

## MINUTES

### South-West Oxford/Ingersoll Boundary Discussion Committee

*January 19, 2016 at 4:30 p.m.*

at the

Town of Ingersoll

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**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), ROEDC Economic Development Officer Bernia Wheaton, South-West Oxford Councillor Gerald Mitchell, Ingersoll Councillor Gord Lesser

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

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#### **Call Meeting to Order**

Chair Fred Freeman called the meeting to order at 4:45 p.m and a quorum was present.

#### **Approval of Agenda**

Resolution No. 1

**Moved by George Way**

**Seconded by Ted Comiskey**

RESOLVED that the agenda for the January 19, 2016 meeting of the Boundary Adjustment Committee be accepted.

DISPOSITON: Motion Carried.

#### **Minutes**

Resolution No. 2

**Moved by George Way**

**Seconded by David Mayberry**

RESOLVED that the minutes for the December 1, 2015 meeting of the Boundary Adjustment Committee be accepted.

DISPOSITON: Motion Carried.

**Declaration of Pecuniary Interest**

There were no declarations.

**Discussion Items**

*Ingersoll Response to Boundary Adjustment Committee Proposal*

Chair of the meeting, Fred Freeman questioned representatives of the Township South-West Oxford as to whether they had any counter offers to Ingersoll's response, which was discussed at the December 1<sup>st</sup>, 2015 meeting.

SWOX CAO Mary Ellen Greb indicated that the Township Committee was awaiting a response from the Town in regards to any other changes to the proposal but agreed to begin discussions surrounding the Ingersoll Response from the previous meeting.

*CAMI Lands*

CAO Greb suggested that the Committee begin by looking at points of agreement. Mayor Ted Comiskey stated that he believes that the Committee can begin by looking at the CAMI property and establish an agreement. Mr. Comiskey indicated that Ingersoll is proposing that 2016 (or date of agreement) taxes raised on the existing CAMI lands would be forwarded to the Township in perpetuity, which is the proposal originally brought forth by the Town. Mr. Mayberry reaffirmed the Township's position that the amount forwarded to SWOX would be the SWOX tax rate for the CAMI lands multiplied by the assessment value, in perpetuity.

Ingersoll CAO Bill Tigert suggested that funds collected in 2016 could be multiplied by an indexing factor equivalent to the change in the industrial rates, annually.

Alternatively, Mr. Tigert suggested that another arrangement could be to take the total assessment value of CAMI (currently shared between the 2 municipalities) and then split total taxes collected and use this percentage of assessment as a multiplier. Mr. Tigert explained that if SWOX currently receives 40% of the total assessment on CAMI lands, the arrangement could be for 40% of the assessment to continue to be forwarded to SWOX.

Mr. Mayberry reminded the committee that CAMI will appeal their assessments every year and then each municipality will need to share in the reassessment.

CAO Greb clarified that based on 2016 taxes, SWOX gets 52% of the total taxes and then reaffirmed Mr. Tigert's suggesting by explaining that in the event of a Boundary Adjustment, instead of trying to keep track of assessment for properties once they

become under one Roll Number, Ingersoll would forward to SWOX, 52% of Ingersoll's tax rate.

Gord Lesser indicated that this arrangement seems fair, but that he would like for staff to research and investigate the implications of the proposal and provide information with dollar figures.

Mr. Comiskey asked that CAO Tigert and CAO Greb could see if the Committee's suggestion for using the assessment split as a multiplier for determining transfers to South-West would work.

#### *New Development on CAMI Lands*

Mr. Freeman affirmed the Town of Ingersoll's proposal to forward 24% of Ingersoll taxes to the Township of South-West Oxford but suggested that the arrangement could be to follow same percentage change as proposed for existing CAMI lands. Mr. Lesser suggested leaving it with CAO Greb and CAO Tigert to see if the taxation model proposed on existing lands would be appropriate for future development of CAMI.

#### *Trails and Fire Response*

CAO Greb affirmed with the committee that previously both sides had agreed on trails and on fire response and the committee agreed that these items are acceptable to both parties.

#### *East Side*

Mr. Comiskey noted that access to Clarke Road is something that is important to the Town and they would like to see residential development on either side of a potential new road.

The Committee reviewed the maps and affirmed the land that is up for discussion and contemplated MDS considerations.

#### *Existing Residential Rate:*

Mr. Freeman restated Ingersoll's recommendation to calculate payment to SWOX based on agreement date dollars and use the change in residential rate as the indexing value. Mr. Mayberry indicated the SWOX position of taking the total assessment multiplied by the current tax rate for SWOX, annually.

Ingersoll CAO Bill Tigert explained that residential development does not provide income, but that new residential development eventually costs money for the municipality and it is therefore difficult to forward a large percentage to the Township. Mr. Mayberry explained that this is a problem with the tax rate ratios and levies, but Mr. Tigert indicated that these are mandated by the province, so there is limited flexibility for the municipalities.

Ingersoll indicated that the 12% tax sharing model as noted in the Blandford-Blenheim/Woodstock deal would be a potential option for the Town since it is less cumbersome to administrate. Mr. Tigert explained that given the asset management plan and the increasing costs for servicing, the residential development income would not offset the costs. Mr. Tigert further reasoned that residential development is afforded by funds contributed by industrial and commercial taxes. Mr. Comiskey and Mr. Tigert affirmed that by forwarding funds to the Township on the commercial side and then forwarding funds from the residential side, the funding model makes maintaining assets for the Town impossible.

CAO Greb noted that Ingersoll does have the ability to use Development Charges to offset the costs of residential development. Ingersoll CAO Tigert clarified that Development Charges help to cover the initial costs of development but are not used for long term costs, which are required under the AMP.

Mr. Tigert asked about getting a financial analysis on the possibility of expanding the Boundary since the Town needs to know about more information. Gord Lesser recommended tabling this discussion right now – so that they can investigate whether 12%, as outlined in the Blandford-Blenheim/Woodstock deal is reasonable. Mr. Mayberry explained that this needs to be analyzed and agreed with Mr. Lesser to direct staff to investigate and provide more research. The Ingersoll committee reaffirmed their position that as indicated, densities targets are an absolute “no” at this point for the Town to consider.

Mr. Comiskey explained that the market is too competitive and that the Town cannot be held to these density targets. CAO Greb explained that she does not believe that the targets are unrealistic and CAO Tigert explained that the Town is confident in the secondary plans of the Town. Mr. Tigert stated that density targets and penalty clauses are a non-starter for the the Town and state stated that he believes that these higher density targets can be implemented through Official Plan and Zoning policies.

#### **Other/New Business**

None.

#### **Next Meeting Date & Location**

The Committee agreed to meet on the following date:

- February 2, 2016 at 4:30 pm

#### **Adjournment**

Resolution No. 3    **Moved by Bernia Wheaton**  
                                 **Seconded by Gord Lesser**

RESOLVED that the meeting is now adjourned at 7:12 p.m. to meet again February 2, 2016 at 4:30 pm.

DISPOSITION: Motion Carried.