



**Public Meeting
Boundary Adjustment
September 29, 2009**



Don MacLeod, Chief Administrative Officer for the Township of Zorra opens the Public Meeting at the CAW Hall, Victoria St. Ingersoll at 7:07 p.m.

Present:

Township of Zorra Mayor Lupton
Councillor: John Angehrn
Jeff Brown
Jim Verwer
Gord MacKay

Town of Ingersoll Mayor Holbrough
Deputy Mayor Freeman
Councillor: Ernie Hunt
Dave McLeod
Gord Lesser
John Fortner
Kristy Van Kooten-Bossence

Staff:

Don MacLeod, CAO

Elaine Clark, Clerk
John Phillips, Director of Public Works
Darrel Parker, Fire Chief
Gene McLaren, Director of Engineering
Don Johnson, Chief Building Official
Bill Mates, Economic Development
Ann Meyer, Deputy Clerk

Marg Misek-Evans, Corporate Manager Planning
Ron Versteegen, County Planner

Mr. McLeod, Moderator, for this meeting introduces the head table, members of Council and staff and proceeds to present information on the proposed boundary adjustment between the Township of Zorra and the Town of Ingersoll and to seek public input on the proposal.

Following the presentation, the floor is open to questions and comments. A synopsis of the questions posed is outlined below: Answers provided are also summarized.

| Name | Address | Comments |
|---------------------|-----------------------|---|
| 1. Ken Nitska, | 27 th Line | <ul style="list-style-type: none"> • Impact on the residents of Zorra outside the adjustment area? |
| 2. Matt Stephenson, | 27th Line | <ul style="list-style-type: none"> • What restrictions will be on his farm after the expansion? • Will the restrictions be greater or status quo <p>Response: Marg Misek-Evans recommends that Zorra consider a special site specific zoning for Mr. Stephenson's property to maintain the current MDS setback requirements for new or expanding livestock facilities.</p> |
| 3. Unknown - | | <ul style="list-style-type: none"> • Do you have to sell your land? |
| 4. Stan Hazen, | 21 Elm Street | <ul style="list-style-type: none"> • If Sewer & water infrastructure is constructed, do we have a choice to connect? • Road maintenance, will it be the same as Ingersoll? <p>Response: John Phillips reviews Ingersoll's Level of Service Policy</p> <ul style="list-style-type: none"> • If necessary to purchase a fire truck, will our taxes increase? <p>Response: Don McLeod responds that Ingersoll can enter agreement with Zorra</p> |
| 5. Mhairi Keruso, | 27 th Line | <ul style="list-style-type: none"> • Definition of immediate future • How long will it take for change to occur? <p>Response: Marg Misek-Evans outlines the planning process for the Secondary Planning, a servicing strategy and an Official Plan Amendment, usually 2 yrs in duration.</p> |

| Name | Address | Comments |
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| Mhairi Keruso, | 27 th Line | <ul style="list-style-type: none"> • Why the quick deadline for comments to come in? Requests consideration for more time for research. <p>Response: Suggested that the Comment Sheet include the request for a consideration of a deferral for the submission of comments</p> |
| 6. John MacMillen, | 17 Ellen Street | <ul style="list-style-type: none"> • Tax increase for what additional services? |
| 7. Daryl Anderson, | 44 Ellen Street | <ul style="list-style-type: none"> • Questions why consideration not given to the area north of North Town Line as less impact on existing residential? <p>Response: Mayor Lupton notes that there is considerable sensitive land in the south area resulting in less land taken for development and there are constraints to the north with the limestone aggregates and prime agricultural land</p> <p>Marg Misek Evan reviewed the criteria to be met to satisfy the Ministry of Natural Resources prior to development of the area</p> |
| 8. Matt Stephenson | | <ul style="list-style-type: none"> • Understands challenges as his land has limestone but questions the difference in the two areas as they both have limestone. |

