



**Township of Zorra  
Town of Ingersoll  
County of Oxford**

**Boundary Adjustment Proposal  
Public Consultation Meeting  
September 29, 2009  
CAW Hall  
364 Victoria Street  
Ingersoll**

**Agenda**

1. **Boundary Adjustment Process**
2. **The Proposal**
  - **Background**
  - **Details**
  - **Impact**
3. **Next Steps**
4. **Public Question/Comment Period**

**Written Comments: (Please leave at entrance)**

- 1) THE 2040 DEMAND FOR GROWTH IS LISTED AS 192ac  
WHY DO YOU NEED 490 AC? (MORE THAN DOUBLE)
- 2) EXISTING LAND USES FOR SHORT TERM, HOW SHORT?
- 3) LAND CLASSIFIED AS FARM, WILL THE TAX BILL REMAIN  
AT THE SAME LEVEL AS ZORRA TOWNSHIP? AND FOR  
HOW LONG?
- 4) WILL AN EXISTING FARM BE ALLOWED TO EXPAND IT'S  
ANIMAL NUMBERS?

---

---

---

---

---



**Township of Zorra  
Town of Ingersoll  
County of Oxford**

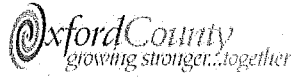
**Boundary Adjustment Proposal  
Public Consultation Meeting  
September 29, 2009  
CAW Hall  
364 Victoria Street  
Ingersoll**

**Agenda**

1. Boundary Adjustment Process
2. The Proposal
  - Background
  - Details
  - Impact
3. Next Steps
4. Public Question/Comment Period

**Written Comments: (Please leave at entrance)**

- THE PROCESS IS TOO RUSHED  
 - THERE IS TOO MUCH LAND INVOLVED  
 - IT SHOULD BE DELAYED TILL AFTER THE NEXT ELECTION  
 - ANY DEVELOPMENT SHOULD GO SOUTH



Township of Zorra  
Town of Ingersoll  
County of Oxford

Boundary Adjustment Proposal  
Public Consultation Meeting  
September 29, 2009  
CAW Hall  
364 Victoria Street  
Ingersoll

Agenda

1. Boundary Adjustment Process
2. The Proposal
  - Background
  - Details
  - Impact
3. Next Steps
4. Public Question/Comment Period

Written Comments: (Please leave at entrance) *Pat Loranger*

*41 Kerr Cres. 519-485-6741*

*My husband and I paid an additional "10,000.00" for our property. ~~With~~ with the understanding that we would have the privacy of the feild behind our house for "20 to 25 years". Plass I believe we are paying extra tax for our privacy caused by having the feild behind us. Will the Town be willing to reimberst us our moniy ~~as well as~~ we paid for this privacy as well as taxes we pay. "please consider The home owners that has paid extra for Theirs homes*



## Elaine Clark

---

**From:** Don MacLeod [dmacleod@zorra.on.ca]  
**Sent:** Thursday, October 01, 2009 8:39 AM  
**To:** Shirley Cooper  
**Cc:** btabor@oxfordcounty.ca; Elaine Clark; Margaret Lupton; mayor@ingersoll.ca  
**Subject:** Re: Boundary Adjustment, Township of Zorra & Town of Ingersoll

Mr. & Mrs. Cooper,

Your email has been forwarded to the Town of Ingersoll and both Mayors. This item will appear as part of the Council agenda at the Zorra Township Council meeting on October 6, 2009.

Don MacLeod  
Chief Administrative Officer  
Township of Zorra  
274620 27th Line  
P.O. Box 306  
Ingersoll, ON N5C 3K5  
Ph. 519-485-2490 ext. 226 or 1-888-699-3868  
[dmacleod@zorra.on.ca](mailto:dmacleod@zorra.on.ca)  
[www.zorra.on.ca](http://www.zorra.on.ca)

This E-mail contains privileged and confidential information intended only for the individual or entity named in the message. If the reader of this message is not the intended recipient, or the agent responsible to deliver it to the intended recipient, you are hereby notified that any review, dissemination, distribution or copying of this communication is prohibited. If this communication was received in error, please notify us by reply E-mail and delete the original message.

