



**Corporation of the Town of Ingersoll
Council Agenda
Regular Meeting of Council
Town Centre, Council Chambers
Monday, August 12, 2019, 6:00 p.m.**

Call to Order

Disclosures of Pecuniary Interest

Closed Session Reporting

Council went into closed session on July 8, 2019, under Section 239 (2) (c) a proposed or pending acquisition or disposition of land by the municipality or local board – Industrial Lands

Staff received direction.

Council also went into closed session on July 8, 2019, under Section 239 (2) (e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.

Staff received direction.

Consent Agenda

Items listed under the Consent Agenda are considered for information or are not expected to require Council direction and are enacted in one motion. The exception to this rule is that a Council Member may request for one or more items to be removed from the Consent Agenda for separate discussion and vote.

August 12, 2019 – [Consent Agenda](#)

Resolution – Committee of the Whole (Councillor Petrie)

Minutes of Council Meetings

1) Minutes of Regular Council Meeting on [July 8, 2019](#)

Special Staff Reports

- 1) Available Municipal Property for Rental Accommodation [A-014-19](#)
- 2) Carnival in Downtown Ingersoll [A-015-19](#)

- 3) 164 Clark Rd. Gigg Express Update [A-018-19](#)
- 4) Strategic Priorities Update [A-019-19](#)
- 5) MURC Update [A-020-19](#)
- 6) Noise By-Law [C-034-19](#)
- 7) Needles/Sharps in Parks [CS-028-19](#)
- 8) 2018 Audited Consolidated Financial Statements and Auditor's Report [T-018-19](#)

Court of Revision, Thompson Drain Reassessment - 7:00 pm

Council adjourns as Municipal Council to sit as the Court of Revision under the *Municipal Drainage Act*.

- 1) [Municipal Drain Report](#)

Court of Revision adjourns

Committee of Adjustment

Committee of Adjustment is called to order

- 1) Update to Minor Variance Application A-01-19, 311 Wellington St. [B-016-19](#)
 - A) Delegation: Carol Turner – Minor Variance A-01-19, 311 Wellington St.
 - a. [Image of front porch](#)
- 2) Minor Variance A-02-19, Danny Hamm and Linda Durston, 24 Glenn Avenue
 - a. [Report Number 2019-233](#)

Zone Change Application – Public Meeting

- 1) Zone Change ZN 6-19-04, Reeves Realty Corporation, 1-15 Cash Cres.
 - a. [Report Number CP 2019-245](#)
- 2) Zone Change ZN 6-18-05, Bonnie Brown and Xoana Corporation
 - a. [Report Number CP 2019-246](#)

Official Plan Amendment and Zone Change– Public Meeting

- 1) Official Plan Amendment and Zone Change, OP 19-07-6 & ZN 6-19-03, Ingrox Limited, 50 Thames St. S.
 - a. [Report Number CP 2019-227](#)

Committee of Adjustment adjourns

Delegations & Presentations

Council reconvenes

- 1) Farhi Holdings Corporation – Requested modification of the Community Improvement Plan to permit a 10 year tax freeze
 - a. [Presentation - Elmhurst Inn and Spa Expansion: Challenges and Opportunities](#)
 - b. [Letter of Expansion](#)
 - c. [Letter of Support, Chamber of Commerce](#)
 - d. [Promotional Video](#)
- 2) Cycles of Life for Supportive Transitional Living – Introduction to Council and review of plans to operate a community sharing table in Ingersoll

Correspondence & Resolution

Consideration of By-Laws

- 1) [By-Law 19-5060](#) – To provide for the Regulation and Prohibition of Noise Emitted in the Town of Ingersoll
- 2) [By-Law 19-5061](#) – To Appoint Members of Council to Town of Ingersoll Committees of Council
- 3) [By-Law 19-5062](#) - To Amend Zoning By-Law Number 04-4160, as amended
- 4) [By-Law 19-5063](#) - To Amend Zoning By-Law Number 04-4160, as amended
- 5) [By-Law 19-5064](#) - To Amend Zoning By-Law Number 04-4160, as amended
- 6) [By-Law 19-5065](#) – August Confirmation By-Law

Notice of Motion

Upcoming Council Meetings

Regular Meeting of Council

Monday, September 9, 2019, 6:00 p.m.
Town Centre, Council Chambers

Regular Meeting of Council

Tuesday, October 15, 2019, 6:00 p.m.
Town Centre, Council Chambers

Council Committee Meetings

Please check the events calendar at www.ingersoll.ca in the event of changes to Committee meeting dates and times

Harvest Festival

4th Wednesday of the Month
Cheese and Agricultural Museum
6:30 p.m.

Ingersoll BIA

2nd Tuesday of the Month
Town Centre, JC Herbert Room
6:30 p.m.

Safe Cycling Committee

2nd Thursday of the Month
Town Centre, JC Herbert Room
6.30pm

Recreational Trails Committee

3rd Wednesday of the Month
Town Centre, JC Herbert Room
6:30 p.m.

Transportation Committee

4th Wednesday of Every Other Month
Town Centre, Engineering Board Room
10:00 a.m.

Museum Committee

3rd Thursday of the Month
Cheese Museum
6:30 p.m.

Police Services Board

4th Monday of the Month
Town Centre, JC Herbert Room
6:00 p.m.

Closed Session

- 1) Minutes of Closed Session on July 8, 2019
- 2) Section 239 (2) (c) a proposed or pending acquisition or disposition of land by the municipality or local board – Industrial Lands
- 3) Section 239 (2) (c) a proposed or pending acquisition or disposition of land by the municipality or local board
- 4) Section 239 (2) (e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board

Adjournment



**Corporation of the Town of Ingersoll
Regular Council Meeting Minutes
Town Centre, Council Chambers
Monday, July 8, 2019
Open Session, 6:00 p.m.**

Council Members Present:

Councillors: Comiskey, Freeman, Eus, Bowman, Van Kooten-Bossence, Lesser, and Petrie

Staff Present:

Michael Graves, Director of Corporate Services/Clerk-Deputy CAO
John Holmes, Fire Chief
Iryna Koval, Director of Finance/Treasurer
Kyle Stefanovic, Director of Community Services
Shannon Vanderydt, Chief Building Official
Danielle Richard, Deputy Clerk

Media Present:

Rogers TV

Call to Order

Mayor Comiskey is in the chair and opens this meeting of Council at 6:05 p.m.

Disclosures of Pecuniary Interest

Councillor Lesser declares a pecuniary interest on closed session item #2 concerning the proposed or pending acquisition or disposition of land by the municipality or local board – industrial lands.

Agenda Amendment

Moved by Mayor Comiskey; seconded by Councillor Van Kooten-Bossence

C19-07-188 THAT the July 8, 2019 Regular Council meeting agenda be amended to include provisional by-law 19-5059 for first and second reading.

CARRIED

Closed Session Reporting

- A. Council went into closed session on June 18, 2019, under Section 239 (2) (b) personal matters about an identifiable individual, including municipal or local board employees – Engineer Recruitment.

Staff Updated Council on the chosen candidate.

- B. Council also went into closed session on June 18, 2019, under Section 239 (2) (c) a proposed or pending acquisition or disposition of land by the Municipality or local board - Industrial lands.

Staff updated Council.

- C. When closed session issues are completed staff endeavor to disclose them to the public where possible. As such Staff report that Council went into closed session under Section 239 (2) (c) a proposed or pending acquisition or disposition of land by the Municipality or local board on:

- March 18, 2019;
- May 13, 2019.

Both of these meetings related to the Agreement of Purchase and Sale that was presented in Open Council on June 18, 2019, under report A-009-19.

Consent Agenda

Moved by Deputy Mayor Freeman; seconded by Councillor Bowman

C19-07-189 THAT the items contained in the July 8, 2019 Consent Agenda be adopted.
CARRIED

Resolution – Committee of the Whole

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

C19-07-190 THAT Council do now go into Committee of the Whole.

Council in Committee of the Whole, Deputy Mayor Freeman in the Chair.

CARRIED

Council Minutes

Moved by Councillor Lesser; seconded by Councillor Petrie

C19-07-191 THAT the minutes from the June 10, 2019 Special Meeting of Council be adopted as presented.

CARRIED

Moved by Councillor Petrie; seconded by Councillor Lesser

C19-07-191 THAT the minutes from the June 18, 2019 Regular Meeting of Council be adopted as presented.

CARRIED

Special Staff Reports

- 1) 1) First Impressions Community Exchange with Strathroy-Caradoc, A-011-19

Moved by Councillor Eus; seconded by Councillor Bowman

C19-07-192 THAT THAT staff report A-011-19 be received by the Council of the Town of Ingersoll as information.

CARRIED

2) Noise By-Law, C-031-19

Moved by Councillor Bowman; seconded by Councillor Eus

C19-07-193 THAT THAT Staff report C-031 be received by the Council of the Town of Ingersoll as information;

AND FURTHER THAT the draft noise by-law be brought forward for Council consideration.

