

September 9, 2019

Regular Meeting of Council – Highlights

Special Staff Reports

Appointment of Alternate Upper Tier Council Member

Council approved the appointment of the Deputy-Mayor of the Town of Ingersoll to be the alternate at County of Oxford Council in the absence of the Mayor.

Further information: [Report C-036-19](#)

Outdoor Ice Rink – Consideration for the MURC

Council voted against including an outdoor ice pad in the first phase of the Multi-Use Recreation Centre.

Further information: [Report CS-030-19](#)

Cycles of Life for Supportive Transitional Living – Community Sharing Table

Council considered a staff report detailing the Cycles of Life for Supportive Transitional Living's request to operate a Community Sharing table in the downtown core and directed staff to circulate the request to the BIA Board of Management for comment.

Further information: [Report CS-031-19](#)

Feasibility of the Continued Use of Centennial Lane

Following a presentation to Council at the July regular meeting, Council considered a follow-up report from the Director of Community Services and approved the recommendation that Centennial Lane be closed to through traffic.

Further information: [Report CS-032-19](#)

Community Services Fees By-Law Update

Council considered a report outlining the Community Services rates and fees that were updated as a result of the Department's transition to new recreation management software (BookKing). Council approved the amended rates and fees, which were formalized via By-Law 19-5068.

Further information: [Report CS-033-19](#)

MURC Fundraising Campaign Coach

Council approved monies to be withdrawn from the arena ice fees' reserve to proceed with the hiring of a campaign coach for the MURC Fundraising Campaign through a competitive RFP process.

Further information: [Report CS-034-19](#)

Planning Applications

Minor Variance Application

The Committee of Adjustment **approved** the following minor variance application:

- A-03-19, 180 Whiting St.

The applicant requested relief from the following provisions of the Town's Zoning By-law in order to accommodate expansions to the existing industrial building:

1. Section 5.19.3.1 – Location of Parking Areas, Yards and Setbacks; to reduce the minimum required setback of a parking area from street line from 1.0 m (3.3 ft.) to 0 m (0 ft.);
2. Section 5.19.3.1 – Location of Parking Areas, Yards and Setbacks; to reduce the minimum required setback of a parking area from an interior lot line from 1.5 m (4.9 ft.) to 0 m (0 ft.);
3. Section 13.2 – Zone Provisions, Setback from Centreline of an Arterial Road; to reduce the minimum required setback of a building from 28.0 m (91.9 ft.) to 23 m (75.6 ft.); and
4. Section 13.2 – Zone Provisions, Use of Front and Exterior Side Yards; to enable parking in the front yard of the existing building.

Further information: [Report CP 2019-283](#)

Zone Change Amendment Applications

The following zone change application was **approved** by Council along with enabling zone change amendment By-Law 19-5063.

- ZN-6-18-05, 75 & 77 King St. E.

The application sought zoning of the subject lands from 'Residential Type 2 Zone (R2)' to 'Residential Type 3 Zone (R3)' to allow for three (3) multiple-unit dwellings containing six (6) units each for a total of 18 units on the subject lands.

Further information: [Report CP 2019-2456](#)

The following zone change amendment application was **approved** by Council along with enabling zone change amendment By-Law 19-5067.

- ZN 6-19-06, 31 Thames St. S.

The application proposed the rezoning of the subject lands from "Central Commercial Zone (CC)" with a Flood Plain Overlay to "Temporary Special Central Commercial Zone (CC-T)" with a Flood Plain Overlay to permit a modular house manufacturing business within an existing building for a temporary period not to exceed 3 years. Council approved the rezoning for a period not to exceed one (1) year.

Further information: [Report CP 2019-271](#)

Zoning by-law amendment 19-5066 was **approved** by Council for the following application:

- ZN 6-19-01, 387 Bell St.

