

## MINUTES

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

March 8, 2016 at 4:30 p.m.  
at the  
Township of South-West Oxford

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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, Ingersoll C.A.O. Bill Tigert, Ingersoll Treasurer Iryna Koval,

**Regrets:** South-West Oxford C.A.O. Mary Ellen Greb

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

Chair George Way called the meeting to order at 4:32 pm and a quorum was present.

#### **Approval of Agenda**

Mr. Mayberry indicated that he would like to add to the agenda a review of the area to be considered for adjustment.

Resolution No. 1

**Moved by David Mayberry**  
**Seconded by Gerald Mitchell**

RESOLVED that the agenda for the March 8, 2016 meeting of the Boundary Adjustment Committee be accepted, as amended.

DISPOSITON: Motion Carried.

#### **Minutes**

Resolution No. 2

**Moved by Gord Lesser**  
**Seconded by Gerald Mitchell**

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

DISPOSITON: Motion Carried.

### **Declaration of Pecuniary Interest**

There were no declarations.

### **Discussion Items**

#### *Discussion on the Boundary Adjustment Lands*

South-West Oxford Mayor Mayberry asked about whether there is interest from the Town's perspective in adjusting the area for Boundary Adjustment since there has been some indication from the Town that it might not be in the Town's capability to develop the lands as previously suggested.

Ingersoll Deputy Mayor Fred Freeman explained that it is challenging to predict development trends and that the Town is still interested in their initial offer and Ingersoll Mayor Comiskey echoed Mr. Freeman's remarks stating that the Town is still interested in both industrial and residential lands. Mr. Comiskey noted that the Town is looking at long term development and wants to keep the lands as stated in the initial request since the Town is hoping to acquire land for long term development. Mr. Freeman explained that in the recent past, the Town has lost potential industrial development over not having enough land and is therefore seeking more land.

#### *Ingersoll Proposal of February 12, 2016*

Ingersoll CAO Bill Tigert and Ingersoll Treasurer Iryna Koval presented the Ingersoll Draft Compensation Proposal. Ms. Koval outlined the proposal's use of Present Value and the Discount Rate, which is set at the province's borrowing rate. Ms. Koval explained that the approach is used to calculate the total present value of an asset in perpetuity. Mr. Tigert suggested that this is a way to simplify the issues such as assessment growth and tax growth and provides payment up front. Ms. Koval likened the approach to cashing in a "cash for life" ticket early, rather than waiting for the weekly payout over the life of the lottery win.

Mr. Mayberry asked about the discussion on Option 2 and calculating the discounted rate and asked about the 1% adjustment down to capture future growth and asked how this figure was calculated. Mr. Tigert indicated that the 1% was used since it was a significant value.

The Ingersoll Boundary adjustment committee members explained that the approximate total value for lands excluding the CAMI lands generates approximately \$50,000.00 in taxes which was used to provide the present value calculations.

Mr. Mayberry explained that he does not believe that the figures are reasonable given the transition to different property tax classes following a boundary adjustment and land development. Mr. Mayberry indicated that the present value calculation uses the agricultural tax rate which is the lowest possible tax rate, but will move into the Town at a higher tax rate (either residential or industrial) and will generate more revenue for the Town automatically.

Mr. Tigert reviewed Option 1 in the Draft Compensation Proposal and outlined the different calculations to be considered for CAMI and non-CAMI lands. South-West Oxford Mayor David Mayberry expressed that the Township CAO explained that staff have not had a chance to crunch the numbers yet so the Committee does not have a comment.

Mr. Tigert recommended that South-West Oxford look at the numbers and conduct a financial analysis to consider whether it is a reasonable proposal. Mr. Mayberry affirmed that his concern is not in the value in the property calculation, but the problem of using the revenue generated from the agricultural tax rate as the multiplier when the lands will be taxed at an industrial, commercial, or residential rate once they move into Ingersoll, which is much higher than the agricultural rate.

Ingersoll Councillor Gord Lesser suggested to South-West Oxford that the benefit of Ingersoll's proposal is that the funds would be transferred immediately to the Township and then the municipality could invest the funds and make investments with the funds immediately, while the lands may sit vacant for anywhere from 5 years to 10 years.

Mr. Freeman asked about the MDS issue around the DeGroot farm and explained that the MDS concern could stifle any residential development. Mr. Freeman recommended that Drew Crinklaw, from OMAFRA attend the next meeting to explain the MDS implications. Mr. Freeman explained that the Town of Ingersoll will request that Mr. Crinklaw attend the next meeting.

#### *Shared SWOX/Ingersoll Industrial Park*

Chair George Way asked if the Town of Ingersoll would be open to the idea of a shared SWOX/Ingersoll Industrial Park as a type of joint venture. Mr. Mayberry indicated that the primary industrial development site would be along the 401 and that working with the Town and sharing taxes and expenses would be a different option since both municipalities need industrial development.

Mr. Freeman indicated that the Town faces many costs for both hard and soft services in development and explained that industrial lands are a prime funding source for these services.

Mr. Tigert explained that Ingersoll does not see a benefit in bringing the Township to develop an industrial park since they do not need the capital investment from the



RESOLVED that the meeting is now adjourned at 6:20 p.m. to meet again on April 12<sup>th</sup>, 2016 at 5:30 pm.

DISPOSITION: Motion Carried.