CARRIED

3) Councillor Appointments to Ingersoll Advisory Boards for the 2018 Term of Council and Reconsideration of the Recently Merged Museum and Harvest Festival Committees, C-032-19

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

C19-07-194 THAT Staff report C-032-19 be received by the Council of the Corporation of the Town of Ingersoll as information;

AND THAT Council approve the separation of the Museum Advisory and Harvest Festival Committees into two separate entities;

AND THAT Council of the Town of Ingersoll make the following appointments for the 2018 to 2022 term of Council:

- Ingersoll Accessibility Advisory Committee Council Representatives: Councillor Van Kooten-Bossence and Councillor Lesser
- Ingersoll Municipal Heritage Committee Council Representatives: Councillor Eus and Councillor Bowman
- Ingersoll Recreational Trails Committee Council Representatives: Councillor Petrie and Deputy Mayor Freeman
- Ingersoll Safe Cycling Committee Council Representatives: Councillor Petrie and Deputy Mayor Freeman
- Ingersoll Museum Advisory Committee Council Representative: Councillor Lesser
- Ingersoll Harvest Festival Committee Council Representative: Councillor Lesser

AND FURTHER THAT a by-law be brought forward to reflect these changes and appointments for Council consideration.

CARRIED

4) 2019 Development Charges Background Study and By-Law, T-016-19

Moved by Councillor Lesser; seconded by Councillor Petrie

C19-07-195 THAT THAT Staff report T-016-19 be received by the Council of the Town of Ingersoll as information;

AND THAT Council approve the Development Charges Background Study dated May 2, 2019, in which recommendations were made relating to the establishment of a development charges policy for the Town of Ingersoll, pursuant to the *Development Charges Act, 1997*;

AND FURTHER, that Council approve the capital project listing set out in Chapter 5 of the Development Charges Background Study dated May 2, 2019, subject to further review during the annual capital budgeting process;

AND FURTHER, that pursuant to section 12(3) of the *Development Charges Act, 1997* Council has determined that an additional public meeting is not required for the proposed Development Charges By-Law.

AND FURTHER, that the Town of Ingersoll Development Charges By-Law 19-5057 be presented to Council for enactment.

CARRIED

Moved by Councillor Petrie; seconded by Councillor Lesser

C19-07-196 THAT the Committee now do rise out of Committee of the Whole.

CARRIED

Moved by Mayor Comiskey; seconded by Councillor Van Kooten-Bossence

C19-07-197 THAT Council do hereby adopt, ratify and confirm all resolutions passed in the Committee of the Whole as if each resolution was adopted, ratified and confirmed by separate resolution of Council.

CARRIED

Correspondence and Resolution

Public Meeting – 7:00 p.m. Thompson Municipal Drain Reassessment

- 1) Thompson Drain Reassessment – Mike Devos of Spriet Associates Engineers and Architects

Mayor Comiskey is in the chair and declares the public meeting to be open.

Mayor Comiskey advises that the meeting is being held as per Section 76 of the *Drainage Act* for the purposes of considering Spriet Associate's Thompson Drain Reassessment, 2019 Engineer report. Mayor Comiskey informs the gallery that anyone in attendance who wishes to speak to the reassessment concerning the distribution of future repair and/or maintenance costs for portions of and/or the entire drainage works may do so following the presentation from the Consultant Mr. Mike Devos.

Mr. Mike Devos of Spriet Associates presents his report. He states the report was prepared in accordance with section 76 of the Drainage Act and that changes to the design or improvements to it are not under consideration. He explains the purpose of the report and the reassessment is due to the existing schedule being out of date based on development that has occurred since the last schedule was created resulting in the need for an update to reflect current conditions. Mr. Devos states that Spriet attempted to maintain as much as the original distribution as possible.

Mr. Devos informs Council that the municipality has replaced both of the drain's pumps fairly recently and so those are not expected as a cost in the near future. He notes that the Drainage Act is a user-pay system meaning that anyone who benefits from the drain may be charged. He notes that the municipality may choose to pay for all costs associated with the drain, as it did with the previous pump replacement and the cost of the report that was just undertaken, but that the municipality may also choose to allocate costs associated with the drain based on the assessment schedule. Mr. Devos notes that the meeting being held today (July 8, 2019) is intended for Council to adopt the report and allow for questions to be asked of him concerning allocations that he may then look into prior to the next scheduled meeting, which is the Court of Revision.

Mayor Comiskey calls for questions from anyone in attendance at the meeting.

No one in attendance speaks to the matter.

Mayor Comiskey asks for questions from members of Council.

None are asked.

With no further comments and questions, Mayor Comiskey declares the public meeting to be closed.

Moved by Deputy Mayor Freeman; seconded by Councillor Bowman

C19-07-198 THAT in accordance with Section 76(2) of the Drainage Act, Council of the Corporation of the Town of Ingersoll hereby adopts Spriet Associates Thompson Drain Reassessment 2019 Engineer Report, Job No. 217243 dated May 28, 2019;

AND THAT provisional by-law 19-5059 be given first and second reading;

AND THAT the Clerk be directed to distribute copies of the Provisional By-Law and Notice of the time and place of the first sitting of the Court of Revision to the affected parties pursuant to Section 46(2) of the Drainage Act;

AND FURTHER THAT the date of August 12, 2019 at 7:00 p.m. be set for the first sitting of the Court of Revision.

CARRIED

Delegations and Presentations

- 1) Mr. H. Langosch – Concerns with Vehicular Traffic Through Victoria Park Laneway

Moved by Councillor Bowman; seconded by Councillor Eus

C19-07-199 THAT Henning Langosch's presentation regarding the vehicular traffic through Victoria Park Laneway be received by the Council of the Corporation of the Town of Ingersoll as information; and

AND THAT bring forward a report to discuss the feasibility of the usages of the laneway.

CARRIED

- 2) David Sheard and Nathan Goetz – Proposed Noise By-Law

Moved by Deputy Mayor Freeman; seconded by Councillor Bowman

C19-07-200 THAT David Sheard and Nathan Goetz's presentation regarding the draft noise by-law be received by the Council for the Corporation of the Town of Ingersoll as information.

CARRIED

Correspondence and Resolution

Consideration By-Laws

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

C19-07-201 THAT the mover have leave to introduce and go into Committee of the Whole on the following by- laws:

19-5057 – 19-5059

Council in Committee of the Whole, Mayor Comiskey in the Chair. On motion, the by-laws are accepted as circulated. That constitutes the first and second reading of the by-laws.

CARRIED

Moved by Councillor Lesser; seconded by Councillor Petrie

C19-07-202 THAT the Committee do now rise out of Committee of the Whole.

CARRIED

Moved by Councillor Petrie; seconded by Councillor Lesser

C19-07-203 THAT by-laws 19-5057 through 19-5058 be now read a third time, passed, signed and sealed and that this constitutes the third reading of the by-laws.

CARRIED

Notice of Motion

Upcoming Council Meetings

Regular Meeting of Council

Monday, August 12, 2019, 6:00 p.m.
Town Centre, Council Chambers

Regular Meeting of Council

Monday, September 9, 2019, 6:00 p.m.
Town Centre, Council Chambers

Closed Session

Moved by Councillor Eus; seconded by Councillor Bowman

C19-07-204 THAT Council do now go into a Closed Meeting at 8:05 p.m. pursuant to Section 239 (2) of the *Municipal Act, 2001*, as amended to discuss the following matters:

- 1) Minutes of a Closed Session Meeting on June 18, 2019;
- 2) Section 239 (2) (c) a proposed or pending acquisition or disposition of land by the municipality or local board – Industrial Lands
- 3) Section 239 (2) (e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.

CARRIED

Moved by Councillor Lesser; seconded by Councillor Eus

C19-07-205 THAT the minutes from the Closed Session Meeting on June 18, 2019 be adopted as presented

CARRIED

Moved by Councillor Bowman; seconded by Councillor Eus

C19-07-206 THAT Council do now rise out of a Closed Session meeting at 9:26 p.m.

CARRIED

Adjournment

Moved by Deputy Mayor Freeman; seconded by Councillor Bowman

C19-07-208 THAT the Council for the Town of Ingersoll adjourns the July 8, 2019 Regular meeting of Council at 9:27 p.m.

CARRIED

Edward (Ted) Comiskey, Mayor

Michael Graves, Clerk



Department: Administration

Report Number: A-014-19

Council Meeting Date: August 12, 2019

Title: Available Municipal Property for Rental Accommodation

Objective

To present an idea for Council consideration of utilizing municipal property to generate new rental accommodation within the Town.

Background

Council will recall that staff presented an idea of creating two building lots off Edward Park on Clarence Street and two buildings lots at Fusion off Victoria Street. Staff were directed by Council to investigate servicing costs, as well as market value for the potential lots.

