



**Corporation of the Town of Ingersoll
Council Agenda
Special Meeting of Council
Town Centre, Council Chambers
Wednesday, December 5, 2018, 7:00 p.m.**

Call to Order

Disclosures of Pecuniary Interest

Special Staff Reports

1) Boundary Adjustment Update

- a. [Discussion Items from the Minutes of South-West Oxford and Ingersoll Boundary Adjustment Committee](#), February 20, 2018
- b. [East Map](#)
- c. [South Map](#)
- d. [West Map](#)
- e. [Full Map](#)

2) Delegation Requests - 2019 ROMA Annual Conference. 2019

[C-033-18](#)

Upcoming Council Meetings

Regular Meeting of Council

Monday, December 10, 2018, 6:00 p.m.
Town Centre, Council Chambers

Special Meeting of Council - Budget 2019

Wednesday, December 12, 2018, 6:30 p.m.
Town Centre, Council Chambers

Special Meeting of Council - Budget 2019

Thursday, December 20, 2018, 7:00 p.m.
Town Centre, Council Chambers

Council Committee Meetings

Please check the events calendar at www.ingersoll.ca in the event of changes to Committee meeting dates and times

Harvest Festival

4th Wednesday of the Month
Cheese and Agricultural Museum
6:30 p.m.

Ingersoll BIA

2nd Tuesday of the Month
Town Centre, JC Herbert Room
6:30 p.m.

Safe Cycling Committee

2nd Thursday of the Month
Town Centre, JC Herbert Room
6.30pm

Recreational Trails Committee

3rd Wednesday of the Month
Town Centre, JC Herbert Room
6:30 p.m.

Transportation Committee

4th Wednesday of Every Other Month
Town Centre, Engineering Board Room
10:00 a.m.

Museum Committee
3rd Thursday of the Month
Cheese Museum
6:30 p.m.

Police Services Board
4th Monday of the Month
Town Centre, JC Herbert Room
6:00 p.m.

