

Joint Ingersoll and South-West Oxford Boundary
Discussion Committee

AGENDA

April 15, 2019

7:00 p.m. Town of Ingersoll Municipal Offices, J.C. Herbert Room

1. Call to Order
2. Declarations of Pecuniary Interest
3. Adoption of Previous Minutes (minutes attached)
4. Discussion Items:
 - a. Servicing Corridor (Harris Line / Whiting St. Extension)
 - b. Tax Phase-in, Residential and Farm
 - c. CAMI Tax Sharing
 - d. New Items
5. Next Meeting Date
6. Adjournment

Boundary Adjustment Committee Meeting
South West Oxford and the Town of Ingersoll
Wednesday, March 20th, 2019
Township of South-West Oxford, Council Chamber

Attendance:

Ingersoll Council

Fred Freeman Deputy Mayor /Chair
Gord Lesser Councillor

South West Oxford Council

David Mayberry Mayor
Craig Gillis Councillor
George Way Councillor

Ingersoll Staff

William Tigert CAO
Curtis Tighe Economic Development Director

SWOX Staff

Mary Ellen Greb CAO
Julie Forth Clerk

1. Chair Fred Freeman called the meeting to order at 6:59 p.m.
2. There were no declarations of pecuniary interest.
3. Approval of minutes of January 30th, 2019 meeting

Moved by Craig Gillis, Seconded by Gord Lesser
To approve the minutes of the January 30th, 2019 meeting.

Motion Carried

Moved by David Mayberry, Seconded by Craig Gillis
To approve the agenda as amended to include discussion regarding rumors that have been heard in the community regarding the boundary adjustment negotiations and to discussed the proposed sale of the Harris Street road allowance in closed session.

Motion Carried

5. Discussion Items

Information from South-West Oxford March 18th meeting with owners of livestock operations (South of 401 and east of Ingersoll)

Councillor George Way provided an update for the Committee about a recent landowner meeting held by South-West Oxford with property owners located to the south of the 401. Some concerns were expressed by landowners at this meeting with respect to increased property taxes. They questioned how much land is needed by the Town at this time and whether or not land could be brought into the Town in phases, or whether the tax phase-in could be extended to ten years.

It was noted that property owners have a lot of money invested in their property and do not have any intention of selling the land. It was also questioned whether Curry Road would be paved and whether or not natural gas would be extended to the area if it were brought into the Town boundary.

Fred Freeman commented that eight years is already a long time to phase-in the taxes. The existing property owners would continue to farm until someone came along to offer an amount of money that the property owners would be willing to sell for. Extension of natural gas services are beyond the Town's control. Sewer and water servicing will also be required for the land to be developed and this will be a \$22-23 million expense for the Town.

Bill Tigert noted that the land that is currently under consideration is land that was offered by the Township. He stated that he would not recommend paving the road until the land is ready to be developed. Development of the land may take several years; however, Ingersoll would like to see all of the land brought into the Town for the future. The boundary adjustment process and secondary planning process will take years to finalize.

Curtis Tighe advised the Committee that so far this year the Town has had at least 15 to 20 inquiries about available commercial/industrial land. There are currently 4 interested parties. There is no vacancy in commercial and industrial buildings in the Town presently.

MDS implications were discussed with respect to land that is brought into the Town boundary.

Gord Lesser commented that he understands that property owners may not want to sell their land right now, however in the future it will not be purchased for industrial development unless it is within the Town of Ingersoll. There is a potential for the property owners to get more money for their property.

The Committee discussed servicing of the land south of the 401 should it be brought within the Town's boundary. Possible servicing options, along Whiting Street and the unopened road allowance, to the land south of the 401 were discussed. The entire parcel is intended to be serviced with one crossing under the 401. The intent of bringing the land into the Town boundary is for industrial development; the details will need to be addressed through the secondary planning process. The Town of Ingersoll requires a 20-year supply of land; however, they cannot guarantee the date by which development will occur.

The Committee discussed potential issues relating to the land to the east of Ingersoll and the west of Ingersoll. It was agreed that the Township should keep the road access over the railway located south of the Pye farm. The Township will contact the property owners to clean-up the road allowance which is currently running through the Pye farm.

Ingersoll Committee members will take the concerns that have been expressed back to their Council, and South-West Oxford members will discuss the land south of the 401 with their Council.

Rumors regarding proposed boundary adjustment negotiations

It was clarified that there have been no discussion or agreements made with respect to estate-sized residential lots to be located along the north side of Union Road. The only properties currently under consideration for a proposed future recreation centre in Ingersoll are located along North Town Line and Clarke Road.

Moved by Craig Gillis, Seconded by Gord Lesser

To move into closed session at 8:10 p.m. to discuss proposed or pending sale or acquisition of land (Harris Street road allowance).

Motion Carried

Moved by David Mayberry, Seconded by Craig Gillis

To reconvene in regular session at 8:39 p.m.

Motion Carried

5. Other/New Business

Mayor Mayberry commented that he appreciated having a discussion regarding the property located along the south of the 401 with the property owners. He commented that he is still in support of bringing the entire south side into the Town boundary to ensure that there is land available for future development.

6. Action Items

The members will bring information back to their individual Councils for an update and further discussion/direction.

7. Next Meeting Date & Location

Monday, April 15th at 7:00 p.m. Ingersoll

8. Adjournment

Moved by David Mayberry, Seconded by Gord Lesser

To adjourn the meeting at 8:55 p.m.

Motion Carried