While gathering that information, staff have been discussing how the lands could be better leveraged to meet greater needs in the community.

Council is aware of the limited supply of rental accommodation within the Town of Ingersoll, as well as affordable rental accommodation. Most development within the Town has been focused on homeownership, whether that be condominium, semi, or single-family homes.

Council is also well aware of the limited supply of vacant land suitable for development, and environmental constraints that further reduces available supply.

It might be possible to utilize available Municipal property to create some new rental accommodation.

Analysis

In looking at the two potential lots off the Edward Park and the two lots at Fusion, Council could look at a process where through a request for proposals, private developers would be given the land in exchange for the development of rental accommodation.

The developer would have to commit to a minimum 20 years of rental in exchange for the land under an agreement that would be registered on title. With some good planning, it may be possible to develop a 4 or 6 unit complex on the site at Edward, utilizing the density bonusing provision of Section 37 of the *Planning Act*. A zoning amendment will be required. The balance of the land will remain and be developed to service the surrounding neighbourhoods. For the lands at Fusion, smaller rental accommodation could be explored too.

Additionally, Staff have also looked at Kensington Park on the Corner of Cambridge and Mutual. The park is approximately 2 acres in size and is underutilized, with minimal equipment or park infrastructure.

With frontage on two streets and access to services, it would also make an ideal site for consideration of new rental accommodation. Again, working through the required planning process and partnering with a private organization, a significant structure could be developed to provide a mix of market and affordable rental. As well, new playground equipment could be incorporated into the site plan, which would be an improvement for residents in the area. For these lands, an Official Plan amendment and a rezoning would be required to develop the site.

There are similar type of uses in the immediate area of Kensington Park, on Garland court and George Street. Municipal participation might be the catalyst needed to spark private sector development in this market for the community.

There is also a high probability that there would be some local opposition to rental accommodation being constructed at these locations.

Ingersoll is not unique, but nonetheless is suffering from a lack of rental options and affordable options within the community; an issue that staff hear about on a regular basis. This might be a small step in creating new units for the rental market.

Staff have consulted with our County counterparts, and there is currently some funding available through affordable housing to contribute in any RFP that is determined. Timelines, however, to move forward with County participation is incredibly tight and would have to commence in the very near future to capture that funding opportunity. Staff is looking for direction on the matter.

To be clear, the proposal suggestion is for primarily market rental units with a small percentage being designated affordable rent. Affordable rent is determined to be about 80 percent of existing market rents for the community.

Council could also require that the units be geared towards seniors, as there are concerns regularly presented that people wishing to downsize from homeownership do not have rental options in the Town.

If Council wishes to pursue this option, numerous steps would have to be undertaken, including but not limited to, OPA and rezoning applications, which include public consultation. RFP development with County consultation and draft agreements to guarantee the outcome Council wishes to pursue.

Interdepartmental Implications

The Town of Ingersoll owns and maintains approximately 130 acres of active and passive parkland with the Town. The removal of approximately two acres will not impact on any service level in any significant manner.

Financial Implications

The Town would be donating the land under agreement in exchange for rental units, registered on title for the development of rental accommodation, guaranteed for 20 years.

Council could also set parameters on whether any affordable component would be included with market units.

Recommendation

THAT the Council of the Corporation of the Town of Ingersoll receive report Numbered A-014-19 as information;

AND FURTHER THAT Council directs staff to commence the planning changes for the noted areas:

- Edward Park rezoning a portion to provide for multi-residential development.
- Kensington Park and Official Plan Amendment and rezoning application to allow for multi-residential development.
- Vacant lands at the fusion site, Official Plan Amendment if necessary and rezoning application to allow for standalone residential rental accommodation.

Attachments

Maps of Edward and Kensington Parks and Fusion site.

Prepared by: William Tigert, Chief Administrative Officer





121

FUSION
YOUTH
ACTIVITY
CENTRE

THAMES ST N

101

80

76

119

20

14

VICTORIA ST

99

118

70A



KENSINGTON PARK

ST

CLARENCE AVE

BRIDGE ST

EVELYN AVE

KENSINGTON ST

273

265

255

81

251

249

247

70

72

74

72

75

262

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Department: Economic Development

Report Number: A-015-19

Council Meeting Date: August 12, 2019

Title: Carnival in Downtown Ingersoll

Objective

To seek Council's approval with the BIA hosting a Downtown Carnival in 2020, and to receive Council's permission for two potential locations to host the Carnival; Memorial Park or to close sections of Thames Street and King Street.

Background

Recently, the BIA held a brainstorming session to discuss various ways to enhance our Downtown beautification and community events. Staff suggested hosting a summer carnival in the Downtown core to help increase tourism. This idea was well received by the Board. Staff have been in contact with several ride operators and have received interest in holding further discussions. In order to promote the Downtown and enhance visitor footprint, staff and the BIA would like to see the Carnival rides and stands located on the streets of Thames St. and King St. Staff are requesting that Thames Street be closed between Charles and Canterbury Streets, and King Street be closed from Oxford Street to Water Street. Alternatively, staff are proposing that the carnival be located in Memorial Park.

Analysis

Staff see the Carnival as an opportunity to bring hundreds, if not thousands of people into Ingersoll, having a large positive financial impact on the Town. Staff feel that with the Canterbury Folk Festival not returning next year, the community will be looking for a big summer event to attend. Staff and the BIA will be seeking participation and promote fundraising opportunities to service clubs and other organizations in the Town. Furthermore, staff feel this would be a great opportunity to promote the Town.

Staff will update Council when plans are made with an operator. At this point, staff are seeking Council's support for the event and seeking the location for discussions with operators.

Financial Implications

Staff will ensure that the carnival operator provides insurance and names the Town and BIA indemnified.

Recommendation

THAT Staff report A-015-19 be received by the Council for the Corporation of the Town of Ingersoll as information.

AND THAT Council supports the BIA's intention to host a summer carnival in the summer of 2020.

AND FURTHER, THAT Council approves the use of both Memorial Park and to close Thames Street from Charles Street to Canterbury Street and King Street from Oxford Street to Water Street in principal.

Attachments

None

Prepared by: Curtis Tighe, Economic Development Officer
Approved by: William Tigert, CAO



Department: Economic Development

Report Number: A-018-19

Council Meeting Date: August 12, 2019

Title: 164 Clark Rd Gigg Express Update

Objective

To update Council on the Agreement of Purchase and Sale of 18.49616 acres of industrial land at 164 Clark Rd to Gigg Express.

Background

As Council is aware, the Town is working on finalizing the sale of 18.49616 acres of industrial land at 164 Clark Rd to Gigg Express. Part of the sale agreement indicates that the purchaser would be required to construct a building that is a minimum of 10% lot coverage within 2 years of the closing date or the Town could purchase the property back at 90% of the sale price including buildings and improvements.

Based on 18.49616 acres, the minimum building size constructed would need to be 80,569.2 square feet. Gigg Express has engaged Dancor Construction Ltd. for their site plan design. Staff have been working with Dancor through their site plan design and have met with them once. During the meeting, Dancor indicated the construction of a 30,000 square foot building on their site plan. When staff questioned the size of the building, Dancor mentioned that Gigg Express plans on building 30,000 square feet initially and would expand the building in the future.

Analysis

Staff are concerned that Gigg Express will only build a 30,000 square foot building within the 2 years and will not expand the building to meet the minimum lot coverage indicated in the agreement.

Should they not build an 80,569.2 square foot building within 2 years, the Town would have the opportunity to purchase the property back at 90% of the sale price of the land within 10 years of the closing date of the agreement. In order to ensure that Gigg Express builds a minimum 80,569.2 square foot building, staff are recommending to Council that they convey two parcels to

Gigg Express, one equaling 6.9 acres fronting on Clark Road where they plan on constructing the 30,000 square foot building which would meet the 10% minimum lot coverage.

The second parcel would be the balance of the 18.49616 acres to the south of the 6.9 acre parcel. Should Gigg Express not construct the 80,569.2 square foot building, the Town could purchase the southerly parcel back at 90% of the sale price and allow Gigg Express to operate on the 6.9 acres. Should Gigg Express construct the 80,569.2 square foot building, the parcels could be merged in title.

Staff have consulted with the Director of Finance and the Director does not see any tax implications in this arrangement. Staff also consulted with legal counsel and they did not see any concerns since the Town would be conveying the same amount of land agreed upon.

Staff see this as an opportunity for the Town to protect their interests and indicate to Gigg Express their intentions to act within the agreement.

Financial Implications

The additional cost for registering two parcels over one would be minimal. If the Town were in a position and had an interest in purchasing the southerly portion of property back from Gigg Express in 2-10 years time it could purchase the 11.59616 acres back at \$1,043,654.40 which is 90% of the sale price which should cover legal costs.