Adjournment

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

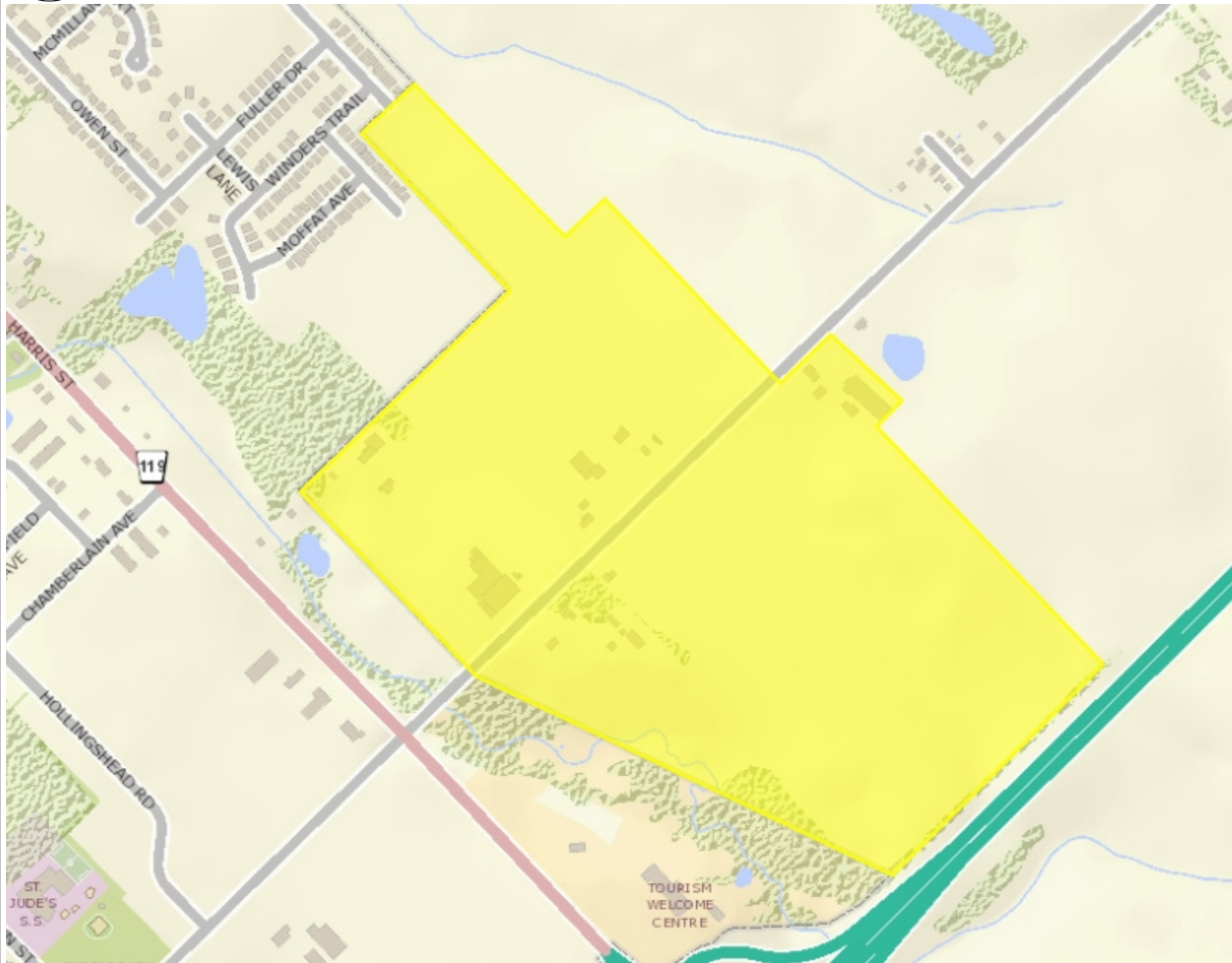
	Agreed to “in principle”	Details
1.	Land area for possible boundary adjustment into Ingersoll.	<u>A map illustrating the lands east, west and south of Ingersoll is attached; and forms part of the minutes of the meeting.</u>
2.	Effective date	The effective date for taxes will be the day prior to the boundary 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>



