



## 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 August 17, 2009.

**PRESENT:** Deputy Mayor Freeman  
Councillors:  
Hunt, Lesser, McLeod, Fortner and Van Kooten-Bossence

**Also Present:** James Timlin, Chief Administrative Officer  
Elaine Clark, Clerk  
Ron Versteegen, County Planner  
Bill Mates, Economic Development Director  
Gary Seitz, Treasurer

Deputy Mayor Freeman welcomes members of Council and the public to this Public Hearing to hear comments on a Zoning By-law Amendment Application submitted by Town of Ingersoll (File ZON 6-09-5).

The meeting is called to order at 7:00 p.m.

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

**P09-08-011** That the public meeting to be held pursuant to Section 34(12) of the Planning Act, R.S.O. 1990, as amended, on the application submitted by Town of Ingersoll, File ZON 6-09-5 be hereby opened.

**CARRIED**

**DECLARATION OF CONFLICT**

**APPLICATION**a) The Corporation of the Town of Ingersoll, File ZON 6-09-5

Mr. Ron Versteegen, County Planner, provides a review of the property noting that the zoning of the lands is currently General Industrial (MG). The applicant is requesting the property to be rezoned to Special General Industrial (MG-Special(H)) to permit the establishment of a commercial trade school on the subject property and retaining the existing industrial uses currently permitted.

It is the opinion of the Community & Strategic Planning Department that the zone change application is consistent with the policies of the Provincial Policy Statement and is in keeping with the policies of the Official Plan and can be supported from a planning point of view. The Holding Zone prevents the lot from being developed, until matters relating to the provision of sanitary services both for the short term and the future are appropriately addressed.

Therefore, it is the recommendation of the County Planning that Council approve-in-principle the zoning by-law amendment from General Industrial to Special General Industrial Special to permit the establishment of a commercial trade school on the subject property as well as retain the existing industrial uses, with the imposition of a holding zone that can be lifted once the design study has been approved by the County of Oxford Board of Health and appropriate arrangements have been made with the County regarding the extension of municipal sanitary services to the area.

Councillor McLeod queries why the subject land is not regulated by UTRCA and is advised that the lands are not susceptible to flooding and that more information would be provided at the site plan process.

Greg White, Conestoga College, is excited about the opportunity to partner with the intent to offer a trade school particularly a utility training centre. Mr. White provides information on the need for trained electric powerline technicians. He explains the classroom and co-op training and notes that there will be no live power on any of the poles. Depending on need, the college is committed to expand the training centre to other trades and looks forward to opening a campus in Ingersoll.

Councillor Fortner questions when a site plan application may be submitted for review.

Mr. Art Presswell, 183 Charles St. E. welcomes the training centre but expresses his concerns regarding the location of the centre situated between two rail lines and the dangerous intersection at Pemberton and Charles E. and suggests that traffic signals be installed at the corner.

John Zehr questions the location of a training centre on a private sewage system and if a site on a fully serviced lot in town had been considered. He indicates that Zehr's Transport is considering an expansion which would result in increased traffic and rail traffic and wonders if this training centre would impact on their business. A request for additional street lighting is made.

Mr. Don McNiven notes that he feels this is a great opportunity for Ingersoll and thanks Council and Conestoga for this initiative. Mr. McNiven questions if grid towers will be constructed on the site.

Mr. Tim Lobzun suggests that the training centre be constructed on a highly visible fully serviced building site (i.e. vacant land adjacent to Hwy 401); that Pemberton St. be a one way street and that if constructed on the Pemberton St. site that sanitary sewers be constructed at building time rather than constructing a private septic system for a short period of time.

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 Hunt**

**P09-08-012** That the public meeting to be held pursuant to Section 34(12) of the Planning Act, R.S.O. 1990, as amended, on the application submitted by Town of Ingersoll, File ZON 6-09-5 now be closed.

**CARRIED**

**7:51 p.m.**

---

**Fred Freeman, Deputy Mayor**

---

**Elaine Clark, Clerk**

## SIGN-IN LIST

FOR

PUBLIC HEARING – AUGUST 17, 2009  
TOWN OF INGERSOLL, ZON 6-09-5

Please Print!

NAME	ADDRESS	POSTAL CODE
Peg CAFFYU	RR5 Ingersoll	N5C3J8
GREG WHITE	WATERLOO, ON	N2S 4T2.
Blair Wilson	HEART-FM	
Vickie McNeill	1694 Hitchison	N5C3Y1
Jan Presswell	183 Charles St. E.	N5C 1J9
Chris Presswell	183 Charles St. E.	N5C 1J9
John Kim Zehr	30 Wilson St.	N5C 4E8
Tim Lobzun	65 King St W	N5C 2J7
Jack McTiernan	603804 Cemetery Lane	N5C 3J5
Don McTiernan	252 Harris Bl.	N5C 1Y6