Recommendation

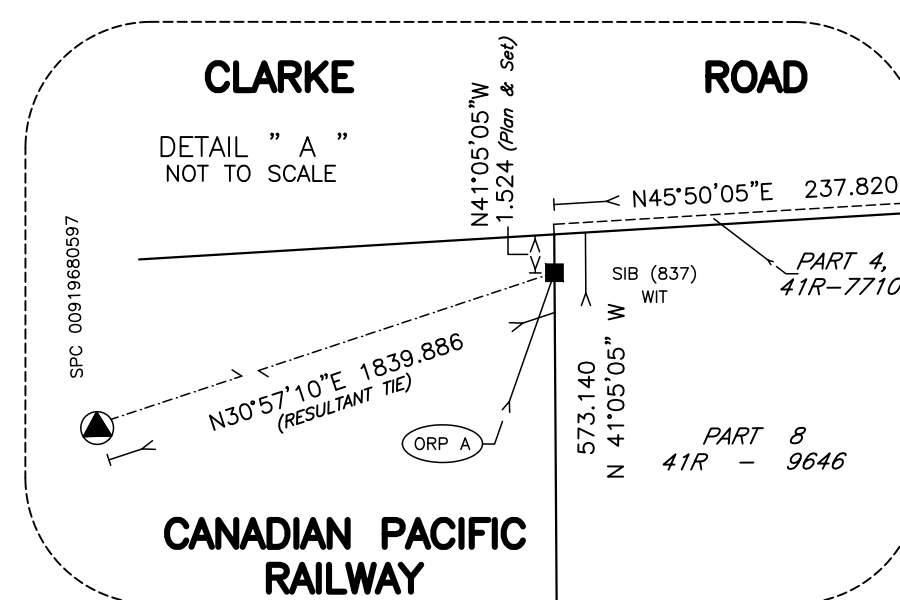
THAT Staff report A-018-19 be received by the Council for the Corporation of the Town of Ingersoll as information.

AND THAT Council Council directs staff to register two parcels, one fronting on Clark Road equaling 6.9 acres, and one equaling 11.59616 acres to the south of the 6.9 acres to be conveyed to Gigg Express upon closing of the purchase and sale.

Attachments

Draft reference plan.

Prepared by: Curtis Tighe, Economic Development Officer
Approved by: William Tigert, CAO



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT		PLAN 41R-	
RECEIVED AND DEPOSITED		DATE	
DATE		DATE	
PAUL J. BENEDICT ONTARIO LAND SURVEYOR		REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OXFORD (No. 41)	

SCHEDULE				
PARTS	LOT	CONCESSION	PIN	AREA
1				74851.3 m ²
2	PART OF LOT 20	2	PART OF PIN 00147-0404	51340.5 m ²
3				595.3 m ²
4				25897.0 m ²

PARTS 1, 2, 3 AND 4 COMPRISE PART OF PIN 00147-0404

PLAN OF SURVEY
OF PART OF
LOT 20
CONCESSION 2
IN THE GEOGRAPHIC TOWNSHIP OF WEST OXFORD
FORMERLY THE TOWNSHIP OF SOUTH-WEST OXFORD
NOW THE
TOWN OF INGERSOLL
COUNTY OF OXFORD
SCALE: 1 : 1500 METRIC
NA GEOMATICS INC.
ONTARIO LAND SURVEYORS

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 20th DAY OF APRIL, 2018.

DATE: _____ PAUL J. BENEDICT
ONTARIO LAND SURVEYOR

LEGEND AND NOTES:
BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS 00820068017 AND 00919680597, SHOWN HEREON, UTM ZONE 17 (81°00' LONGITUDE WEST) NAD83 (ORIGINAL).
FOR BEARING COMPARISONS, A ROTATION OF 0°08'55" COUNTER-CLOCKWISE WAS APPLIED TO CONVERT THE ASTRONOMIC BEARINGS ON 41R-2678, 41R-5790, 41R-5898, 41R-7564, 41R-7710 AND REGISTERED PLAN 1792 TO THE UTM GRID BEARINGS SHOWN HEREON.
FOR BEARING COMPARISONS, A ROTATION OF 1°02'10" CLOCKWISE WAS APPLIED TO CONVERT THE UTM ZONE 10 GRID BEARINGS ON PLAN 41R-9289 TO THE UTM GRID BEARINGS SHOWN HEREON.
DISTANCES ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES AND CAN BE USED TO COMPUTE GRID CO-ORDINATES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999560995

SPECIFIED CONTROL POINTS 00919680597 AND 00820068017 AND OBSERVED REFERENCE POINTS A AND B ARE REFERRED TO UTM ZONE 17 (81°00' LONGITUDE WEST) NAD83 (ORIGINAL).
COORDINATES TO URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O. REG. 216/10

POINT ID	NORTHING	EASTING
SCP 00919680597	4761990.936	509689.863
SCP 00820068017	476171.199	513250.521
ORP A	4763570.09	510635.206
ORP B	4764294.79	511381.18

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

- DENOTES FOUND SURVEY MONUMENT (1375 UNLESS NOTED OTHERWISE)
- ◊ DENOTES PLANTED SURVEY MONUMENT
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- PB DENOTES PLASTIC BAR
- PIB DENOTES ROUND IRON BAR
- meas. DENOTES MEASURED
- WIT DENOTES WITNESS
- ORP DENOTES OBSERVED REFERENCE POINT
- SCP DENOTES SPECIFIED CONTROL POINT
- Plan DENOTES DEPOSITED PLAN 41R-9646
- Plan1 DENOTES DEPOSITED PLAN 41R-2678
- Plan2 DENOTES DEPOSITED PLAN 41R-9289

NA GEOMATICS INC.
ONTARIO LAND SURVEYORS
(formerly Benedict Rathby Inc.)
871 DUNDAS ST., WOODSTOCK, ON, N4S 1G8
TEL: 519-537-6212
FAX: 519-421-0234

Date: 2019 JUNE 21 | Cad File: 19-7082_RPlan_Aa.dwg
Drawn By: PUB | Checked By: P. Benedict | File No. 19-7082



Department: Administration

Report Number: A-019-19

Council Meeting Date: August 12, 2019

Title: Strategic Priorities Update

Objective

To seek direction from Council on the update of its strategic priorities.

Background

Council will recall that in 2015 it undertook a strategic priorities update, whereby it established the key issues it wished to focus on for the upcoming term.

A number of those priorities have been completed or are a work in progress, such as the fight against the landfill, the new MURC, and a successful boundary adjustment. It is anticipated that these priorities will be pursued and finalized within the current term.

Some of the priorities have not been advanced as far as Council had envisioned, either due to limited resources or because of priorities that arose during the actual term.

In 2015, the decision was made to focus on a list of priorities, rather than embark on a full-fledged community strategic plan. From a Staff perspective, a priority list is beneficial in creating budgets and plans for direction by Council. However, there are also tremendous benefits to engaging with the public through a community strategic plan that Council may wish to consider at this time. 2010 was the last significant overhaul of the Strategic Plan and Council may well want to consider this approach.

Analysis

The 2019 budget contains funding to renew the strategic priorities process for the current term as part of the 2020 budget process. However, if Council opts to embark on a more

wide-scale Community Strategic Plan, funding would have to be allocated in the 2020 budget and would require an investment of \$25,000 - \$30,000 dollars over the \$15,000 budgeted in the current year.

Interdepartmental Implications

Regardless of the decision on which approach the Council wishes to proceed, there will be implications across all of the departments.

Financial Implications

Noted above

Recommendation

THAT Staff report A-019-19 be received by the Council of the Corporation of the Town of Ingersoll as information;

AND FURTHER THAT Council provides direction to staff on whether it wishes to conduct a strategic priority setting exercise as part of the 2020 budget exercise, or budget and plan for a community-wide strategic plan in 2020.

Attachments

None

Prepared by: William Tigert, Chief Administrative Officer



Department: Administration

Report Number: A-020-19

Council Meeting Date: August 12th, 2019

Title: Multi-Use Recreation Facility

Objective

To provide information and make recommendations on contingency planning.

Background

Council is well aware of the ongoing planning for the development of the Multi-use recreation facility that will eventually replace the current Arena.

Staff, as per Council's direction, continue to work through the planning studies required by the County and the Township of Zorra to support the Official Plan Amendment and the rezoning applications.

Council is also aware that it has agreed to hold 35 acres on Clark road as an option B site should the situation arise requiring a faster turnaround time. This is essentially an insurance plan should funding be announced that would require the Town to proceed in a faster manner.

It is expected that eventually, the Canada program would make grants available for recreational programs and facilities.

The investing in Canada Infrastructure Program for Ontario is a \$30 billion, 10-year infrastructure program costs-shared between the federal, provincial, and municipal governments. Ontario's share per project will be up to 33 percent, or \$10.2 billion spread across four streams: 1. Rural and Northern 2. Public transit 3. Green Initiatives, 4. Community, Culture, and Recreation.

