



## **TOWN OF INGERSOLL MINUTES OF COMMITTEE OF ADJUSTMENT**

The Committee of Adjustment met in session this 12<sup>th</sup> day of August 2009 at 6:30 p.m. in the Council Chambers, Town Centre, 130 Oxford Street.

PRESENT: Dave Phillips  
John Chouinard  
Nancy Phillips  
Elaine Clark, Secretary-Treasurer  
Ron Versteegen, County Planner

Chair Dave Phillips calls the meeting to order at 6:30 p.m.

### **MINUTES**

**Moved by Nancy Phillips; seconded by John Chouinard**

**CA09-09-011** That the minutes of the Committee of Adjustment held on August 12<sup>th</sup>, 2009 be adopted as printed and circulated.

**CARRIED**

### **CORRESPONDENCE**

a) County of Oxford Report No. 2009-221 (2085132 Ontario Inc. (Louie D’Orazio)), 215 Thames St. S.

b) Neighbourhood Property Management, 110 Holcroft St. Ingersoll – Letter of Objection on behalf of owners of 217 Thames St. S.

### **APPLICATIONS**

#### **Application No. A-005/09**

2085132 Ontario Inc. (Louie D’Orazio, Applicant), 215 Thames St. S.

Ron Versteegen highlights the County Planning Report and notes that the applicant wishes relief from Section 10.3.1.2.4 to encroach into the landscape open space to construct an outdoor patio (400 sq ft) in front of the existing eating establishment.

The subject property is designated as Central Business District and zoned as Special Central Commercial (CC-1). The application is in keeping with the intent and purpose of the Official Plan policies.

Based on the application and a review of the site, County Planning staff note that the rear portion of the existing building extends beyond the limit of the building area shown on Schedule B-1. This issue was discovered after the public meeting was released and it is recommended that a decision on the circulated application be deferred in order for the application to be amended to include the encroachment of the building outside of the building area.

Dave Phillips questions the number of tables proposed to be placed on the patio.

Dick Hensen, 217 Thames St. S., Unit 506, expresses his objection to constructing a patio in front of a public school. He does request that if approved that a condition be imposed that the patio only be used between the hours of 5 p.m. and 11 p.m.

Ted Hunt, Representative of the First Baptist Church, supports the objection and comments raised by the Neighbourhood Property Inc. He notes that with residential to the south of the property that a patio would cut into the landscaped area and take away from the Condo setback and that the noise level would rise with the use of alcoholic beverages. He questions if handicapped parking should be a requirement on the site.

An objection to this application was filed with the Secretary-Treasurer.

A copy of the names and addresses of those who attended this meeting is attached.

**Moved by John Chouinard; seconded Nancy Phillips**

**CA09-09-012** That the application by 2085132 Ontario Inc. requesting relief from Section 10.3.1.2.4 to encroach into the landscaped open space to construct an outdoor patio in front of the existing eating establishment be deferred pending the applicant amending the application to include a request to permit the encroachment of the building outside of the building area shown on Schedule B-1.

**CARRIED**

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**ADJOURNMENT**

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That there being no further business, this meeting be adjourned.

**CARRIED**

**6:55 p.m.**

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**Elaine Clark, Secretary Treasurer**

## SIGN-IN LIST

FOR

COMMITTEE OF ADJUSTMENT - SEPTEMBER 21, 2009  
(CRABBY JOE'S)

Please Print!

NAME	ADDRESS	POSTAL CODE
Ted Hunt	Re First Baptist Church 285 Thane St. S.	
Shirley Smith	504 217 Thane St S	
Melba Luckham	"	
Rick Vanapranson	"	
Verma Lord	501 "	
Dick Wally	202 "	
Steve Gawley	103 "	
John Pambert	405 "	
Marie Sorland	602 "	
Eleanor Walker	101 "	
Meredith Walker	101 "	
Wally Naislitt	503 "	
Velma Naislitt	503 "	
Alice Tinton	104 "	

Jess Nelson 207  
 Barbara Custonow 204  
 Dick Hensen 217 Thane S. - 506  
 Johannattensen " 506  
 Jean Emery " 205

## SIGN-IN LIST

FOR

COMMITTEE OF ADJUSTMENT – SEPTEMBER 21, 2009  
(CRABBY JOE'S)

Please Print!

NAME	ADDRESS	POSTAL CODE
Kaula D'ORAZIO	58 Rossiter Rd	N5C 4E1
Mona Shier	217 Thames St.	N5C-2T6
Larry Shier	" " "	N5C 2T6
AUN STEWART	217 THAMES ST S	N5C 2T6
Cham Ninn	217 Thames ST S	N5C 2T6
CHARS HARRIS	49 JAMES ST	N1S 1C6
LOUIE D'ORAZIO	58 ROSSITER ROAD	N5C 4E1