

MINUTES
South-West Oxford/Ingersoll Boundary Discussion Committee
February 20th, 2018 at 4:30 p.m.
at the
Township of South-West Oxford Council Chambers

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

Staff: South-West Oxford Township CAO Mary Ellen Greb
Ingersoll C.A.O. Bill Tigert and Ingersoll Economic Development Officer Curtis Tighe

Regrets: None

Call Meeting to Order

Chair George Way called the meeting to order at 4:32 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 February 20th, 2018 South-West Oxford/Ingersoll Boundary Discussion Committee be accepted.

DISPOSITION: Motion Carried.

Declaration of Pecuniary Interest

There were no declarations.

Minutes of Previous Meeting (January 29, 2018)

Committee members present at the January 29, 2018 meeting:

South-West Oxford Representatives:

Mayor David Mayberry, Councillor Gerald Mitchell, Councillor George Way (Chairperson of South-West Oxford Boundary Adjustment Committee)

Ingersoll Representatives: Mayor Ted Comiskey, Deputy Mayor Fred Freeman (Chairperson of the Ingersoll Boundary Adjustment Committee).

Regrets (absent): Ingersoll Councillor Gord Lesser

Staff Present:

South-West Oxford CAO Mary Ellen Greb

Ingersoll CAO Bill Tigert and Economic Development Officer Curtis Tighe

Notes from the meeting held on January 29, 2018 at 4:30 p.m. at the Township of South-West Municipal Office have been included on a separate attached summary.

Discussion Items

The boundary adjustment committee agree **in principle** to the following:

| | Agreed to "in principle" | Details |
|----|--|---|
| 1. | Land area for possible boundary adjustment into Ingersoll. | <u>A map illustrating the lands east, west and south of Ingersoll is attached; and forms part of the minutes of the meeting.</u> |
| 2. | Effective date | The effective date for taxes will be the day prior to the boundary adjustment taking place (i.e. In the case of a January 1, 2020 boundary adjustment date the effective date would be December 31, 2019. |
| 3. | Phase-in of Taxation | Residential and Farm Taxation to be phased-in over 8 years. Industrial and Commercial to be phased-in over 5 years. |
| 4. | Compensation for existing residential and farm properties. Ingersoll to pay a sum equaling the Township tax levy as of the effective date indexed by the Ontario CPI adjusted annually for January each year in perpetuity | Monies would be paid to the Township in 4 installments with the same due dates as County and School Board Taxation each year. |
| 5. | Compensation for existing industrial & commercial properties (excluding specified properties agreed to by both municipalities). Ingersoll to pay a sum equaling the Township tax levy as of the effective date indexed by the Ontario CPI adjusted annually for January each year in perpetuity. | Monies would be paid to the Township in 4 installments with the same due dates as County and School Board Taxation each year. |

| | Agreed to “in principle” | Details |
|----|--|--|
| 6. | Energy Efficiency – In addition to the requirements of the Ontario Building Code (OBC), Ingersoll will use its best efforts to encourage developers to incorporate solar roof capabilities and increased energy efficiency into their design. | Ingersoll is willing to discuss this with developers as part of future subdivision agreements. |
| 7. | Mutual Aid & Automatic Aid Agreements. Ingersoll will take over the emergency servicing of the 401 area that moves into the Town limits. | An automatic aid agreement will be negotiated between Ingersoll and South-West Oxford for tankers to respond to structure fires for specified areas until hydrants are available. Should Ingersoll require assistance on #401 Oxford Mutual Aid will be implemented. |
| 8. | Future Compensation for new commercial and industrial development + expansion of existing commercial & Industrial development. | The lands anticipated for commercial/industrial development will be identified in the agreement. At this time new industrial/commercial development is anticipated for the annexation lands: <ul style="list-style-type: none"> • South of Highway #401 • West of Ingersoll including 50% of the Pye Farm • Small portion of land east of Ingersoll (former Topps property now owned by Bell Camp) |
| 9. | Future Compensation for new residential development based on 11 residential units per net acre at \$250.00 per unit with an estimate of 558 units. Should lands slated for commercial/industrial use be developed for residential use an additional payment of \$250.00 + indexing of Ontario CPI annually for January of each year will be paid for each residential unit to be developed. | The lands anticipated for residential development will be identified in the agreement. At this time residential development is anticipated for lands west of Ingersoll (50% of the Pye Farm) as well as the majority of lands east of Ingersoll. Ingersoll agreed to a calculation of \$250.00 per residential unit resulting in an estimated total of \$139,500.00 in a one-time up-front payment. Additional payments of \$250.00 + indexing will be applied for additional residential units that occur in areas not identified for residential development in the finalized annexation agreement. |