 **Please consider the environment before printing this e-mail.**

---

**From:** Shirley Cooper <[shirleygertie@sympatico.ca](mailto:shirleygertie@sympatico.ca)>  
**Reply-To:** Shirley Cooper <[shirleygertie@sympatico.ca](mailto:shirleygertie@sympatico.ca)>  
**Date:** Wed, 30 Sep 2009 14:43:50 -0400  
**To:** Don MacLeod <[dmacleod@zorra.on.ca](mailto:dmacleod@zorra.on.ca)>  
**Cc:** <[btabor@oxfordcounty.ca](mailto:btabor@oxfordcounty.ca)>  
**Subject:** Boundary Adjustment, Township of Zorra & Town of Ingersoll

To all concerned,  
When did our elected officials stop representing their constituents?? We live in the area of Zorra which potentially is being sold out to the Town of Ingersoll; a rural area which we chose to live in because of what it represents to us, namely seclusion, privacy and a view of wide open spaces. We have paid a premium price to live here, including installing and maintaining our own wells and sewage systems. After 17 years we have personally paid over \$55,000 in property taxes to The Township of Zorra, only to now have Zorra sell us out without any input from us and seemingly trying to sneak this past us with a letter received on September 23rd, 6 days before a public meeting for discussion. Is this the way democracy proceeds?? It seems far right-winged to us, bordering on dictatorship. At the expense of losing all that is important to us and the other 42 residential property owners in the affected area, and not forgetting the increased taxation, please tell us what we have to gain!! Currently the area north of the North Town Line is ready for development with the few affected landowners in apparent agreement as per the input at the "meeting". Jerry Beckett has done his homework well and presented much logical data supporting the development of that area. Logic is not prevailing here and it appears that an uninformed decision has been made by our elected officials. We would appreciate receiving a copy of the documentation addressing the arguments against the proposed development of the area north of the North Town Line.

We look forward to receiving an acknowledgement of this e-mail along with confirmation that it will be forwarded to the appropriate channels and dealt with. We thank you in advance for that consideration.  
Sincerely Ross and Shirley Cooper, 29 Ellen St. RR #3, Ingersoll, N5C 3J6 (ph 519-485-3186)

\_\_\_\_\_ Information from ESET NOD32 Antivirus, version of virus signature database 4472 (20091001)  
\_\_\_\_\_

The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>

## Elaine Clark

---


**From:** Don MacLeod [dmacleod@zorra.on.ca]  
**Sent:** Thursday, October 01, 2009 8:36 AM  
**To:** DOUG FORBES  
**Cc:** Margaret Lupton; Elaine Clark; mayor@ingersoll.ca  
**Subject:** Re: Boundary Changes

Good Morning Doug,

1. I have attached a PDF version of the presentation.
2. Council will be discussing this item at its October 6, 2009, regular meeting. This meeting starts at 9:30 am and there has not been a specific time set aside for this item. Len Reeves, one of the developers has asked to address Council at 11:30 am.
3. As noted at the meeting, the deadline is October 5, however, it appeared as though both Councils would consider granting extensions to the commenting period if requested.
4. All comments will be listened to by Council. Mayor Lupton made that very clear that Council will consider all comments prior to making any decision.

Don MacLeod  
Chief Administrative Officer  
Township of Zorra  
274620 27th Line  
P.O. Box 306  
Ingersoll, ON N5C 3K5  
Ph. 519-485-2490 ext. 226 or 1-888-699-3868  
[dmacleod@zorra.on.ca](mailto:dmacleod@zorra.on.ca)  
[www.zorra.on.ca](http://www.zorra.on.ca)

This E-mail contains privileged and confidential information intended only for the individual or entity named in the message. If the reader of this message is not the intended recipient, or the agent responsible to deliver it to the intended recipient, you are hereby notified that any review, dissemination, distribution or copying of this communication is prohibited. If this communication was received in error, please notify us by reply E-mail and delete the original message.