Of the \$81.2 billion in total new funding committed through Federal Budget 2017, \$33 billion funding will be delivered through bilateral agreements between Infrastructure Canada and each of the provinces and territories. This federal investment includes four funding streams to be delivered over the next decade:

\$20.1 billion for public transit;
\$9.2 billion for green infrastructure;
\$1.3 billion for community, culture and recreation infrastructure;
\$2.4 billion for wide-ranging infrastructure needs in rural and northern communities.

Cost-sharing

Under the integrated bilateral agreements, Canada will invest up to:

- 40% of municipal and not-for-profit projects in the provinces;
- 50% of provincial projects;
- 75% for projects in the territories and for projects with Indigenous partners;
- 25% of for-profit private sector projects (except in the Community, Culture and Recreation Stream, where for-profit private sector projects are not eligible).

Provinces will have to cost-share on municipal projects at a minimum of 33.33% of eligible costs.

To date, the program has only targeted the first three areas. Community and Culture and Recreation has not been identified, but approximately \$1.3 billion has been allocated to the stream Canada wide. It is not known when the program intake would be announced, but shovel ready projects will be given preference in any selection process.

There has been an ongoing discussion in Municipal circles that the Cultural, recreational stream could be announced as early as this fall or next spring as part of the Province's budget.

If that is the case, the Town will have to position itself to take action very quickly should it want to be an early applicant in the program.

Recognizing this, there are a number of steps the Town should take in the near future to ensure that it positions itself well to take advantage of any funding opportunity and be as close to shovel ready as possible.

Steps:

1. Council should finalize the components that would be included should an application process be initiated. Council conducted a community consultation and received valuable input into what the citizens wished to see in any new recreational development. However, there was not a final decision made as to

what Council would include in an initial undertaking. This needs to be done in the near future to nail down, which components, i.e., ice pad, walking track, gymnasium, etc. would be part of the first stage of development. This needs to be done to facilitate the next step.

2. Step two would involve the detail design, architectural, and engineering of the facility and its components for any application. These are necessary to go to tender on the actual construction of the facility. Staff believe that the detailed design work could be done in such a manner that the structure could be situated on either the Clark road site or the North Town Line site.
3. Selection process for an architect and engineer to undertake the detailed design. Here as well a couple of options are available to the Town to consider. With the potential for a program announcement imminent, the Town may wish to expedite the process and negotiate with the firm that was involved in the 2016 study and sole source the design work. However, it would be contrary to the Town's procurement policy, and Council would have to consciously decide to make this change from a fully competitive process to a sole source arrangement. The key difference being time necessary to act. Design work with the sole source provision would still require 4 to 6 months for the plans to be drafted. A competitive process would likely exceed one year, from the RFP process to the design completion.
4. Council should move to establish a community fund raising committee and target for the community to raise in partnership with the levels of government.
5. Should the program be announced sooner than later, Council would have to be prepared to move to the Clark Road site to take advantage of the funding opportunity?

The first critical step is essential that Council, determine what the initial stage of a MURC would include. Staff suggests that this be finalized before the end of September, sooner if possible. Staff would suggest a special meeting be called to discuss the issue, concept documents from 2016 would be circulated to refresh memories, and Council could determine what further public participate it would like to involve before making a decision.

The remaining steps could be discussed after the concept components are determined.

Analysis

It is in Staff's opinion; it is time for Council to make final decisions on the components to be included in the MURC, using additional public consultation as determined necessary to facilitate the next steps in quick succession should it become necessary.

Interdepartmental Implications

The construction of a multi-million facility will have significant implications on numerous areas of the Town's operations.

However, the first step, in determining what components should or should not be included, will impact how various department will be affected.

Financial Implications

The first step will not directly create costs for the Town. The costs for the Town will be determined as Council discusses and works through the other necessary steps to make a shovel ready application.

Recommendation

THAT Staff Report A-020-19 be received by the Council of the Corporation of the Town of Ingersoll as Information;

AND FURTHER THAT Council schedule a special meeting of council to begin discussions on the finalization of the initial components to be developed in phase one of a multi-use recreational facility.

Attachments

None

Prepared by: William Tigert, Chief Administrative Officer



Department: Clerk's Department

Report Number: C-034-19

Council Meeting Date: August 12, 2019

Title: Noise By-Law

Objective

To advise Council of a couple of modifications to the Noise By-law for clarification.

Background

Council, at the July 8th Council meeting, directed staff to proceed to bring forward the noise by-law for Council consideration. At that meeting there were some questions about timing including the use of construction equipment until 9 pm on Saturdays when through the week it is only allowed until 7 pm.

Analysis

As Council requested staff reviewed the timing requirements for the use of construction equipment and it appears that was a typographical error. The by-law should have read that construction equipment use is pushed back to 9 am on Saturdays and still end at 7 pm. Staff have modified the by-law to reflect that.

Further, the wording of the time restrictions was difficult to read and staff have rewritten it to make it clearer.

Staff believe the new version is easier to understand for everyone.

With only these minor changes made Staff are prepared to bring forward the by-law for Council consideration at this meeting.

Interdepartmental Implications

None

Financial Implications

None

Recommendation

THAT Staff report C-034-19 be received by the Council for the Corporation of The Town of Ingersoll as information;

AND FURTHER THAT the noise by-law be brought forward for Council consideration.

Attachments

Draft Noise By-Law

Prepared by: Michael Graves, Clerk
Approved by: William Tigert, Chief Administrative Officer

THE CORPORATION OF THE
TOWN OF INGERSOLL



BY-LAW NO. 19-5060

BEING A BY-LAW TO PROVIDE FOR THE REGULATION
AND PROHIBITION OF NOISE EMITTED IN THE
TOWN OF INGERSOLL.

WHEREAS section 129 of the *Municipal Act, 2001* S.O. 2001, c. 25, as amended, provides that a local municipality may prohibit and regulate with respect to noise, and may prohibit unless a permit is obtained from the municipality for noise, and may impose conditions for obtaining, continuing to hold, and renewing the permit;

AND WHEREAS it is deemed expedient and necessary for Council to exercise the power conferred upon it by the *Municipal Act* and prohibit and regulate noise in the Town of Ingersoll;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF INGERSOLL ENACTS AS FOLLOWS:

1. DEFINITIONS

- 1.1. Agriculture Area – shall mean any area zoned D – Development Zone in Town of Ingersoll Zoning By-law 04-4160, as amended. Or shall mean a property that is zoned for agricultural use in the zoning by-law that applies to the property.
- 1.2. Commercial Area – shall mean any area zoned CC, HC and EC in Town of Ingersoll Zoning By-law 04-4160, as amended. Or shall mean a property that is zoned for commercial use in the zoning by-law that applies to the property.
- 1.3. Construction equipment—shall include a bulldozer, excavator, trencher, jackhammer, crane, loader, scraper, paver, compactor, roller, grader, concrete mixer and all like equipment.
- 1.4. Council—shall mean the Council of the Corporation of the Town of Ingersoll.
- 1.5. Emergency Vehicle—shall mean any vehicle of law enforcement, fire department, ambulance, or any public service while answering a call.
- 1.6. Firearm—shall mean a barreled weapon from which any shot, bullet or other projectile can be discharged and that is capable of causing serious bodily injury or death to a person, and includes any frame or receiver of such barreled weapon and anything that can be adapted for use as a firearm; excluding spring and air powered firearms, long or cross bows.
- 1.7. Holiday—shall mean any holiday set out as a holiday in the *Retail Business Holidays Act*, R.S.O. 1990, c. R. 30, or any successor thereof.
- 1.8. Industrial Area — shall mean any area zoned MR and MG in Town of Ingersoll Zoning By-law 04-4160, as amended.
- 1.9. Institutional Area – shall mean any area zoned IN1 and IN2 in Town of Ingersoll Zoning By-law 04-4160, as amended.
- 1.10. Noise— shall mean sound that is of such a volume or nature that it is likely to disturb one or more persons.

- 1.11. Other Area—shall mean any area of the Town not Zoned R1, R2, R3, R4, CC, EC, HC, MR, MG, D, IN1, IN2, and REC.
- 1.12. Person—shall include a corporation, organization, association, partnership, or any entity comprised of one or more individuals.
- 1.13. Residential Area—shall mean any area zoned R1, R2, R3 or R4 in the Town of Ingersoll Zoning By-Law 04-4160, as amended.
- 1.14. Source of Sound—shall mean an activity, matter, thing, or tangible personal property or real property, from which a noise is emitted;
- 1.15. Town—shall mean The Corporation of the Town of Ingersoll.

