

Boundary Adjustment Committee Meeting
South West Oxford and the Town of Ingersoll
Wednesday, 30th January 2019 7pm –
JC Herbert Room, Ingersoll Town Hall

Attendance

Ingersoll Council

Fred Freeman	Deputy Mayor /Chair
Ted Comiskey	Mayor
Gord Lesser	Councilor

South West Oxford Council

David Mayberry	Mayor
Craig Gillis	Councilor
George Way	Councilor

Ingersoll Staff

William Tigert	CAO
Paula Toft	Clerks Dept

SWOX Staff

Mary Ellen Greb	CAO
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1. Fred Freeman as Chair called the meeting to order at 6:59 pm
2. Pecuniary Interests – None declared
3. Approval of minutes of March 27th meeting
This was identified as an error as it was not the previous meeting, one was held in June 2018.
Motion called to amend the agenda accordingly –
Moved by George Way, Seconded by Ted Comiskey
Motion Carried

4. Discussion Items

a. Review of Agreed Issues

Fred Freeman (FF) asked if agreed issues needed to be revisited. Are any still contentious?
Bill Tigert (BT) identified the open road allowance and CAMI issues as still unresolved.

David Mayberry (DM) Position on CAMI valuation? Mary Ellen Greb (MEG) confirmed supplementary one for 2018. DM need firm 2018 valuation after appeals. MEG unsure how it will affect percentages, will alter ratio, so this is unknown. BT staff will need to re-evaluate. DM 2017 for CAMI is unknown, with appeals pending, need resolution to calculate ratio. Consensus met - appeals need to be resolved, to calculate accurate valuation, from finalized assessment.

DM Regional Review is at front of minds, suggests committee push forward, showing united front to Ministry. FF comments if we go single Tier, show we work together, to reach potential industrial benefits. Money spent is still investment in municipalities' future, whatever the outcome. Ted Comiskey (TC) agrees, we should proceed and not lose time. To move boundary,

we will need surveys etc. but they will be useful for future. DM For future Urban growth we need to visualize how it should look, good for this to be negotiated by the committee now.

DM confirmed agreement on boundary roads, some issues still with farmers re. Farm tax, letters were to be sent. BT the draft policy was circulated, and in August sat with affected farmers requesting feedback. None came back with comments. The policy was assurance to farming community, and for future councils to respect. Policy will be circulated to new councils as a refresher. Discussions with farmers recommended, revisit the document and collect comments. If farmers do not agree with taxes and policy are we moving forward? DM it should happen, that is why he wanted to consider west of 401 for future options, and for Ingersoll to grow. FF asked how soon can farmers be met with, and what needs to be discussed? DM responded, a review of difference in tax rates and policy. FF if needed 1 or 2 committee members can attend, DM feels it needs a public meeting, MEG confirms this can set up quickly.

Open road allowances: DM, End of union road, boundary at end of lot 1, turnaround at end will be in SWOX, will need agreement with Ingersoll to plough snow, for amenities etc. - Or should road be closed? FF leaving Pye farm and Wilson, GW Road allowance on Pye Farm needs looking at, as there is a house on property, BT we can transfer portion of the road, and draft a ref plan. That portion will be residential, Southern part, not part with Pye Farm on it. Keep the allowance, close the rest and convey it. If Pye's sell farm developer would approach SWOX to buy. Looking at map identifying commercial and residential split of proposal. Should close part of road that is on farm and cut off boundary before that parcel.

TC asks what the valuation on road allowance is? Does it allow access to have services? Will roadway give more leverage? FF asks is turnaround needed? DM turnaround needed to allow ploughing and services access to SWOX property, to avoid creating new turnaround. FF Agrees. BT if building permit wanted in the future, will need turn around to remain. DM agrees, it can be worked out in details.

BT Concerned re. Service plans, as the main corridor on 401, talked about transferring to Ingersoll. Needs to be dedicated to Ingersoll for servicing, especially if SWOX were to sell it, to avoid being held to ransom in future. SWOX not happy with appraised valuation, we will need to talk about SWOX selling to Ingersoll. Valuation not known at this time. DM: If it will increase in value SWOX will want to have agreement to stay as the quarter. BT if can't buy it from SWOX will need agreement regarding services. DM or right of first refusal. BT this would not be not helpful if contentious buyer tries to buy.

TC: If bought at market price, but later services move and its' sold on gaining profit, any profit should be split with SWOX. Ideally agreement will lay out terms of split, if sold, to share a percentage. MEG: Can have something registered on title. BT/FF state it would be in an agreement and would be rock solid, MEG feels that is not good enough would want it registered on title.

BT: Can we establish market value today and buy it? Norwich/ agreement compensated with appraised market value. Or is this what this will die on? Taken on costs of bound roads (usually shared) given houses, will this be the reason it dies? DM: Woodstock agreement is different, will have to go back to council to for agreement to sell it. MEG Need to go back to council for value. GW SWOX needs to come up with a value that it is worth. MEG Certified Appraiser valued land but feel it is not enough. GW Asks FF what 7.f acres farmland value should be? Evaluation \$24000 per acre? FF: gives estimate of \$24000 and argues appraiser's idea. DM: mentions land in Beachville was valued as more, GW Council don't want to let it go if that is all it is getting. BT suggests a number be put on it for sale. MEG will bring it back to Council, DM, FF asks SWOX to return with a number. TC Does road allowance have to be surveyed if we do that? BT: It will be on Original survey, as Road allowance pre dates 401.

b. New Issues if Any

Regional Review: There followed a round table discussion on the committee's opinions on the direction and possible outcomes of the regional review.

4. Next Meeting Date

20th Feb at SWOX 7pm suggested - TBC.

5. Adjournment 8.33pm