 **Please consider the environment before printing this e-mail.**

---

**From:** DOUG FORBES <[drforbesfamily@sympatico.ca](mailto:drforbesfamily@sympatico.ca)>  
**Date:** Thu, 1 Oct 2009 02:30:04 +0000  
**To:** Don MacLeod <[dmacleod@zorra.on.ca](mailto:dmacleod@zorra.on.ca)>  
**Cc:** <[btabor@oxfordcounty.ca](mailto:btabor@oxfordcounty.ca)>, James Timlin <[jtimlin@ingersoll.ca](mailto:jtimlin@ingersoll.ca)>  
**Subject:** Boundary Changes

Don

I will be sending more information and questions to you in regards to the proposed boundary changes that were brought up at the Sept 29th 09 meeting at the CAW Hall.

I am not in favour of this decision and I am not alone, as was evident at the meeting.

I am shocked at the little amount of time that was given to the residence of the affected area and how little concern was given by both Councils. If I had prior knowledge of the future of our property I may have been able to make a choice as to remain or sell. As it stands it looks as if the property value has been reduced due to the onset of the mandatory connection to sewer and water in which I have already invested greatly in. Also our taxes are being increased in an amount that I do not believe to be a real estimate. I think that they will continue to increase exponentially as the land develops uncontrollably around us. For this added tax we will receive no added benefits to our service and in some cases ( ie: snowplowing) worse.

It seems that the decision to accept this boundary adjustment is final. Holding the meeting was just another formality in this process. It looks like Ingersoll had to make this quick change in choice of area based upon a decline on the other property. This urgent need is probably due to the interest in property by Thames Valley District School Board and need for a recreation area including ball diamonds and a double pad arena although they won't confess too. Just because Ingersoll's failure to plan properly, doesn't make it an emergency for Zorra Township to jump. Where was Ingersoll's last 20 year plan? Whats going to happen next? I don't want to be a part of this. I thought that Zorra Township had our interest in mind in making these decisions.

Could you please answer these important questions so I can make an informative choice.

- 1) Could you forward the power point presentation, or a copy of the points presented as I have questions regarding the reasons pending your decision.
- 2) Could you inform us of the next scheduled or emergency meeting regarding this issue as I would like to attend.
- 3) What is the deadline for my questions and will they be answered?
- 4) Are these questions going to matter?

Doug and Julie Forbes  
R.R. # 3, 23 Ellen St.  
Zorra Township  
519-485-1380  
519-619-4155

\_\_\_\_\_ Information from ESET NOD32 Antivirus, version of virus signature database 4472 (20091001)  
\_\_\_\_\_

The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>

September 30, 2009

RE: proposed annexation

Mayor Luptin, you were defending your integrity at the meeting last evening at the CAW Hall. I believe the over-whelming objection to the proposed annexation to the west will give you the opportunity to show the residents of this area whether you were serious in that defence or not. One reason your council gave for not going north of North Town line was that it was good farm land, yet you hold meetings at the Zorra offices and upon leaving the office you did not seem to notice the excellent farm land in front of you. Farm land that has not only produced excellent crops but has been a livelihood for generations of families and will continue to do so. Whereas the farm land north of north town line has no bearing to farmers who have roots there and wish to live there and farm. That is a serious consideration and a serious breach of trust to anyone who thought councils had the best interests of there constituents.

It also was very revealing how little research had gone into the ramifications of one parcel over the other. Your aggregate theory just doesn't wash as you look at your own map. Just how much will it cost to service this area with the elevation difference as was pointed out last night, a cost that will be born by not the builder but the buyer and will that even entice anyone to try to afford to live there..

To Ingersoll, I would question whether you are actually getting the 4 hundred and whatever acres of land. Firstly you have wet lands by the river you can not build on and secondly you have 250 to 300 acres of farm land that are all owned by people who plan on living there, working the land and making their contribution to society.

For you to have access to that land would possibly require expropriating it from them, which means you would tax them first with the exhorbant rate you showed last night and then eventually boot them off their land anyway.

Your self imposed deadline for this year is ludicrous. Clearly all aspects and ramifications and consequences of any move on annexation is premature. I don't think as was pointed out last night that a huge building boom will take place next year or the year after. So what is your rush? Election year would be a very good time for all candidates to get feed back as they reach out to the public. As of now and at the meeting last night it appeared if you were totally ill prepared without any focus or conscience. You are dealing with peoples lives and their future. As councilors, that should matter. What some of you are perhaps looking at as a quick solution for your legacy may turn out to be your albatros

Harvey& Lyn Fishleigh  
34 Ellen St.  
RR 3 Ingersoll