| Name | Address | Comments |
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| 9. Jerry Beckett, | Oak Country Homes | <ul style="list-style-type: none"> • Notes his opposition to the proposed boundary adjustment based on the following concerns: • Services within the Town along the North Town Line have been oversized to accommodate future development of lands north of the North Town Line • Considerable engineering constraints and costs to service the proposed boundary adjustment area • Four major property owners in the area to the north desire to be part of Ingersoll • Area could be ready for development within two (2) years. • Advised that Zorra would not consider area to the north as it is prime agricultural lands , Ministry may consider the area too large and for financial reasons • In speaking with MMA, the Ministry will approve any deal negotiated by council • Area North of NTL has residential homes so aggregate will not to be extracted • Property owners in the proposed boundary adjustment area not willing to sell • Additional Servicing costs to purchasers for development in the proposed area • Taxes in perpetuity-why is Council willing to protect land to the north when the major property owners approve the boundary adjustment & propose the transfer of land where land owners are in opposition • Four major property owners to the north may be willing to pay additional taxes to Zorra for consideration to be part of the boundary adjustment. • Requests Council to reconsider the boundary adjustment area to be that of the north rather than the south-west. |

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| 9. Jerry Beckett, | Oak Country Homes | Response: Mayor Lupton notes that Council has never proposed a boundary adjustment to the north with Ingersoll nor discussed any financial settlement this area. No deal ever made with Zorra concerning these lands. |
| 10 Unknown | | <ul style="list-style-type: none"> • Have any planning studies been undertaken of the areas? |
| 11 Terry Simmons, | 17 McNab | <ul style="list-style-type: none"> • Boundary Adjustment would offer services and increased taxes that we don't want & refuse to discuss the area that desires to be part of Ingersoll. • Council overstepped their elected role as it is not their role to protect farmland. |
| 12. Matt Stephenson | | <ul style="list-style-type: none"> • Vouches for Mayor Lupton's integrity • Requests that Mayor Lupton and members of council take input into consideration |
| 13. Bill Wellinchinko, | County Rd 7 | <ul style="list-style-type: none"> • Questions the number of residential homes that 190 acres would accommodate? • Considers approximately 2,500 homes optimistic • The construction of the Cami Automotive did not generate the residential construction that was anticipated • Suggests that development should occur south of the 401 where infrastructure can accommodate the increased traffic flow |

| Name | Address | Comments |
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| 14. Neilson Dicker, | 36 McNab | <ul style="list-style-type: none"> • Questions why no environmental studies have been undertaken considering the sensitive lands within the proposed boundary adjustment area • Would it be easier to go North? <p>Response: Secondary Plan review would highlight the environmental features and the necessary planning policies would be implemented to protect the features.</p> |
| 15. Jeff Robson, | Oak Country | <ul style="list-style-type: none"> • Tax increase does not take into account future increases for water and sewer connection |
| 16. <u>Tim Lobzun</u> , | 65 King Street W | <ul style="list-style-type: none"> • Notes that there will be tax increases upcoming as a result of the phased-in CVA in 2012) • County owned water and sewer systems • Questions the benefits to Ingersoll and to Zorra • Suggests development should be to the south |
| 17. Shirley MacMillen, | 17 Ellen Street | <ul style="list-style-type: none"> • Questions if services are coming later then why should we pay now? • Feels that there will be no increased services for the increase in taxes |

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| 18. John MacMillen | , 17 Ellen Street | <ul style="list-style-type: none"> • Why do we have meetings if we really have no say? |
| 19. Paul Jantzi, | 23McNab | <ul style="list-style-type: none"> • Can well and septic systems be grandfathered? • Financial consideration should be paid to those being annexed • How long before Ingersoll provides fire protection • Hydro service change? |
| 20. Matt Stephenson | | <ul style="list-style-type: none"> • Recommends that Zorra Council consider the input from this meeting • Asked for a show of hands that this was the right proposal. (No hands raised) • Wants due diligence and time to comment on the proposal |
| 21. Mhairi Kersel, | 27 th line | <ul style="list-style-type: none"> • Can Council consider the area to the north? • Why the deadline of January 1, 2010? • Will Councils consider extending the response deadline to provide for people to make informed comments? |
| 22. <u>Jim Stephenson</u> | | <ul style="list-style-type: none"> • Notice short, concerned about timeline and would like more time |
| 23. <u>Barb, Booth</u> | 27 th line | <ul style="list-style-type: none"> • Bare minimum notice • Wants the adjustment put off until after 2010, too many problems |