2. GENERAL PROHIBITIONS

No person shall, at any time, emit, cause, or permit to be emitted or caused, any noise created by:

- 2.1 The persistent barking, calling or whining of any domestic pet;
- 2.2 The squealing of motor vehicle tires for reasons other than emergency braking;
- 2.3 The use of a horn, whistle, alarm, bell, gong, or similar device, except for an auditory safety or warning device;
- 2.4 The detonation of explosives;
- 2.5 The operation of an air conditioner, pool pump or filter, heat pump or any similar device that is not in proper working order;
- 2.6 The operation of a combustion engine without an effective exhaust muffling device in proper working order.

3. PROHIBITIONS BY TIME AND PLACE

No person shall emit, cause or permit to be emitted or caused any noise created by an activity listed in Schedule "A" of this By-Law during the time and in the area such noise is prohibited as set out in Schedule "A".

4. EXEMPTIONS

- 4.1. Notwithstanding any other provision of this by-law, it shall be lawful to emit or cause or permit the emission of noise in connection with the following:
 - 4.1.1 Emergency measures undertaken for the immediate health, safety or welfare of the inhabitants of the Town, including the operation of sirens on emergency vehicles and the discharge of firearms by peace officers in the performance of their duties;
 - 4.1.2 The operation, maintenance, or installation of municipally-owned infrastructure, facilities, or the like, by the Town, its servants, employees, contractors, or agents;
 - 4.1.3 Necessary municipal operations, including but not limited to snow removal, street cleaning, and garbage collection, undertaken by or on behalf of the Town;
 - 4.1.4 Public events, celebratory events and charity events held on the property of properly zoned assembly hall;
 - 4.1.5 Activities authorized by the Town, including but not limited to:
 - 4.1.5.1 Road and Bicycle races;
 - 4.1.5.2 Parades, public processions, walks or marches;

- 4.1.5.3 Midways and Circuses;
 - 4.1.5.4 Fireworks displays;
 - 4.1.5.5 Sporting, recreational, and entertainment events in public parks, buildings or grounds, as approved by the Town of Ingersoll;
 - 4.1.5.6 Musical and other performances in public parks, buildings or grounds, as approved by the Town of Ingersoll;
 - 4.1.5.7 Special neighbourhood social activities on streets or other public land;
 - 4.1.5.8 Union protests and demonstrations such as National Day of Remembrance; Action on Violence Against Women; International Day of Mourning for Workers Killed and Injured on the job.
- 4.1.6 Snow removal that is essential for the normal operation of a business;
- 4.1.7 The ringing of bells or chimes in connection with any Church, Chapel, meeting house, or religious service, including Church clocks striking the hour and the playing of any church carillon;
- 4.1.8 Normal farm practices within the meaning of the Farming and Food Protection Act, 1998, S.O. 1998, c. 1 as amended, or any successor thereof.
- 4.2. Notwithstanding the provisions of this By-law, any person may apply to Council for an exemption to any provision of this By-law with respect to any noise to allow such person to emit, cause or permit such noise for the period of time set out in such application, and Council may grant such exemption, grant an alternative exemption or refuse such exemption, and may set out conditions to be met as Council sees fit for any exemption granted.
- 4.3. Every person applying for an exemption under section 4.2 of this By-law shall, at least 10 business days prior to the Council meeting at which the request for exemption is to be addressed by Council, provide to the Clerk of the Town an application in writing that shall contain:
- 4.3.1 The name, address, email and telephone number of the applicant;
 - 4.3.2 A description of the source and location of sound in respect of which exemption is sought;
 - 4.3.3 A statement of the particular provision or provisions of this By-law from which exemption is being sought;
 - 4.3.4 The period of time, of a duration not in excess of six months, for which the exemption is sought;
 - 4.3.5 The reason why the exemption should be granted;
 - 4.3.6 If applicable, a statement of the steps, if any, planned or presently being taken to bring about compliance with the By-law;
 - 4.3.7 Payment of the exemption-processing fee, if any, in the amount set by Council and in effect at the time of such exemption request.
- 4.4. Where an exemption is granted by Council for an annual festival the annual request may be approved by the Clerk's department provided the hours and condition of the exemption request have not changed from that previously approved by Council.
- 4.5. In deciding whether to grant the exemption under section 4.2 of this By-law, Council shall give the applicant and any person opposed to the application an opportunity to be heard and may consider such other matters as it deems appropriate.

- 4.6. A breach of any of the terms or condition of an exemption granted by Council under section 4.2 of this By-law that is emitted, caused, or permitted to be emitted or caused by the applicant shall render the exemption null and void.
- 4.7. Notwithstanding any other provision of this by-law, Sections 2 and 3 of this by-law shall not apply where the source of sound is located within an Industrial Area and if the sound is in accordance with the terms and conditions of a valid Certificate of Approval, provisional Certificate of Approval or other approval issued under the *Environmental Protection Act*, R.S.O. 1990, c. E.19, where such approval addresses sound as a source of contamination.

5. ENFORCEMENT

This By-law shall be enforced by the Town By-law Enforcement Officer or an Ontario Provincial Police Officer.

6. OFFENCE

Every person who contravenes this By-law is guilty of an offence.

7. PENALTY

Every person who is convicted of an offence shall be liable to a penalty as set out in Section 61 of the Provincial Offences Act, R.S.O. 1990, c. P.33, as amended, or any successor thereof, with a minimum penalty of one hundred and twenty-five dollars (\$125.00), for each day or part of a day on which an offence occurs and continues and a maximum penalty of two-thousand (\$2,000), for each day or part of a day on which an offence occurs and continues.

8. SEVERABILITY

If any provision of this By-law is declared invalid or unenforceable by any competent authority, such provision shall be deemed severed and shall not affect the validity or enforceability of the remaining provision of this By-law.

9. SCHEDULES

Schedule "A" and Schedule "B" attached hereto shall form part of this By-law.

10. REPEAL

By-law 19-5060, as amended, is now repealed in its entirety.

11. SHORT TITLE

The short title of this By-law is "the Ingersoll Noise Control By-law".

12. EFFECTIVE DATE

This By-law shall come into full force and effect upon third and final reading.

READ a first and second time this 12th day of August, 2019.

READ a third time and finally passed this 12th day of August, 2019.

Edward (Ted) Comiskey, Mayor

Michael Graves, Clerk

SCHEDULE "A"
TO BY-LAW NO. 19-5060, as
amended

NOISE CREATED FROM THE FOLLOWING ACTIVITIES IS PROHIBITED	PROHIBITED TIME OF DAY	PROHIBITED AREA
1. The operation of a radio television, stereo or other electronic device including any amplification device, or any musical or other sound producing instrument	At all times	Residential, Industrial, Institutional, Agricultural, Commercial
2. Yelling, shouting or the like	<ul style="list-style-type: none"> • Monday to Friday: 11:00 p.m. to 7:00 a.m. of the following day; • Restricted to 9:00 a.m. if the following day is a Saturday, Sunday or Holiday 	Residential
3. The operation of a car wash	<ul style="list-style-type: none"> • Monday to Friday: 11:00 p.m. to 7:00 a.m. of the following day; • Restricted to 9:00 a.m. if the following day is a Saturday, Sunday or Holiday 	Residential, Industrial, Commercial
4. The venting or release of steam, the operation of a generator or air filtration system, noise from grinding, milling, the operation of machinery, or the like unless the sound is in accordance with the terms and conditions of a valid Certificate of Approval, provisional Certificate of Approval or other approval issued under the <i>Environmental Protection Act</i> , R.S.O. 1990, c. E.19, where such approval addresses sound as a source of contamination.	<ul style="list-style-type: none"> • Monday to Friday: 9:00 p.m. to 7:00 a.m. of the following day; • Restricted to 9:00 a.m. if the following day is a Saturday, Sunday or Holiday 	Residential
	<ul style="list-style-type: none"> • Monday to Friday: 11:00 p.m. to 7:00 a.m. of the following day; • Restricted to 9:00 a.m. if the following day is a Saturday, Sunday or Holiday 	Industrial, Institutional, Agricultural
5. The operation of waste collection machinery or refuse compacting equipment.	<ul style="list-style-type: none"> • Monday to Friday: 9:00 p.m. to 7:00 a.m. of the following day • Restricted to 9:00 a.m. if the following day is a Saturday, Sunday or Holiday 	Residential
	<ul style="list-style-type: none"> • Monday to Friday: 11:00 p.m. to 7:00 a.m. of the following day; • Restricted to 9:00 a.m. if the following day is a Saturday, Sunday or Holiday 	Industrial, Institutional, Commercial
6. Loading, unloading, packing, delivering or otherwise handling any container, product or material unless necessary for the maintenance of essential services or for the moving of private household effects.	<ul style="list-style-type: none"> • Monday to Friday: 9:00 p.m. to 7:00 a.m. of the following day; • Restricted to 9:00 a.m. if the following day is a Saturday, Sunday or Holiday 	Residential
	<ul style="list-style-type: none"> • Monday to Friday: 11:00 p.m. to 7:00 a.m. of the following day; • Restricted to 9:00 a.m. if the following day is a Saturday, Sunday or Holiday; 	Institutional
7. The operation of any tool including a hammer, saw, nail gun, lawnmower, staple gun, hedge trimmer, drill, or the like. Exemption: Shall not include a snowblower.	<ul style="list-style-type: none"> • Monday to Friday: 9:00 p.m. to 7:00 a.m. of the following day; • Restricted to 9:00 a.m. if the following day is a Saturday, Sunday or Holiday 	Residential, Commercial
8. The operation of a combustion engine for a toy or a replica of a larger device such as a remote controlled toy aeroplane.	<ul style="list-style-type: none"> • Monday to Sunday and Holidays: 9:00 p.m. to 9:00 a.m. of the following day 	Residential
9. The misuse of a dirt bike, all-terrain cycle, snowmobile, go-cart, dune buggy or like conveyance.	At all times.	Residential, Agricultural

