

MINUTES
South-West Oxford/Ingersoll Boundary Discussion Committee
March 21st, 2017 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, Ingersoll Economic Development Officer Curtis Tighe

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.

Acceptance of the Agenda

Resolution No. 1 Moved by Gord Lesser
 Seconded by Fred Freeman

RESOLVED that the Agenda for the March 21st, 2017 South-West Oxford/Ingersoll Boundary Discussion Committee be accepted.

DISPOSITION: Motion Carried.

Declaration of Pecuniary Interest

There were no declarations.

Discussion Items

Ingersoll – March 14, 2017 position summary.

Mr. Fred Freeman provided a brief summary of Ingersoll's position summary and the committee discussed the compensation arrangement sequentially.

1. Exclusion of CAMI Lands

Mr. Freeman reviewed the proposal from the Town of Ingersoll to exclude CAMI from the boundary negotiations and outlined the reasons for Ingersoll's decision. The committee members discussed the potential future for the CAMI plant as a manufacturer moving forward. Mr. Mayberry asked the Town about their plans

regarding the life cycle of the property as it relates to the future of General Motors and other plants that may exist on that site. Mr. Mayberry expressed that both South-West Oxford and Ingersoll are concerned about the future of CAMI continuing to manufacture beyond the next 20 years. Mr. Mayberry explained that he will take the exclusion of CAMI to SWOX Council for discussion. Mr. Mayberry inquired about the boundary line if CAMI is excluded and CAO Tigert clarified that the design was influenced by the Official Plan's servicing policies for that area.

2. SWOX Tax Rates

Fred Freeman reviewed the proposal for the payment of the SWOX pre-boundary adjustment taxes on all lands transferred in perpetuity and providing for an indexing factor. Mr. Freeman suggested that the indexing factor could be the Ingersoll tax levy change minus 1%. Mr. Mayberry recommended that the indexing factor should be based on SWOX's changing tax rate instead since it is likely to be higher for some time since the Ingersoll levy is so much higher than SWOX and has been less volatile in recent years.

3. Revenue Sharing

Mr. Freeman outlined the revenue sharing proposal proposed by the Town of Ingersoll, explaining that the Town is willing to cost share on the future industrial employment land taxes with SWOX on an 88/12 ratio. Mr. Freeman clarified that as new lands are developed as industrial, new industrial land taxes will be shared with SWOX in addition to the continued payment of SWOX former taxes with an indexing factor discussed above. Mr. Freeman affirmed that there is no sharing of future residential tax revenues, but instead offering a one time payment of 200 dollars at building permit issuance. Mr. Mayberry inquired about the estimation of 250 building permits and Mr. Tigert explained that the calculation was done taking the total number of lots that are likely to be available, after lands are subtracted for roads, SWM ponds, parkland dedication, etc.

4. Tax Phase-In

Mr. Freeman indicated that the Town is suggesting a 5 year tax phase-in for all properties except residential lands and indicated that the phase-in for residential properties will be 8 years.

5. Development Densities

Mr. Freeman explained that Ingersoll is willing to commit to the process of promoting the amending of its Official Plan policies to move the average residential density to 11 units per net acre. Mr. Freeman explained that the Town is committed to intensification and is willing to undertake secondary planning to incorporate the net residential density of approximately 11 units per net acre. Mr. Freeman explained that the Town is unwilling to agree to any penalties since the Town sees these as outside of their control. Mr. Mayberry indicated that with greater density there is also more diversity in housing and he suggested that this is required so that there is not a housing shortage moving forward. Mr. Comiskey noted that the larger lots of Ingersoll compared to Toronto and other larger cities are what drive the market in Oxford. Mr. Comiskey explained that in order for there to be increased densities, it needs to be a County wide initiative so that it

is fair to all villages in terms of market competition. Mr. Comiskey also noted that some of the services that are required in high density areas (i.e. easily available public transit) are limited in villages such as Ingersoll. Mr. Freeman explained that all of the lots in Ingersoll are sold out and explained that the market is driving prices and determining lot sizes. Mr. Freeman and Mr. Comiskey reaffirmed their position that the intensification must be standard across the entire County and Mr. Lesser suggested that the plan needs to be provincial and Mr. Tigert noted that the PPS changed which eliminated the enforcement side of intensification.