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| 24. Jerry Beckett | | <ul style="list-style-type: none"> • Four major land owners to the north are willing to pay higher taxes to Zorra if this makes the proposal attractive. |
| 25. Harvey Fishleigh | 34 Ellen Street | <ul style="list-style-type: none"> • Short time line, put it off until after election, make it an election issue |
| 26. Dave Couse | 5 McNab | <ul style="list-style-type: none"> • Requests clarification on the calculation of taxes and water/sewer improvement – based on frontage? |
| 27. Unknown | | <ul style="list-style-type: none"> • Is a school or arena proposed for the area? |
| 28. Kelley Hunt | 28 Ellen Street | <ul style="list-style-type: none"> • If approved, is Ingersoll proposing to zone the lands along County Road 119 Industrial from Agricultural? |
| 29. Hugh Montgomery | Elm Street | <ul style="list-style-type: none"> • Consensus no one in favour • Nobody listened to South West residents |
| 30. Daryl Anderson | | <ul style="list-style-type: none"> • Questions if Council is in support on the boundary adjustment to the north |
| 31. Doug Forbes | 23 Ellen Street | <ul style="list-style-type: none"> • Is my councilor in favour of the proposed boundary adjustment? |

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| 32. Unknown | | <ul style="list-style-type: none">• Can the adjustment be delayed beyond 2010 deadline? |

No further questions or comments are forthcoming, Mr. McLeod expresses his appreciation to all those who attended this meeting and their comments, questions and adjourns the Public Meeting.

This meeting is hereby adjourned.

8:38 P.M.