<p>10. The operation of construction equipment.</p>	<ul style="list-style-type: none"> • Monday to Friday: 7:00 p.m. to 7:00 a.m. of the following day; • Restricted to 9:00 a.m. if the following day is a Saturday • Restricted at all times on Sundays and Holidays. 	<p>Residential, Commercial</p>
<p>11. The operation of gravel or sand pit, stone quarry or stone crushing operation.</p>	<ul style="list-style-type: none"> • Monday to Friday: 7:00 p.m. to 7:00 a.m. of the following day; • Restricted to 8:00 am if the following day is a Saturday • Restricted to 1:00 pm on Saturday until 7:00 a.m. on Monday • Any holiday 	<p>Industrial</p>

**Corporation of the Town of Ingersoll
Part I Provincial Offences Act
By-law No. 19-5060, as amended: Ingersoll Noise Control
By-law Schedule "B"**

Item	Short Form Wording	Provision Creating or Defining Offence	Set Fine
1.	Permitting a domesticated pet to make noises disturbing others (i.e. dog barking).	2. (2.1)	\$125.00
2.	Squealing of motor vehicle tires.	2. (2.2)	\$125.00
3.	Use of a horn, whistle, alarm, bell, gong or similar device – disturbing other persons.	2. (2.3)	\$125.00
6.	Idling of a vehicle motor in excess of 10 minutes and creating noise.	2. (2.5)	\$125.00
7.	Operation of an air conditioner, pool pump or filter, heat pump or any similar device that is not in proper working order that creates noise.	2. (2.6)	\$125.00
8.	Operation of a combustion engine without an effective exhaust muffling device in proper working order that creates noise.	2. (2.7)	\$125.00
9.	Operation of a vehicle radio, stereo, or any similar device that creates noise.	2. (2.8)	\$125.00
10.	Operation of a radio television, stereo or other electronic device including any amplification device, or any musical or other sound producing instrument when prohibited.	S.3 Schedule A(1)	\$125.00
11.	Yelling, shouting or the like when prohibited.	S.3 Schedule A(2)	\$125.00
12.	Operation of a car wash when prohibited.	S.3 Schedule A(3)	\$125.00
13.	Venting or release of steam, the operation of a generator or air filtration system, noise from grinding, milling, the operation of machinery, or the like when prohibited.	S.3 Schedule A(4)	\$125.00
14.	Operation of waste collection machinery or refuse compacting equipment when prohibited.	S.3 Schedule A(5)	\$125.00
15.	Loading, unloading, packing, delivering or otherwise handling any container, product or material when prohibited.	S.3 Schedule A(6)	\$125.00
16.	Operation of any tool including a hammer, saw, nail gun, lawnmower, staple gun, hedge trimmer, drill, or the like when prohibited.	S.3 Schedule A(7)	\$125.00
17.	Operation of a combustion engine for a toy or a replica of a larger device when prohibited.	S.3 Schedule A(8)	\$125.00
18.	Misuse of a dirt bike, all-terrain cycle, snowmobile, go-cart, dune buggy or like conveyance.	S.3 Schedule A(9)	\$125.00
19.	Operation of construction equipment when prohibited.	S.3 Schedule A(10)	\$125.00
20.	Operation of gravel or sand pit, stone quarry or stone crushing operation when prohibited.	S.3 Schedule A(11)	\$125.00

Note: the general penalty provision for the offences listed above is section 7 of bylaw no. 19-5060, certified copies of which have been filed.



Department: Community Services

Report Number: CS-028-19

Council Meeting Date: August 12th, 2019

Title: Needles/Sharps in Parks

Objective

To provide Council and the general public with information on what to do if you find needles or sharps in the Town of Ingersoll.

Background

Over the past year, the Ingersoll Parks Crew has been finding needles and sharps discarded on the ground in parks and garbage bins.

When this issue was first identified, Southwest Public Health trained all parks staff on proper sharps, pick up and disposal. The parks crew was provided with sharps bins which needles are disposed into and then exchanged when full. In recent months, we have also had the general public contacting us about finding needles in the park and what they or we should do about it.

Analysis

Staff have been working with Southwest Public Health to determine next steps in regards to this issue. As mentioned, staff have been trained on proper pickup and disposal. Staff are also collecting information on how many needles are found and in what locations to be able to determine if there are any hotspots that would warrant the placing of a sharps bin for proper disposal. Many municipalities have already gathered this information and determined it would be beneficial to place sharps bins in all public washrooms and hot spots.

As of yet, we are not at the point of placing sharps bins in parks as we need to first determine if there is a need for the bins. If it is determined that there is a need for them, then Staff will report back to Council at that time.

It is important to note that placing sharps bins is not a cure-all solution to the problem; as it is only one tool that may help. There is a free needle exchange location in Ingersoll and Southwest Public Health also has various resources available to help address these issues. Most notably, Southwest Public Health has a link and video on their website (<https://www.swpublichealth.ca/your-health/harm-reduction/needle-exchange-program-nep/what-do-if-you-find-needle>), which outlines for the general public what to do if needles or sharps are found in parks.

Public Service Announcement

Remember to teach children NEVER to touch needles, syringes, or sharp objects and to tell an adult right away when they find one.

When disposing of a needle:

1. Find a non-breakable, puncture-proof container (i.e., peanut butter container).
2. Place the container beside the location of the needle on a stable surface.
3. Put on disposable gloves if you have them.
4. Never recap the needle. Recapping a needle is one of the most frequent causes of needle injuries.
5. Use tweezers, pliers, or tongs to pick up the needle. Be sure to pick it up by the plastic portion of the syringe.
6. Hold the needle away from you when you pick it up, ensuring that you have a firm grip.
7. Place the needle inside the plastic container (sharp end first) and secure the lid.
8. Remove gloves and wash your hands thoroughly.
9. **Never** flush needles down the toilet, drop in a sewer grate, or put in the garbage or recycling box.
10. Dispose of the container at a needle drop-off location, including Southwestern Public Health or participating pharmacies in [Oxford County](#) and [Elgin St. Thomas](#)

Financial Implications

None at this time. If a need for sharps bins is determined through the data collection process, then there will be the cost to purchase, install, and maintain the bins going forward.

Recommendation

THAT Staff report CS-028-19 be received by the Council for the Corporation of the Town of Ingersoll as information.

Attachments

None

Prepared by: Kyle Stefanovic, Director of Community Services

Approved by: William Tigert, CAO.



Department: Treasury

Report Number: T-018-19

Council Meeting Date: August 12, 2019

Title: 2018 Audited Consolidated Financial Statements and Auditor's Report

Objective

This report presents the 2018 Audited Consolidated Financial Statements and includes the Auditor's Report.

This report recommends that the Auditor's Report be reviewed, Financial Statements be approved, and the 2018 annual operating surplus be allocated to the Finance reserve.

Background

The *Municipal Act* requires that the Town of Ingersoll prepare annual financial statements in accordance with Canadian Public Sector Accounting Standards. The accounting standards are set by the Public Sector Accounting Board (PSAB) and differ from what is primarily a cash basis method that the Town uses in its budget process.

Key differences are highlighted in Note 11 to the Consolidated Financial Statements. All reserve and reserve fund transfers, debt principal repayments and capital additions are excluded when preparing the PSAB compliant budget.

The Financial Statements are consolidated, which includes the Town's operations, BIA, Ingersoll Rural Cemetery Board and a portion of EARTH Corporation.

The Town must appoint an auditor licensed under *the Public Accounting Act* who is responsible to annually audit the accounts and transactions and express an opinion on the financial statements.

The Auditors' Report to Council and ratepayers has been prepared to facilitate communication with those charged with governance, as required by Canadian Auditing Standards. These standards require that the auditor communicate various matters, including:

- Auditor responsibilities in relation to the financial statement audit;
- Planned scope and timing of the audit;

- Auditor independence; and
- Significant findings from the audit.