The boundary adjustment committee continues to discuss the following:

| | Continuing Discussion Item | Details |
|----|--|---|
| 1. | Specific Industrial Properties – Any reduction/increase in assessment that takes place for the identified lands prior to the boundary adjustment taking place will be paid to/from the municipality based on which would have traditionally been assessed. | SWOX/Ingersoll Staff will bring back a report to the Joint Boundary Adjustment Committee outlining specific properties as well as a calculation process to deal with future reductions/increases in valuation of these properties. |
| 2. | Boundary Roads Ownership | <p>If there is shared ownership a boundary agreement would be required to set out how the costs would be shared – suggested that maintenance costs be 50/50 until such time as the boundary roads are redeveloped. When the boundary roads are redeveloped the capital costs be shared based on the % established to share commercial/industrial taxation (i.e. 76% Ingersoll 24% SWOX). The maintenance costs after the redevelopment would also be split based on the same % share of taxation.</p> <p>South-West Oxford noted that in the Norwich/Woodstock currently boundary adjustment proposal the City of Woodstock assumed full ownership of the boundary roads; will pay 100% of the maintenance and redevelopment costs and will pay 24% of new development taxation to Norwich.</p> |
| 3. | Unopened Road Allowances | <p>Ingersoll – unopened road allowances in the boundary adjustment area to have ownership transferred to Ingersoll.</p> <p>SWOX – the unopened road allowances have a cash value and would stay in the name of SWOX following the boundary adjustment. SWOX would then be in a position to sell the allowance to a developer in the future.</p> <p>Ingersoll suggested that SWOX sell the road allowances now if it wishes to do so.</p> <p>A discussion took place regarding using the road allowances as a service corridor for the annexation area.</p> |

| | Continuing Discussion Items | Details |
|----|---|--|
| 4. | Municipal Water & Sewer | <p>SWOX wants to ensure that farming operations are not forced to hook up to water/sewer services when servicing becomes available. Livestock barns are high water users and metered water would have a significant financial impact on the operations. Ingersoll is willing to consider a site-specific zoning with provisions to allow the continuing use of private wells for barns and farm residences. It was noted that the County of Oxford could force the connection if required by their policies.</p> |
| 5. | <p>Minimum Distance Separation – consideration for existing farming operations inside the annexation lands to expand their operations (or rebuild a larger facility if needed due to being destroyed). Expansion impacts of the farming operations near the annexation areas on the future development of the annexation lands.</p> | <p>SWOX wants the lands to continue with the agricultural designation and zoning with ability to expand farming livestock operations keeping the lands in agricultural production until needed for another use. SWOX does not want to curtail expansion opportunities for farmers and their livestock operations well in advance of the lands being needed for other purposes.</p> <p>Ingersoll believes the lands would be better designated Development, which would freeze to existing uses only, not allowing for livestock expansion. Expansion of these facilities would significantly impact the development of surrounding lands due to the setbacks required by MDS.</p> <p>Ingersoll noted that the MDS requirements for the farming operations abutting the annexation area already impact the lands that can be developed.</p> <p>Ingersoll and SWOX staff will work together to prepare mapping illustrating MDS impacts for review by the joint committee at the next scheduled meeting.</p> <p>Ingersoll/SWOX staff will jointly meet with the County Planners to discuss the proposed boundary adjustment and settlement boundary expansion and will inform the joint committee at the next meeting.</p> |

