



TOWN OF INGERSOLL MINUTES OF PUBLIC HEARING

A Public Meeting of the Council of the Town of Ingersoll held at 7:17 p.m. in the Council Chambers, the Town Centre, 130 Oxford Street on Monday, December 8, 2008.

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

Also Present: James Timlin, Chief Administrative Officer
Elaine Clark, Clerk
Gene McLaren, Engineering Coordinator
Darell Parker, Fire Chief
Ron Versteegen, County Planner
Don Johnson, Chief Building Official
Gary Seitz, Treasurer
Bill Mates, Economic Development
Gary Seitz, Director of Finance / Treasurer
John Phillips, Public Works
Nicole Pounds,

John Tapley, Ingersoll Times
John Payne, Rogers

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 Application submitted by Sifton Properties Ltd. (File No.: 32T-06001 and ZON 6-08-3).

The meeting is called to order at 7:17 p.m.

Moved by Deputy Mayor Freeman; seconded by Councillor Fortner

P09-12-001 That the public meeting to be held pursuant to Section 51(20) and 34 (12) of the Planning Act, R.S.O. 1990, as amended, on the applications submitted by the Sifton Properties Ltd. (File No.: 32T-06001 and ZON 6-08-3) be hereby opened.

CARRIED

DECLARATION OF CONFLICT

APPLICATION

a) Sifton Properties File No. 32T-06001 and ZOB 6-08-3

Mr. Ron Versteegen, County Planner, provides a planning review of the lands (west side of Harris Street, north of Clark Rd) noting that the zoning of the lands currently is Residential Type 1 (R1), Special Residential Type 3 (R3-17), Development (D), Special Development (D-1) and Recreational (REC) and the Official Plan designation is Residential Environmental Protection Area and Open Space. The applicant has submitted an application for a red-line revision to the draft plan of subdivision to the County of Oxford and the Town of Ingersoll in order to facilitate the development of a 54 single detached lots, 2 walkways, 2 storm water management blocks, two future residential blocks and a number of reserve blocks as part of Phase 1 of the proposed plan of subdivision.

The subject property is subject to a number of changes to the existing zoning to accommodate the proposed red-line revisions including front yard setback, lot coverage in R1 and R2 zoning, Frontage on corner lots and exterior side yard in R2 zones.

It is the opinion of the Community & Strategic Planning Department that modifications to the existing draft approved plan can be supported from a planning point of view.

Maureen Ziti, representative for Sifton Properties Ltd, had had the opportunity to review County Report No 2008 and states there are no objections to the conditions imposed by said report. She further asks for clarification on conditions 7, 8 and 23. Miss Ziti further notes that the identified boundary north of lot 55, while owned by the Town of Ingersoll, is required for the construction of this storm water management pond and respectfully requests councils consideration to sell that identified parcel of land.

Members of Council asked questions on the additional lands required for the development of the storm water management pond.

Phil Masschelein, representative for Sifton Properties Ltd, is requesting a favourable resolution from Council.

Rick Checcin questioned the zoning of his land and the street access to the proposed property, as well as if a traffic study has been undertaken.

Gene McLaren, Director of Engineering Services, notes that block 58 is not a road allowance, but rather a servicing easement.

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

ADJOURNMENT

Moved by Councillor Lesser; seconded by Councillor McLeod

P09-12-002 That the public meeting to be held pursuant to Section 51(20) and 34 (12) of the Planning Act, R.S.O. 1990, as amended, on the applications submitted by the Sifton Properties Ltd. (File No.: 32T-06001 and ZON 6-08-3) be hereby closed.

CARRIED

7:48pm

Paul Holbrough, Mayor

Elaine Clark, Clerk