Legend

Notes



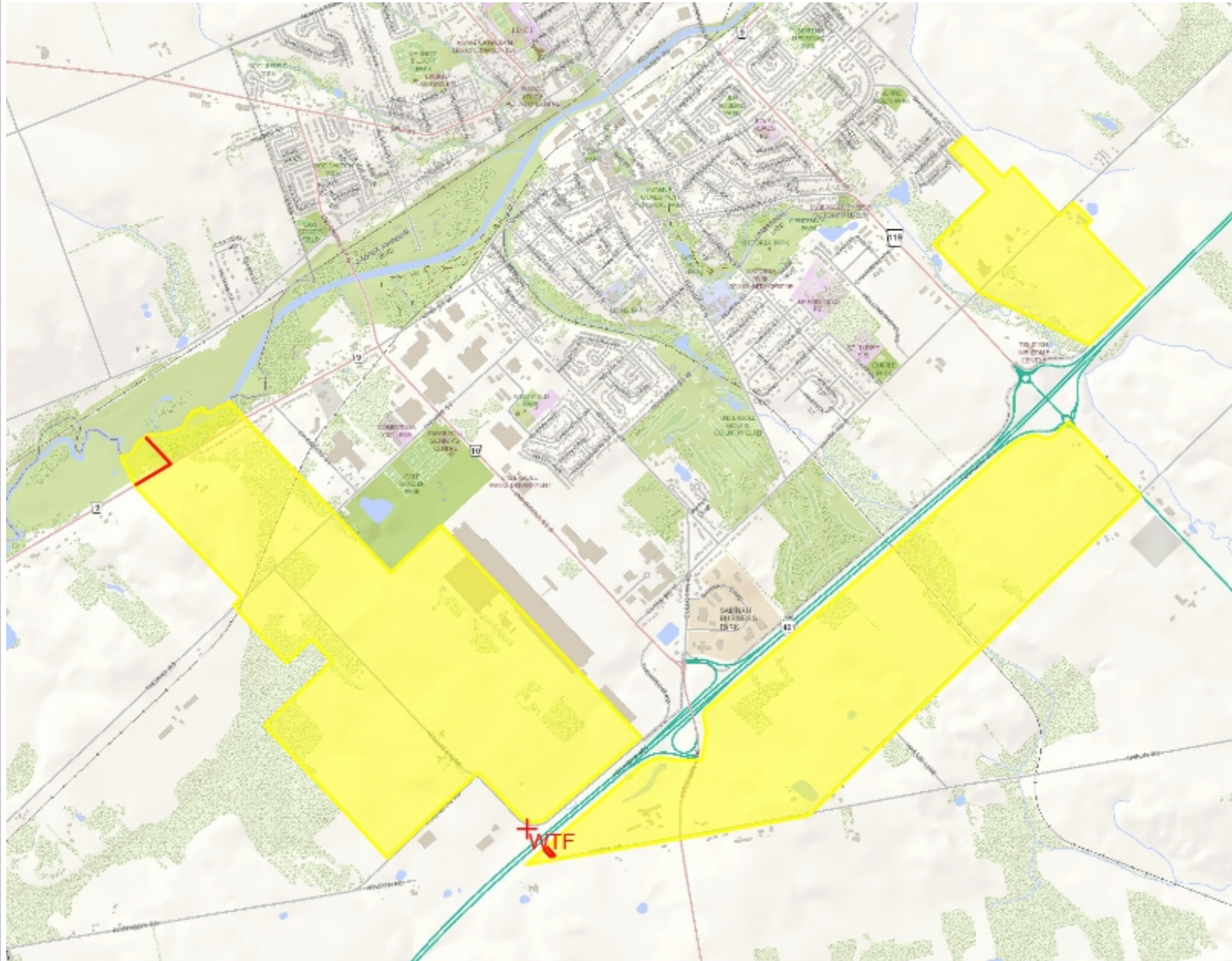
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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