At the June 18 regular meeting, Council approved in principle the requested zone change to rezone the subject lands from 'Highway Commercial Zone (HC)' to 'Special Residential Type 2 Zone (R2- sp)' to enable the construction of a semi-detached dwelling and also provide site-specific zoning provisions that reduce the exterior side yard width along the Haines Street road allowance from the required 6 m (19.7 ft.) to 2 m (6.56 ft.). Following the Official Plan approval at the County level, Council approved by-law 19-5066 to formally amend the zoning by-law and to support the approval-in-principle already given.

Further information: [Report CP 2019-262](#)

Official Plan Amendment and Zone Change

The following zone change amendment application was **approved-in-principle** by Council:

- OP 19-08-6 & ZN 6-19-05, 170 & 184 Oxford St.

The purpose of the Official Plan Amendment is to redesignate the subject lands to from 'Entrepreneurial District' to 'Central Business District' to enable the conversion of the former St. James Anglican Church building into a multi-tenant commercial building.

With the approval in principle for the zone change granted, the application's official plan amendment request will be reviewed at the County level.

Further information: [Report CP 2019-271](#)

Delegations and Presentations

1. Gavin Houston of Aggregate Ontario

Council received Gavin Houston's presentation concerning the organization's efforts to improve the aggregate industry in the region and about the upcoming Aggregate Summit in Zorra Township as information. Council further approved joining the Aggregate Ontario Alliance for a cost of \$300.00

2. Wendy Palen of Ingersoll Services for Seniors

Council received the presentation on the regarding the Seniors' Centre Lease Agreement as information and further approved bringing the upper east wing of the Seniors' Centre back into the main lease agreement.

By-Laws

The following by-laws were considered and received third and final reading:

- **By-law 19-5059** – to provide for Drainage Reassessment in the Town of Ingersoll in the County of Oxford (Thompson Drain)
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- **By-law 19-5064** – to amend the Zoning By-Law: to rezone the lands municipally known as 75 and 77 King St. E.
 - The purpose of By-Law Number 19-5064 is to rezone lands municipally known as 75, 77, 81 King Street East, located on the north side of King Street East, between Mill Street and Carrol Street, in the Town of Ingersoll, from ‘Residential Type 2 Zone (R2)’ to ‘Residential Type 3 Zone (R3)’. The purpose of the zone change is to permit the development of three multiple unit dwellings containing six units each.

- **By-law 19-5066** - to amend the Zoning By-law: to rezone lands municipally known as 387 Bell St.
 - The purpose of By-Law Number 19-5066 is to rezone lands municipally known as 387 Bell Street, located on the north side of Bell Street, east of the Haines Street road allowance, in the Town of Ingersoll, from ‘Highway Commercial Zone (HC)’ to ‘Special Residential Type 2 Zone (R2-24)’. The purpose of the zone change is to allow for the construction of a semi-detached dwelling on the subject lands while also recognizing a reduced interior side yard setback of 2 m (6.56 ft.) in the place of the required 6 m (19.7 ft.).

- **By-law 19-5067** - to amend the Zoning By-law: to rezone lands municipally known as 31 Thames St. S
 - The purpose of By-Law Number 19-5067 is to rezone lands municipally known as 31 Thames Street South, located on the east side of Thames St. S., south of the Thames River, in the Town of Ingersoll, from ‘Central Commercial Zone (CC)’ to ‘Temporary Special Central Commercial Zone (CC-10(T))’. The purpose of the zone change is to permit a modular home manufacturing business within an existing building for a temporary period not to exceed 1 year. The time period for the tire manufacturing business will extend from September 9, 2019, to September 9, 2020.

- **By-law 19-5068** – to amend by-law 18-5001 Fees or Charges for Certain Town Services: updated Community Services Department fees and charges.

- **By-law 19-5069** – September Confirmation By-law

These Highlights are intended to provide a brief summary of recent Council proceedings and are not inclusive of all agenda items. For a detailed account of the full agenda, including staff reports and official meeting minutes, please visit the Town’s website www.ingersoll.ca or contact the Clerk’s Department clerks@ingersoll.ca, (519) 485-0120