



**COMMITTEE OF ADJUSTMENT MINUTES
CORPORATION OF THE TOWN OF INGERSOLL**

COMMITTEE OF ADJUSTMENT

**THURSDAY, OCTOBER 13, 2011
TOWN CENTRE, COUNCIL CHAMBERS
6:30 p.m.**

PRESENT: Dave Phillips
Nancy Phillips
Dave McKenzie
John Chouinard
John Fortner

Marsha Paley, Secretary Treasurer
Ann Wright, Deputy Clerk
Steve Couture, County Planner

CALL TO ORDER

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

MINUTES

Moved by Nancy Phillips; seconded by John Fortner

CA11-10-001 That the minutes of the Committee of Adjustment held on December 16, 2010 be adopted as printed and circulated.

CARRIED

CORRESPONDENCE

a) County of Oxford Report No.2011-247 for File No. A-001/11

DISCLOSURE OF PECUNIARY INTEREST

None Declared

APPLICATIONS**Application No. A-001/11 – Alec Saarloos, Oxford Feed Supply Ltd.**

Alec Saarloos is in attendance

Steve Couture, County Planner introduces himself and highlights the County Planning Report No. 2011-247 and notes that the application from Oxford Feed Supply, located at 360 Harris Street in Ingersoll, is requesting relief from the provision of section 14.2 (General Industrial Zone-MG) to allow a Rear Yard depth of 14.4 metres in place of the requirement of 20.0 metres, where the site abuts lands within a Development Zone (D), in order to permit construction of a 287.8 sq.m. addition to an existing warehouse. He also states that this application would not even be necessary if there is no appeal to the OMB regarding to neighbouring properties, and that the Planning office sees this as a minor variation.

Steve Couture gives some background on the zoning of the property and outlines what the Official Plan states that the Committee of Adjustment shall consider (the “4 Tests” of the Planning Act) and the 5 components that should be considered when determining whether the variance is desirable as stated in his report.

The subject property is designated as part of the “Service Commercial” area on the west side of Harris Street in Ingersoll and the long term intent of the Service commercial policies is to encourage commercial uses that cater to vehicular traffic and single purpose traffic trips. The existing use was legally established as an agricultural-industrial use when the subject lands were in South-West Oxford Township. In accordance with Section 10.3.5 the existing industrial use is considered to be non-conforming to the “Service Commercial” policies. It is the intent of the Plan that non-conforming uses shall convert, relocate, or redevelop over time so that the land may develop according with the relevant policies of the applicable land used designation. It is also the intent of the Plan that where expansions of a non-conforming use is proposed, the area councils may consider minor expansions to or minor changes in existing uses, or the Oxford Land division Committee may consider expansions of the subject properties, provided that adequate services are provided, that adequate parking and loading facilities are established, that the expansion will be compatible with existing neighbouring land uses and that the environmental resource policies are met.

According to a Planning perspective, the proposed reduction in the rear yard depth for the expansion of an existing use that has both industrial and commercial components would be in keeping with the objectives and policies of the Official Plan.

The recommendation from the Community and Strategic Planning Office is that the Town of Ingersoll Committee of Adjustment approve application #A-001/11, submitted by Oxford Feed Supply Ltd. for lands described as Part Lot 19, Concession 1 and Parts 1 and 3, 41R-4948- municipally known as 360 Harris Street in the Town of Ingersoll.

No comments from the neighbor where received.

The Chair thanks Steve Couture for his report and asks if there are any questions from the Committee.

Dave Phillips asks if there were any comments from Sifton, and there was not.

Nancy Phillips asks how we know that the neighbouring lands will be commercial.

John Fortner make a statement saying, let the developers have their war, but small businesses suffer because of it. We need to support the small businesses and support this application.

Dave Phillips asks if the application will have any effect on the OMB hearing.

Steve Couture answers saying it will have no effect.

Alec Saarloos says that he has nothing to add that Steve had explained things to him very well and that he appreciated the comments from the committee.

Moved by John Fortner; seconded Nancy Phillips

CA11-10-001 That the application submitted by Alec Saarloos of Oxford Feed Supply Ltd., 360 Harris Street, Ingersoll, requesting relief from the provisions of Section 14.2 (General Industrial Zone-MG), to allow a Rear Yard depth of 14.4 metres (47.2 ft.) in place of the requirement of 20.0 metres (65.6 ft.), where the site abuts lands within a Development Zone (D), in order to permit construction of a 287.8 sq. metre (3,098 sq. ft.) addition to an existing warehouse be approved.

CARRIED

There was no public in attendance.

ADJOURNMENT

Seeing that there is no further business, this meeting is adjourned.

CARRIED

6:49 p.m.

Marsha Paley, MCIP, RPP, CMO
Secretary Treasurer