December 3, 2018



Legend

Notes



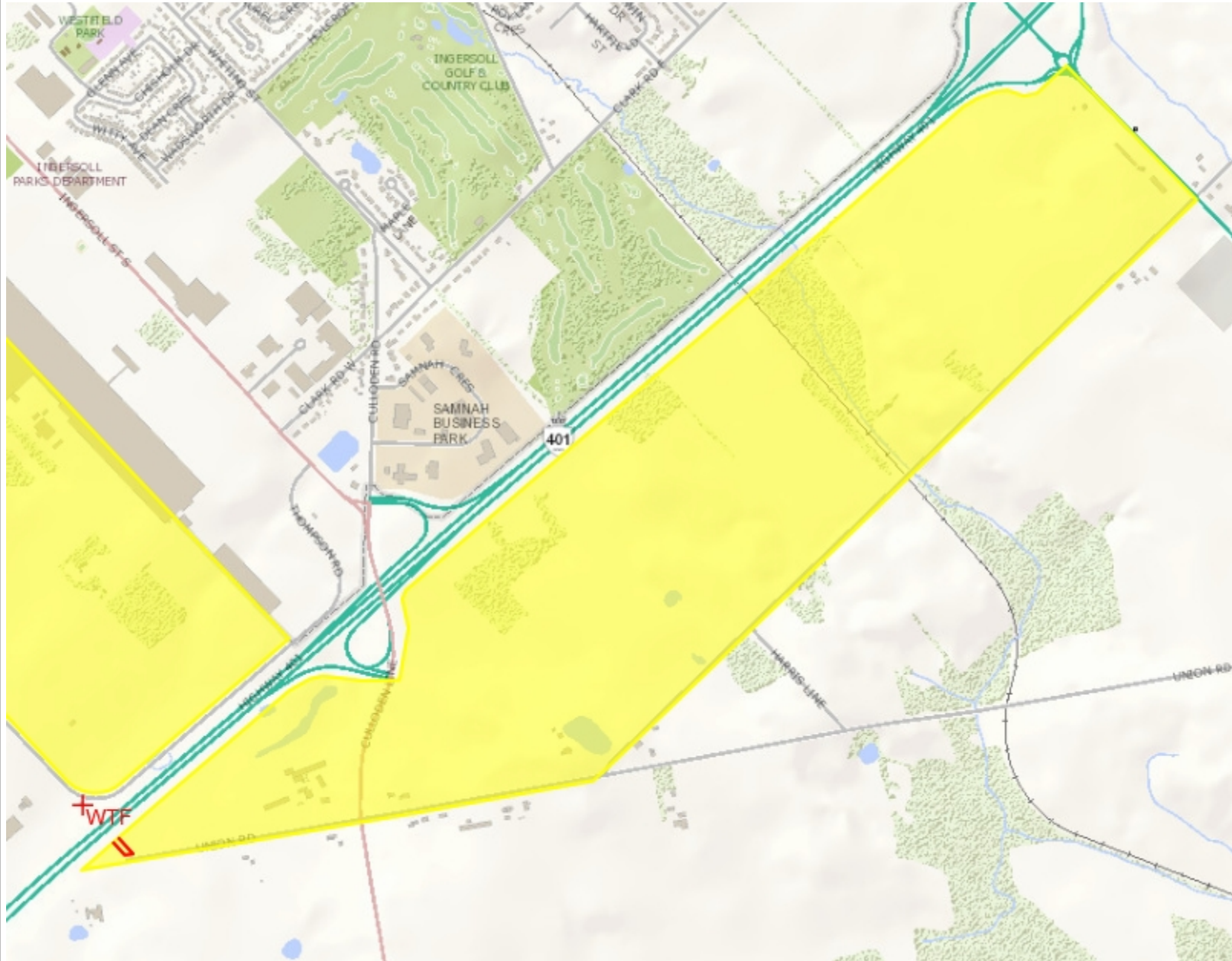
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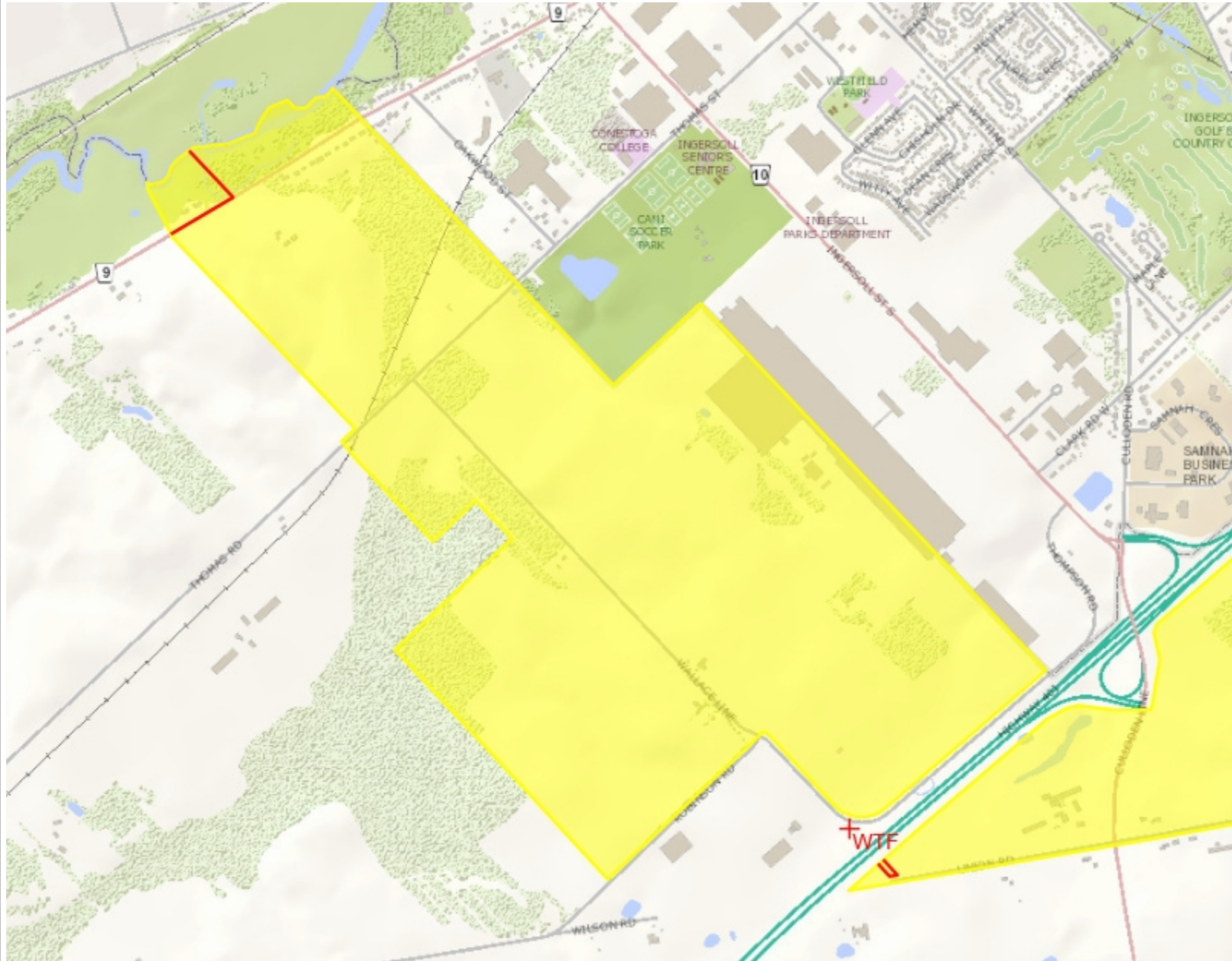
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December 3, 2018