Mr. Comiskey explained that the bottom line in terms of the negotiation is to encourage intensification through the planning process but that the Town does not intend on enforcing standards on potential builders since the Town does not consider itself to be in a position to tell others how to run their businesses. Mr. Mayberry explained that the Township will bring forward the proposal to Council to inquire about the Township's position as it relates to the Town's proposal for 11 units per net acre.

6. Energy Initiatives

Mr. Freeman explained that the Town is agreeing to encourage higher levels of energy efficiency and the Energy Star homes program as a voluntary measure through communication and encouragement with both the developers and the builders. Mr. Freeman suggested that there are not mechanisms for enforcement beyond the Ontario Building Code and Mr. Mayberry explained that there are mechanisms for enforcement via conditions in subdivision agreements.

7. Penalty Provisions

Mr. Freeman reaffirmed that the Town will not agree to any penalty provisions or mandatory requirements for Employment Densities, Residential Densities, or Development Timelines. The Town Committee members explained that there are too many external factors which are out of the Town's control so it is too difficult to agree to the provisions. CAO Greb explained that the inclusion of the penalty provisions was based on the history of annexation between the Town and the Township. Ms. Greb noted that residents have expressed that there are lands brought into the Town in 2001 that are still vacant and recommended that when municipalities are landowners they have more control over the development itself. Mr. Tigert explained that the Town is working on developing its industrial parcel and is undertaking various planning processes to re-zone and subdivide the land. Mr. Comiskey noted that the Town views the restriction of densities and the penalties on timelines as contradictory and as having a compounding impact on restricting development. Mr. Tigert indicated that the Town is considering bringing on a Community Improvement Plan to make the Town more competitive for incenting new industry to come to Ingersoll. CAO Greb asked whether the Town had existing provisions on Town owned land to motivate development and Mr. Tigert explained that there are conditions that the land must be developed within 12 months to prevent prospecting.

8. Shared Industrial Park

Mr. Tigert explained that the Town is under the impression that the Township is not interesting in the possibility of sharing an industrial development. Mr. Freeman noted that the Town is not actively seeking partners in the development of the Clarke Road lands, but that the boundary negotiation provided an opportunity for this discussion. CAO Greb asked about the potential costs to be part of the development on Clarke Road and Mr. Tigert noted that there will be costs for the funds that have been committed so far (approximately 3.9 million dollars), servicing costs, planning costs and other costs. Mr. Way indicated that if he were entering into a personal business arrangement, he would expect for a 50-50 partnership and he finds the 45/55 ratio to be problematic. Mr. Lesser suggested that the two CAOS work together and share the figures on investment totals that would be required so that the Township can be a partner in the shared industrial park. Mr. Tigert suggested that if the Clarke Road model for partnership is successful, there could be the potential to use the model for the development of other boundary adjustment lands.

General Annexation Discussion

Mr. Tigert summarized the Town's position and the agreement that the Town is willing to make at this point. Mr. Tigert reviewed the sharing of tax dollars for industrial development but reaffirmed the Town's position that there will be no sharing of residential revenues. Mr. Tigert explained that there will be no sharing of residential revenues given that residential lands do not generate enough funds for the operation of services to residential properties.

Mr. Lesser asked if the Town can get some direction on each of the items so that they can get moving on this quickly so that it can be all done before the 2018 election since Mr. Comiskey explained that the election solidifies the boundary negotiation. Mr. Tigert indicated that the agreement needs to go to the Minister by September 1st 2017 which means that the negotiations will need to happen more frequently.

Other/New Business

County of Oxford – Memo – Draft update on Ingersoll's Potential Growth Land Needs – March 2017

Next Meeting Date & Location

The Committee agreed to meet on April 11th 2017 at 4:30 pm at the Ingersoll Town Hall.

Adjournment

Resolution No. 2

Moved by Ted Comiskey

Seconded by Gord Lesser

RESOLVED that the meeting is now adjourned at 6:24 p.m. to meet again on April 11th 2017 at 4:30 pm.

DISPOSITION: Motion Carried.