



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 February 8, 2010.

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

Also Present: James Timlin, Chief Administrative Officer
Ron Versteegen, County Planner
Gary Seitz, Director of Finance/Treasurer
Gene McLaren, Director of Engineering Services
John Phillips, Director of Public Works
Ron Versteegen, County Planner
Ann Meyer, Deputy Clerk

Mayor Holbrough welcomes members of Council and the public to this Public Hearing to hear comments on a Zoning Application submitted by Patrick & Lesley Fortner.

The meeting is called to order at 7:10 p.m.

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

P10-02-003 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 Patrick & Lesley Fortner File No. ZON 6-09-10 be hereby opened.

CARRIED

DECLARATION OF CONFLICT

Councillor Fortner declared conflict
a) Public Hearing- Patrick Fortner is his brother.

APPLICATIONa) Patrick & Lesley Fortner, File ZON 6-09-10

Ron Versteegen, County Planner, provides a review of his report and notes 2 letters of objection from Ian Moyer and Sandra Haynes-Paterson.

Considering the intent of the zone change application is to create a lot for residential purposes and implement a condition of an approved consent application, it is the opinion of the Community & Strategic Planning Department that that through the imposition of appropriate setbacks for the proposed dwelling the application is consistent with the policies of the Provincial Policy Statement.

Therefore, it is the recommendation of the Country Planning that Council to approve-in-principal the zone change application by Patrick & Lesley Fortner, for lands identified as Part Lots 5, 6 and 227, Registered Plan 279, located at the west end of Norsworthy Lane, south of King Street East, in the Town of Ingersoll, to be rezoned from 'Development (D)' to dwelling, subject to special setbacks from the westerly and northerly property boundaries. Noting that the applicant has not submitted a draft reference plan for the proposed lot addition and that upon submission of a reference plan to the Community and Strategic Planning Office, they will prepare the appropriate zoning by-law amendment for Council's consideration.

No questions from Council.

Lesley Fortner- comments that they just want to build a house.

Ian Moyer, 11 Norsworthy Lane- Wants Ron Versteegen, County Planner to address his 8 points of concern that are stated in his objection letter.

Ron Versteegen, County Planner- Addresses Ian Moyer's 8 points of concern:

- 1) No other applications have come before us other than the application before us today. The application is for a single family residential home.
- 2) There is only one lot so this is not applicable.
- 3) This may be required but is the developers responsibility.
- 4) Plate 4 is a just conceptual map and is not meant to be anymore then a concept.
- 5) Harris & King were developed by private services which are larger than on Northworthy.
- 6) Cal-de-sacs are more difficult to service.
- 7) Public Works would like to see the property be a higher, medium density residential area.
- 8) The Heritage Study did not determine the amount of removal to be significant.

Ian Moyer, 11 Norsworthy Lane- Asked if the house could be placed in the middle of the property and asked if there will be more than one built on the lot?

Ron Versteegen, County Planner- There could be more than one lot but this application is just for one lot.

Mayor Paul Holbrough- Noted that the application is for only one lot and that the Fortner's said they didn't want the house in the middle of the property.

Lesley Fortner- Confirmed that they do not want the house in the middle of the property.

Dennis Hammond, 2 Northworth Lane- Inquires about where the other lots are located because he didn't see them on the application.

Ron Versteegen, County Planner- Explained that more lots would have to be on a public road..

Parshotam Lal, 251 Harris St- Immediately South of the Fortner's property and has concern with what would happen to his property.

Mayor Paul Holbrough- Responded, saying nothing would happen unless he wanted it to. There would be no effect.

Lilyane Moyer, 11 Norsworthy Lane-Norsworthy Lane residents thought it was just one house, but we hear now there could be more, even a possible subdivision. She said that they moved there because it was a quiet street.

Shirley Hickey, 250 King St. E- Expressed her support towards the Fortner's application and adds that this is not a surprise that plans for when Norsworthy developed were already in place to extend the street through, and stressed that the Fortner's just want to build one house.

Councillor Van Kooten-Bossence- Refers to Engineering comments that were referred to in the report regarding the Moyer's agreement that was signed to deed land if and when Norsworthy was extended.

Lilyane Moyer, 11 Norsworthy Lane-Says in regard to the agreement, that they had to sign it if they wanted to buy their home and expresses concern about a through road.

Unknown Female, Resident-Expressed concern that this would affect the safety of the neighborhood.

Unknown Male Resident, Norsworthy Lane- Questions why the application did not show more than one lot.

Ron Versteegen, County Planner- Explains that the application is just for one lot with one house.

Lilyane Moyer, 11 Norsworthy Lane- States that she feels as though there was a lack of information. And questions Gene McLaren, Director of Engineering Services about the 9 foot drop and asks how it will be filled in.

Gene McLaren, Director of Engineering Services- A required grading plan is needed to answer that. It may have to be filled in but we will not be able to tell until the plan is submitted.

Lilyane Moyer, 11 Norsworthy Lane- Asks if it wouldn't make sense to have the plans first.

Gene McLaren, Director of Engineering Services- It is not the usual process to get the grading plan first.

No other questions.

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

ADJOURNMENT

Moved by Councillor Kristy; seconded by Councillor Deputy Mayor Freeman

P10-01-004 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 Patrick & Lesley Fortner File No. ZON 6-09-10 now be closed.

CARRIED

7:55 PM

Paul Holbrough, Mayor

Ann Meyer/ Deputy Clerk

SIGN-IN LIST

FOR

Public Hearing - February 8, 2010

Patrick & Lesley Fortner
249 Harris Street, Ingersoll, ON

Please Print Clearly!

NAME	ADDRESS	POSTAL CODE
Ian & Lilyane Moyer	Ingersoll 11 Norsworthy Lane	N5C 4G5
Diz & Doug James	7 Norsworthy Ln	N5C 4G5
Doris & Scott deVries	10 Norsworthy Lane	N5C 4G5
DENNIS/SHARYN HAMMOND	2 NORSWORTHY LN	N5C 4G5
David Ward	6 Norsworthy Lane	N5C 4G5
Sandra & Noel Vasquez	8 Norsworthy Lane	N5C 4G5
Wayne & Deborah Daub	175 Elizabeth Ave, Ingersoll	N5C 3Y1
JASON MCGIVERN	9 NORSWORTHY LANE, Ingersoll	N5C 4G5
Penelope Lal	251 HARRIS ST Ingersoll	N5C 1Y5
Patricia	249 HARRIS STREET	N5C 1Y5
Shirley Hickey	250 King St E.	N5C 1H3