictions applied.

Ted Comiskey spoke to the difficulty and the competitiveness of development along the 401 corridor and the imposition of higher development standards for Ingersoll than those of its neighbours would hurt the development within the Town.

Gord Lesser suggested that hypothetically, should the agreement go forward, there should be due consideration given to decisions that are made by higher jurisdictions such as the Ontario Municipal Board or the Courts that might impact the ability to meet the request for development parameters

suggested by SWOX. Surely in a situation like that SWOX would not impose its suggested penalties if Ingersoll was essentially over ruled in an enhanced development requirement. He asked if SWOX would at least agree to that concept in principle.

SWOX did not confirm this assertion.

David Mayberry, again spoke of the Present Value number proposed and asked as to how the discount factor was established as the number from their perspective is too low.

Bill Tigert responded that Ingersoll looked at the provincial borrowing rate for infrastructure loans and discounted that to incorporate a factor to account for inflationary factors as well as a growth component.

David Mayberry indicated that the number was too low and would not adequately compensate SWOX for the lost taxation revenue.

Fred Freeman raised the issue on density requirements for jobs/acre and spoke to the difficulty in managing this. The fear of losing new development due to the type of investment should it not meet the SWOX criteria or suffering the penalties should new development be allowed and not meet the criteria.

David Mayberry suggested the preservation of farmland for the future is very important. He wanted to know how Ingersoll is going to assure SWOX the efficient use of lands through development without the requirements that they are proposing, to justify the lands being taken out of farm production. He suggested that CAMI is a good example of good and efficient industrial development in using land and supplying jobs. He reiterated, how Ingersoll is going to maximize development efficiency. He also raised the issue of a SWOX industrial park.

Bill Tigert suggested that is what the official plan is supposed to do for all governed by it.

Fred Freeman asked what other options are available to Ingersoll. It would be difficult to legislate outside of special policy provisions, which then might make Ingersoll less competitive than its Oxford counterparts. He suggested that Ingersoll would not be able to support a SWOX industrial park.

Ted Comiskey added that what SWOX is asking for is almost "pie in the sky" requests that would hurt Ingersoll developing. Seldom would Ingersoll be involved in the sale of land between the buyer and the seller. Yet it is being asked to pay a penalty if proposed goals are not achieved.

David Mayberry, suggested that SWOX has made this suggestion and all they have heard from Ingersoll is no, Ingersoll needs to think of some other options for SWOX to consider that might address SWOX's concerns.

Mary Ellen Greb asked if Staff from Ingersoll would meet with SWOX Staff to review the mechanics of the present value calculation. SWOX in turn would provide the density data that they have been reviewing in making the development requirements.

Ted Comiskey, went back to the issue that there are many factors that are uncontrollable. The Town is not buying any land. It is merely changing the boundary lines. Private property will remain in private hands.

Ingersoll is competing with every one including the rural municipalities that are trying to grow both with new residential lands and economic development. He stressed that it was tremendously competitive with municipalities trying to attract grow to their areas.

Bill Tigert suggested that the meeting adjourn, and that Ingersoll set up meetings with County Planning Staff so that its committee members could review the current development densities across the County as well as to blue sky some alternatives to present to SWOX

Mary Ellen Greb asked that if possible that SWOX staff attend any meeting arrange for that purpose.

Bill indicated that that would be considered.

The next meeting would be at the call of the Chairs with the aim of being towards the end of September or the first week of October.

Moved by Gord Lesser, seconded by Gerry Mitchell the meeting adjourn at 6:07 pm

Carried.