DEPARTMENT: Clerk's Department

REPORT NO: C-033-18

COUNCIL MEETING DATE: December 10, 2018

TITLE: Delegation Requests – 2019 ROMA Annual Conference January 27 – 29, 2019

OBJECTIVE

To receive direction from Council regarding possible delegation requests for the Rural Ontario Municipal Association Conference which will be held January 27 – 29, 2019 at the Sheraton Centre in Toronto.

BACKGROUND

Previously, Council has made delegation requests for a wide variety of topics. Should Council wish to again be a delegation to various Ministries, Council will need to decide and direct staff to submit the requests prior to December 10, 2018.

ANALYSIS

Delegation requests should be for specific information sharing or requests to the necessary Ministry.

Staff have received the following suggested delegations but require Council approval:

- **Ministry of Environment:** Landfill issues
- **Ministry of Finance:** Support for Landfill costs
- **Ministry of Natural Resources and Forestry:** Upper Thames Issues
- **Ministry of Economic Development:** Multi-Use Centre funding and future programs

INTERDEPARTMENTAL IMPLICATIONS: N/A

FINANCIAL IMPLICATIONS: N/A

RECOMMENDATION:

THAT Council for the Corporation of The Town of Ingersoll receives report numbered C-033-18 as information;

AND THAT Council Direct Staff to submit delegation requests as detailed in Report C-033-18.

Prepared by: Michael Graves, Clerk

Approved by: William Tigert, Chief Administrative Officer