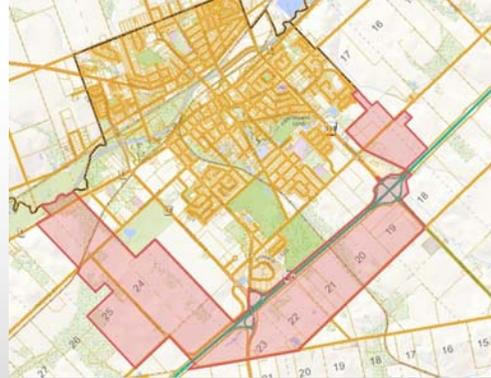




TOWNSHIP OF SOUTH-WEST OXFORD & TOWN OF INGERSOLL

BOUNDARY ADJUSTMENT PROPOSAL: PUBLIC INFORMATION SESSION

FEBRUARY 25TH, 2020
7:00 P.M.
SALFORD COMMUNITY CENTRE



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AGENDA

- NEEDS ASSESSMENT
- TAXES
- COMMUNITY PLANNING
- MUNICIPAL SERVICES/BYLAWS
- COMPENSATION
- NEXT STEPS
- QUESTIONS AND COMMENTS

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NEEDS ASSESSMENT

WHY ARE THE MUNICIPALITIES DISCUSSING A BOUNDARY ADJUSTMENT?

- Ingersoll is facing a deficit of industrial and residential lands to meet its future growth needs;
- Based on growth projections, Ingersoll's estimated 20-year land needs are as follows:
 - Residential – 75 gross developable ha (185 acres)
 - Industrial – 109 gross developable ha (264 acres)
- The lands identified for the potential boundary adjustment have been under consideration to meet Ingersoll's growth needs for a number of years. The properties under consideration represent a mix of attractive land for future industrial development along the 401 and lands for potential future residential development, such as those along Ingersoll's eastern border.

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DIRECTION FOR GROWTH

WHY ARE THESE LANDS BEING CONSIDERED FOR ANNEXATION?

- A portion of the lands being considered for annexation are designated in Oxford County's Official Plan as lands for "future urban growth". The policies of the Provincial Policy Statement and the County of Oxford's Official Plan both require that growth and development be directed to designated settlement areas with an appropriate level of services.
- To be consistent with these policies, the lands must be brought into the municipal and designated settlement boundary of the Town of Ingersoll before their development for residential, industrial or other urban type uses would be permitted.
- The specific use of the land would be determined through a subsequent secondary planning study. This is a public process with agency circulation and public meetings to obtain comments from the public and other stakeholders.
- The secondary planning study will identify the proposed land uses, housing types and density, public park(s), the location of storm water and other infrastructure features.

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PROPERTY TAXES

- If the proposal is approved, as of January 1, 2021, Township of South-West Oxford residents within the boundary adjustment area would become Town of Ingersoll residents.
- All taxes would be billed by and paid to the Town of Ingersoll. All arrears owing would be transferred to and paid to the Town of Ingersoll.
- All Pre-Authorization Payment Plans with South-West Oxford would become null and void; new arrangements would need to be made with the Town of Ingersoll.
- Tax phase-in measures are proposed to mitigate the impact to existing property owners only. Any residential property sold after the effective date of January 1st, 2021 will not qualify for the tax phase-in.
- There is a proposed tax phase-in over ten (10) years for **residential and farm** properties; there is a proposed tax phase-in over five (5) years for **commercial and industrial** properties.

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PROPERTY TAXES – PHASE-IN

- On January 1st annually residential and farm property taxes will be calculated as follows:

$$\text{Annual assessment} \times \text{Town tax rate} - \text{Annual assessment} \times \text{Township tax rate} = \text{difference}$$

Tax increases for each of the next **ten** years as a result of the boundary adjustment only:

Year 1	Town Taxes reduced by 90 % of the difference
Year 2	Town Taxes reduced by 80% of the difference
Year 3	Town Taxes reduced by 70% of the difference
Year 4	Town Taxes reduced by 60% of the difference
Year 5	Town Taxes reduced by 50% of the difference
Year 6	Town Taxes reduced by 40% of the difference
Year 7	Town Taxes reduced by 30% of the difference
Year 8	Town Taxes reduced by 20% of the difference
Year 9	Town Taxes reduced by 10% of the difference
Year 10	Pay full Town Taxes

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COMMUNITY PLANNING

WHAT ARE THE NEXT STEPS?

