



TOWN OF INGERSOLL MINUTES OF PUBLIC HEARING

A Public Meeting of the Council of the Town of Ingersoll held at 7:00 p.m. in the Council Chambers, the Town Centre, 130 Oxford Street on Monday, May 12, 2008.

PRESENT: Mayor Paul Holbrough
Deputy Mayor Freeman
Councillors:
Hunt, Lesser, McLeod and Van Kooten-Bossence

Also Present: James Timlin, Chief Administrative Officer
Elaine Clark, Clerk
Ron Versteegen, County Planner
Marg Misek-Evans, Director
Don Johnson, Chief Building Official
Gene McLaren, Engineering Coordinator
Darell Parker, Fire Chief
Gary Seitz, Treasurer
John Phillips, Superintendent of Public Works
John Tapley, Ingersoll Times

Mayor Holbrough welcomes members of Council and the public to this Public Hearing to hear comments on a Draft Plan of Subdivision and Zoning By-law Amendment Applications submitted by The Town of Ingersoll.

The meeting is called to order at 7:05 p.m.

Moved by Councillor Van Kooten-Bossence; seconded by Councillor Fortner

P08-05-001 That the public meeting to be held pursuant to Sections 51 (20) and 34(12) of the Planning Act, R.S.O. 1990, as amended, on the applications submitted by the Town of Ingersoll (File 32T-07007 & ZON 6-06-9 and 6-06-10 is hereby be now opened.

CARRIED

DECLARATION OF CONFLICT

APPLICATION

a) Town of Ingersoll

Correspondence received from

County of Oxford Report No. 2008-112

Gregory A. Priamo, Zelinka Priamo Ltd – Agent for Southside Group of Companies, Letter May 12, 2008 – Notice of Objection

Ministry of Transportation, Letter May 12, 2008 – Letter of Comments

Mr. Ron Versteegen, County Planner, provides a planning review of the lands noting that the zoning of the lands currently is Development (D) and the Official Plan designation is industrial (with Special Policies) and Environmental Protection Area. The applicant is requesting that the Zoning be amended to Special General Industrial (MG-Special) & Special Recreational (REC-Special) and consideration of a Draft Plan of Subdivision.

The proposed subdivision is comprised of 3 development blocks (having a combined area of approximately 26.98 ha (66.7 ac.)), an environmental protection block, a storm water management block, and a number of reserve blocks one for the purpose of providing a potential emergency access/future road allowance.

The application for zoning is to rezone the area intended for the industrial development (Blocks 2, 3 & 16) as ‘Special General Industrial (MG-Special)’ to recognize a range of industrial uses within the proposed development. The zoning will also recognize the existing and proposed residential development to the north by restricting certain industrial uses along the south side of Clark Road E. that have the potential to generate noise.

The lands corresponding to Block 15 will be zoned to permit a stormwater management pond and Block 1 is to be zoned to ‘Special Recreation (REC-Special)’ to permit passive recreational uses in this wetland complex.

Mr. Versteegen reviews the correspondence received from Zelinka Priamo Ltd and the Ministry of Transportation with Council.

It is the opinion of the Community & Strategic Planning Department that the Draft Plan of Subdivision and Zone Change applications are consistent with the Provincial Policy Statement and are in keeping with the County of Oxford Official Plan and can be supported subject to the imposition of appropriate draft plan conditions. It is recommended that Draft Plan of Subdivision be deferred to re-circulate the Notice and allow for further deliberations of the comments received. Mr. Versteegen informs

Council that the recommendation from County Staff to County Council will be to defer action pending further meetings to resolve the various comments.

Councillor Fortner concurs with the recommendation to re-circulate the application to resolve the road allowance.

Vito Frijia inquires if consideration has been given to the residential house on Clark Rd. and if the appropriate setbacks will be included in Zoning Amendment as well as the impact from the proposed industrial. He further questions if the Planner is recommending that the identified Street 'C' to Clark Rd and if so will there be a traffic impact study undertaken.

A list of those in attendance at this meeting is attached hereto and form a part of the Minutes.

ADJOURNMENT

Moved by Councillor Van Kooten-Bossence; seconded by Councillor Fortner

P08-05-002 That the public meeting to be held pursuant to Sections 51 (20) and 34(12) of the Planning Act, R.S.O. 1990, as amended, on application submitted by the Town of Ingersoll is hereby be now closed.

CARRIED

7: 40 p.m.

Paul Holbrough, Mayor

Elaine Clark, Clerk

