



TOWN OF INGERSOLL MINUTES OF PUBLIC HEARING

A Public Meeting of the Council of the Town of Ingersoll held at 6:00 p.m. in the Council Chambers, the Town Centre, 130 Oxford Street on Monday January 11, 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
Bill Mates, Economic Development Director
Bonnie Ward, Parks and Recreation
Darell Parker, Fire Chief
Gary Seitz, Treasurer
Don Johnson, Building Inspector
Ann Meyer, Deputy Clerk

Mayor Holbrough welcomes members of Council and the public to this Public Hearing to hear comments on a Zoning Applications submitted by Country Contracting of Wheatley & Joe Webb.

The meeting is called to order at 7:32 p.m.

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

P10-01-001 That the public meeting to be held pursuant to Section 34(12) of the Planning Act, R.S.O. 1990, as amended, on the applications submitted by Country Contracting of Wheatley, File ZON 6-09-7 and Joe Webb File ZON6-09-8 be hereby opened.

CARRIED

DECLARATION OF CONFLICT

APPLICATION

a) Country Contracting of Wheatley, File ZON 6-09-7

Ron Versteegen, County Planner, provides a review of his report.

It is the opinion of the Community & Strategic Planning Department that the application for zone change is consistent with the policies of the Provincial Policy Statement and in keeping with the policies of the Official Plan for multi-family residential uses on the property and can be supported.

Therefore, it is the recommendation of the Country Planning that Council to approve the zone change application by Country Contracting of Wheatley inc., for lands Identified as Block 3, Registered Plan 41M-116, south of Garland Court, from 'Special Residential Type 20 (R3-11)' to 'Special Residential Type 21 (R3-20) to permit the construction of multiple dwelling units and 6 street fronting townhouses on the subject property.

Mr. Conn- Agrees with the report and has nothing to add

No questions from Council

Kyla O'meara Ellis- 283 Beckett Rd. Wants insurance that there will be a walk way between properties for fire safety.

Mr. Conn- Has no problem working with the neighbours and their concerns.

Ron Versteegen, County Planner- Site Plan Control needs to register easements to provide this.

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

P10-01-002 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 Country Contracting of Wheatley now be closed.

7:48 PM

b) Joe Webb, File ZON 6-09-8

Mr. Ron Versteegen, County Planner, provides a review of his report.

It is the opinion of the Community & Strategic Planning Department that if 1 dwelling unit was dropped from the proposal, the density of the 3-unit development would be 27.5

units/ha (11.1 units/ac.), which would be within the density range for Low Density Residential development.

Therefore, it is the recommendation of the County Planning that Council approve the attached zoning by-law for the zone change application by Joe Webb Home Improvements Ltd., whereby lands located at Lot 11, Block 19, Registered Plan 279, located at the west end of Benson Street, between King Street West and Frederick Street, municipally known as 140 Benson Street, in the Town of Ingersoll, are to be rezoned from 'Residential Type 2 (R2)' to 'Special Residential Type 3 (R3-Special)' to permit the construction of 3 multiple dwelling units on the subject property.

Councillor Hunt- Opportunities for intensification? Will it over power?

Ron Versteegen- No

Mr. Webb- Generally pleased with the report but wishes for 4 units and not just 3. Having 4 units makes the project feasible. Mr. Webb circulated architects conceptual program. His target market is to seniors and has already had inquiries. He had petitioned the neighborhood prior to submitting the application and had good feedback.

No questions from Council

Wayne Campbell- Supports and encourages the application. Said that this is a prime example of affordable housing. Mr. Campbell said that this development would help to enhance the value of neighboring homes.

Alice MacMillan-250 Ann St.- Is in support of the application. Although she understands the reasoning behind 3 units she is in support of 4 units, and stressed that the need for affordable housing in Ingersoll is huge. She stated that Joe Webb is a big supporter of Ingersoll and hopes that Ingersoll will be a supporter for Joe Webb.

Stewart Boshell- Lives directly North and has concerns with the application in regard to its effects on property value and subsidized housing, and doesn't feel that the roads can support the increase of traffic.

Mayor Paul Holbrough-Explained the difference between subsidized and affordable housing.

Wayne Campbell- Stated that the homes that Joe would be building are \$200, 000 homes.

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

ADJOURNMENT

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

P10-01-002 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 Joe Webb now be closed.

CARRIED

8:10 PM

Paul Holbrough, Mayor

Ann Meyer/ Deputy Clerk

SIGN-IN LIST

FOR

PUBLIC MEETING
TOWN OF INGERSOLL

Public Meeting – Joe Webb

140 Benson File No. ZON6-09-9

Monday, January 11, 2010

Please print clearly

NAME	ADDRESS	POSTAL CODE
Sybil Webb	1 Holcroft St E	N5C1B3
A Louise MacMellan	250 Dawn St	N5C3N2
Grant Webb	1 Holcroft St	N5C1B3
Tammy Smith	146 Benson St	N5C-3A7
Kyle O'Meara-Ellis	283 Beckett Rd	N5C 3X5
DAVID WOODH	285 Beckett Rd	N5C 3X5
Dawn Doerr	268 Frederick St	N5C2J1
Stuart Borkell	136 Benson St	N5 83A7
Arnold Kibler	249 Frederick St	N5C 2-H8
Jennifer Bosler	136 Benson St	N5C 3A7
Stacey Earls & Wanie Elliott	248 Frederick St	N5C 2H9
Brenda Miller	8 Garland Ct.	N5C 3X3
Wynn Campbell	14 Ferguson Ave	N5C-1E4