- Undertake Secondary Planning/Service Study (public process);
- Official Plan amended to designate the lands for specific development (public process);
- Once the Official Plan has been approved, the Town of Ingersoll or individual property owners may file planning applications to rezone all, or a portion of, the lands to bring them into conformity with the land use direction set out within the Official Plan (public process);
- Township zoning will stay in place until repealed and replaced by the Town or amended by way of a planning application filed by the property owner and approval of the application.

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SEWER/WATER SERVICES

- The secondary planning process mentioned before will identify sewer-service strategies for the extension of services. The timing of the installation of services is subject to development activity and the need in the event of failing septic systems.
- At such time as when sewer services become available, property owners within the annexed area will generally be required to connect to both services in situation where existing private services are contamination and/or are exhibiting operational problems. Connection to municipal servicing will also generally be required where properties are redeveloped.
- The County may also establish connection requirements to new municipal services through a connection bylaw. The County will set a time period for connection to the municipal systems.
- A connection charge will apply at the time of hookup. County policy provides the ability for property owners to finance new water and sewer service connections to properties within developed areas. An estimate of the fee may be provided during the public consultation process as the design of the infrastructure progresses.

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MUNICIPAL SERVICES

If approved there will be a number of changes respecting municipal services including:

- Road Maintenance: Local roads maintenance by Town of Ingersoll
County roads maintenance by County of Oxford
- Garbage and Recycling Collection: Collected by the County contractor each Tuesday
- Fire Protection Services: Town of Ingersoll Fire Department
- Police Services: OPP
- Library services: Oxford County – Ingersoll Public Library
- Building permit/inspection: Town of Ingersoll

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MUNICIPAL BY-LAWS

If approved, and as of the effective date, the By-laws of the Town of Ingersoll will extend to the annexed areas except those that are specifically excluded in the boundary adjustment agreement:

- **Zoning By-law:** Township of South-West Oxford Zoning Bylaw remains in force
- Towns of Ingersoll By-law apply for all other cases such as:
 - [Open Air Burning Regulations](#)
 - [Noise By-law](#)
 - [Animal Control By-law](#) (domestic pets)
 - [Development Charges](#)

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MISCELLANEOUS

- **Municipal Addressing:** The Town proposes to leave the 911 addresses in place until new Town addresses are assigned and then will provided residents with notice of the address change (unless there is a need identified by emergency response, the addresses may not change).
- **Street name changes:** Not anticipated that this will be required.
- **Municipal drains:** Provisions under the Drainage Act will still apply.
- **Speed limits:** Initially there will be no change. The traffic patterns will be monitored as the area develops and adjustments made as required.

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COMPENSATION

- Negotiations have recognized that any boundary adjustment must benefit both parties, and ensure the long-term sustainability of the Township:
 - **Ongoing Base Compensation:** The Town proposed to pay to the Township, in perpetuity, an amount equal to the Township taxes levied the day before the boundary adjustment become effective for the proposed lands. This amount will be adjusted annually based on the Ontario Consumer Price Index (October to October).

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COMPENSATION

Additional Compensation

- The Town will pay to the Township one-time compensation on the basis of \$250 per new residential unit (estimated at 558 units) constructed on the lands within the boundary adjustment area;
- South of the 401 to the Whiting Street extension is proposed to be sold to the Town of Ingersoll at a market rate of \$25,000 per acre (estimated value of \$175,000 for seven acres);
- Ingersoll to pay 24% of CAMI's net tax payment, in perpetuity, to the Township;
- Ingersoll to pay 24% of all new industrial and commercial property tax revenue, in perpetuity, to the Township.

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NEXT STEPS

- Written comments may be received until Friday, March 13th, 2020;
- After the public meeting, and once all written comments are received, the Municipal Councils will consider the input obtained from the public and decide whether to enter into an agreement to approve the proposed boundary adjustment;
- If the Councils of the Town of Ingersoll and South-West Oxford both approve the boundary adjustment, it will be submitted to the County of Oxford for approval and then the proposal will be submitted to the Province for approval.
- It is expected that each Council will consider the proposal at a regular or special Council meeting in April.

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QUESTIONS & COMMENTS

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