Elaine Clark, Clerk

Ann Meyer, Deputy Clerk



**Boundary Adjustment Public Consultation Meeting
September 29, 2009**

| | Name (Please Print) | Address |
|----|----------------------------|----------------------------------|
| 1 | JOHN FORTIER | 178 CHERRY ST., INGERSOLL |
| 2 | Betty Rice | 272 KENSINGTON AVE INGERSOLL |
| 3 | Charlene Robeson | 92 Canterbury St Ingersoll |
| 4 | NEWSON-RUTH DICKERT | 36 McNAB ST. INGERSOLL |
| 5 | Hyl L. MacIntyre | 10 GUY ST INGERSOLL |
| 6 | Wally Hammond | P.O. Box 209 Thamesford NoM 2 M0 |
| 7 | Tim Lobzun | 65 KING ST W. INGERSOLL NSC 257 |
| 8 | Queen Baigent | RR#3 Ingersoll NSC 3J6 |
| 9 | Corinn Power | 33 Woodhatch Cres |
| 10 | DAVE COUSE | 5 McNAB ST |
| 11 | Doug For Des | 23 Ellen St. RR#3 |
| 12 | TIM McHUGH | 27474 RR#3 INGERSOLL |
| 13 | Daryl Anderson | 44 ELLEN ST. |
| 14 | J. Angerson | 20 RRA CORNICK |
| 15 | Bill Mates | Ingersoll |
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Boundary Adjustment Public Consultation Meeting
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| 1 | Joan Harrison | 574 Innes Rd Woodville |
| 2 | Connie van Baxtel | 40 Crandall Rd RR#3 |
| 3 | J. Beditt | R.R. #4 Embro |
| 4 | Shaun Burton | 28 McNab St, RR#3 Ingersoll |
| 5 | ROBERT ALLAN | 155 Innes St, Ingersoll |
| 6 | Margaret Lupton | R.R. 2 Embro |
| 7 | ROSS COOPER | RR 3 INGERSOLL 29 ALLEN ST |
| 8 | Bill Wolodchurko | RR2 Ingersoll |
| 9 | KACY JOHNSON | 35 Kerr Crs Ingersoll |
| 10 | GORD MACKAY | R.R. 1 Embro |
| 11 | JULIE FORBES | RR#3 INGERSOLL (23 Ellen St) |
| 12 | SUSAN HAZEN | RR#3 INGERSOLL |
| 13 | DAVE HUNT | RR#3 Ingersoll |
| 14 | MHAIRI KERSEL | RR#3 INGERSOLL 603427 |
| 15 | Peg Hanton | RR#2 INGERSOLL |
| 16 | Marg Evans. | County of Oxford - |
| 17 | Ron Verkerge | County of Oxford |
| 18 | Chad Franklin | 603531 Rd 60 |
| 19 | Steve Caskey | 139 Innes St. Ingersoll |
| 20 | Kristy Van Kooten-Bossence | 158 Margaret St |
| 21 | Kristin Hammond | RR3 Ingersoll |
| 22 | Bruce Urquhart | S-R |
| 23 | Shawn McNIEN | RR2 INGERSOLL |
| 24 | S. Heersink | RR#1 Embro - Moving to RR#3 Ingersoll |
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Boundary Adjustment Public Consultation Meeting
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| | Name (Please Print) | Address |
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| 1 | Betty Barber + Bob | 2311 Cromarty Dr RR2 Dorchester on NOHIGS |
| 2 | DON BURGESS OFA | 450 SUNSET DR. Room 208 ST. THOMAS |
| 3 | Harvey Fishleigh | R.R 3 Ellen St Ingersoll |
| 4 | JINDA FISHLEIGH | RR 3 34 ELLEN ST INGERSOLL |
| 5 | BRIAN DEMPSEY | RR#3 37 McNAB ST |
| 6 | GRACE DEMPSEY | " " " " |
| 7 | JIM VERWER / ZORRA TWP. | RR # 2 LAKEVIEW |
| 8 | PAUL BARRAM | RR3 INGERSOLL |
| 9 | Hawkswood Farms Ex. Owen, ^{Baigent} Darin | R.R 3 Ingersoll |
| 10 | Terri + Jamie Wingrove | 47 Keri Cres Ingersoll |
| 11 | PAUL + HANNE JANTZI | 23 McNAB ST INGERSOLL |
| 12 | WARREN SINCLAIR | 264 LAWRENCE AVE KITCHENER |
| 13 | TERRY SIMMONS | 17 McNAB ST. |
| 14 | Starr Hazen | 21 Ellen St RR#3 |
| 15 | Kelley Hunt | 28 Ellen St. R#3 |
| 16 | MURRAY ANDERSON | 42 McNAB ST |
| 17 | Pat + Maurice Loranger | 41 Kerr Cres |
| 18 | David HAMMOND | RR3 Ingersoll |
| 19 | GORD HOWIE | RR#2 EMBRU |
| 20 | FRED FREEMAN | 246 WELLINGTON ST. |
| 21 | JEFF BROWN | 216 SELDON ST THAMESFORD |
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|----|-------------------------|-------------------------|
| 1 | ERNIE HUNT | 242 CHARLES ST |
| 2 | HAIR WILSON | HEART FM NEW |
| 3 | GORD LESSER | 146 THAMES ST S |
| 4 | Don + Isabelle Ling | R3 Ingersoll |
| 5 | DARECC PARKER | INGERSOLL |
| 6 | KAI CARTMAK | RR2 INGERSOLL |
| 7 | Brad Cartmole | RR2 Ingersoll |
| 8 | Debbie Beckett | RR4 Embro |
| 9 | STEVE, NANCY HAMMOND | RR3 INGERSOLL |
| 10 | Mark + Karen Ford | RR#3 Ingersoll |
| 11 | Barb Bell + Ken Nijofa | 274828 27th line |
| 12 | Tom + SHIRLEY MacMillan | 17 ELLEN ST |
| 13 | Tammy Bekner | 175 Dundas St. |
| 14 | Mary Stephenson | RR#3 Ingersoll |
| 15 | James Stephenson | RR#3 Ingersoll |
| 16 | GARY LAMPKHO | 31 CATTYD ST. INGERSOLL |
| 17 | RICK + DIANE ACKERT | RR#3 INGERSOLL |
| 18 | Darin Baigent | R3 Ingersoll |
| 19 | Matt Stephenson | RR#3 Ingersoll |
| 20 | Bruce Rodick | 13 McNeib St. |
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