Analysis

A review of the Town's financial operations for the twelve-month period ended December 31, 2018, was completed as part of financial management best practices and budgetary control and submitted to Council for review in May 2019. At that time, a \$925,004 operating surplus was projected. The surplus has since been revised and confirmed at \$918,529 or approximately 5.1% of budgeted expenditures.

The surplus reported in the 2018 Audited Consolidated Financial Statements is confirmed at \$2,963,688. Please refer to Appendix A for the 2018 Consolidated Financial Statements.

The following reconciliation bridges from the confirmed operating surplus to the surplus reported in the Consolidated Financial Statements:

**Town of Ingersoll
2018 Financial Statements
Budget to PSAB Reconciliation**

Ending operating surplus per general ledger	\$918,529
Budgeted items which are not PSAB revenue or expense	
Net reserve transactions	3,885,395
Levy contribution to capital	14,140
Principal repayment of debt	742,935
PSAB adjustments not reflected in operating budget	
Capital fund revenue	752,572
Capital fund expensed not capitalized	(114,927)
Amortization of tangible capital assets	(2,893,108)
Assets donated	26,500
Loss on disposal of assets	(762,796)
Increase in equity of EARTH Corporation	212,789
Increase in employee benefits payable	99,011
Town 2018 annual surplus using PSAB basis	2,881,041
BIA and Cemetery annual surpluses using PSAB basis	82,647
2018 Consolidated annual surplus per audited financial statements	\$2,963,688

General Comments

Overall, the Town of Ingersoll has strengthened its financial position in 2018 and contributed to the future financial sustainability of the Town.

2018 Consolidated Financial Position

	<u>2018</u>	<u>2017</u>	<u>Change</u>
Financial Assets	\$ 31,123,324	\$ 28,094,272	\$ 3,029,052
Liabilities	<u>15,923,641</u>	<u>16,514,382</u>	<u>(590,741)</u>
Net Financial Assets (Debt)	15,199,683	11,579,890	3,619,793
Non-financial Assets	<u>65,070,890</u>	<u>65,726,995</u>	<u>(656,105)</u>
Accumulated Surplus	<u><u>\$ 80,270,573</u></u>	<u><u>\$ 77,306,885</u></u>	<u><u>\$ 2,963,688</u></u>

Financial assets increased by \$3 million mainly due to an increase in cash balance (\$2.8 million) and rise in ERTH investment (\$213 thousand).

Liabilities decreased by \$591 thousand, mainly due to decreases in long-term debt (\$743 thousand) offset by increases in accounts payable and deferred revenue (\$251 thousand).

The Town's net financial assets, calculated as financial assets less liabilities, increased by \$3.6 million. As of December 31, 2018,, the Town is in a net financial assets position that indicates the Town has significant financial resources available to fund future operations.

Non-financial assets decreased by \$656 thousand as the result of a reduction in net tangible capital assets.

PSAB Results of Operation

The Town's consolidated revenues are \$18.9 million and include property taxes, user charges, government grants, and capital contributions. Consolidated expenses total \$15.9 million and include operating, program, and amortization expenses. The results of operations is an annual surplus of \$2.9 million.

Tangible Capital Assets

During the year, the Town added approximately \$2.9 million of new capital assets and disposed of \$2.4 million of tangible assets. After accounting for accumulated amortization,

the Town's net book values of assets decreased by \$762 thousand. Asset additions include \$25 thousand of contributed assets from developers.

Long-Term Debt

During the year, the Town did not issue new debt and repaid \$743 thousand of serial debentures. Debt outstanding at year-end was \$4.1 million.

Reserves and Reserve Funds

At the end of 2018, the reserves totaled \$11.4 million, up \$1.7 million over 2017.

Financial Implications

Presented in the body of the report.

Recommendation

THAT Staff report T-018-19 be received by the Corporation for the Council of the Town of Ingersoll as information.

AND THAT the 2018 Audited Consolidated Financial Statements be received and approved.

AND FURTHER, THAT Council approve the \$918,529.36 operating surplus to be allocated to the Finance Stabilization Reserve to ensure adequate funding for future capital projects or stabilize tax rates from significant changes in expenditures.

Attachments

2018 Audited Consolidated Financial Statements, including the Auditor's Report.

Prepared by: Iryna Koval, Director of Finance, Treasurer

Approved by: William Tigert, CAO

**The Corporation of the
Town of Ingersoll**

Consolidated Financial Statements
For the year ended December 31, 2018

**The Corporation of the Town of Ingersoll
Consolidated Financial Statements
For the year ended December 31, 2018**

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INDEPENDENT AUDITORS' REPORT

To the Members of Council, Inhabitants and Ratepayers of The Corporation of the Town of Ingersoll

Opinion

We have audited the consolidated financial statements of The Corporation of the Town of Ingersoll (the 'Entity'), which comprise the consolidated statement of financial position as at December 31, 2018, and the consolidated statements of operations, change in net financial assets and cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Entity as at December 31, 2018, and the results of its operations, its consolidated change in net financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditors' Responsibilities for the Audit of Financial Statements* section of our report. We are independent of the Entity in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Entity's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

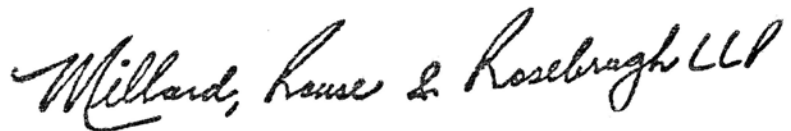
Those charged with governance are responsible for overseeing the Entity's financial reporting process.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements. As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.



July 26, 2019
Brantford, Ontario

CHARTERED PROFESSIONAL ACCOUNTANTS
Licensed Public Accountants

The Corporation of the Town of Ingersoll
Consolidated Statement of Financial Position

For the year ended December 31

2018

2017

Financial Assets

Cash and Cash Equivalents	\$ 17,286,835	\$ 14,454,067
Taxes Receivable	799,283	874,370
Accounts Receivable	990,459	931,877
Land for resale (Note 1)	1,919,129	1,919,129
Investment in Government Business Enterprise (Note 2)	10,127,618	9,914,829
	31,123,324	28,094,272

Liabilities

Accounts Payable and Accrued Liabilities	4,352,187	3,870,368
Employee Benefits Liability (Note 3)	5,065,805	5,164,817
Deferred Revenue (Note 4)	2,411,143	2,641,756
Net Long-Term Debt (Note 5)	4,094,506	4,837,441
	15,923,641	16,514,382

Net Financial Assets (Debt)

15,199,683 11,579,890

Non-financial Assets

Tangible Capital Assets (Note 6)	64,811,054	65,573,398
Prepaid Expenses and Inventories of Supplies	259,836	153,597
	65,070,890	65,726,995

Accumulated Surplus (Note 7)

\$ 80,270,573 \$ 77,306,885

Contingent Liabilities (Note 12)

Treasurer

Mayor

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements

The Corporation of the Town of Ingersoll
Consolidated Statement of Operations

For the year ended December 31	Budget 2018	2018	2017
	Note 11		
Revenue			
Taxation	\$ 13,939,777	\$ 13,952,954	\$ 13,678,597
Government Grants - Federal (Note 8)	11,400	407,160	621,686
Government Grants - Provincial (Note 8)	468,075	808,083	871,496
Municipal Transfers	352,078	319,397	347,773
User fees and service charges	1,024,623	1,015,624	1,018,225
Income (loss) from government business enterprises (Note 2)	-	212,789	180,762
Other (Note 9)	494,755	2,140,377	2,289,350
	16,290,708	18,856,384	19,007,889
Expenses			
General Government	\$ 2,843,774	\$ 2,775,984	\$ 2,726,820
Protection Services	3,743,542	3,692,001	3,756,134
Transportation Services	4,206,211	4,177,910	4,152,418
Environmental Services	684,436	606,173	667,793
Health Services	161,735	117,234	106,667
Recreational and Cultural Services	4,382,153	4,219,977	4,155,314
Planning and Development	379,062	303,417	236,481
	16,400,913	15,892,696	15,801,627
Annual Surplus	(110,205)	2,963,688	3,206,262
Accumulated Surplus, beginning of year	77,306,885	77,306,885	74,100,623
Accumulated Surplus, end of year	\$ 77,196,680	\$ 80,270,573	\$ 77,306,885

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements

The Corporation of the Town of Ingersoll
Consolidated Statement of Change in Net Financial Assets (Debt)

For the year ended December 31	Budget 2018	2018	2017
	Note 11		
Annual surplus	\$ (110,205)	\$ 2,963,688	\$ 3,206,262
Acquisition of tangible capital assets	(2,901,126)	(2,893,559)	(2,918,974)
Amortization of tangible capital assets	2,893,107	2,893,107	2,825,820
Loss (gain) on disposal of tangible capital assets	440,584	440,584	58,560
Proceeds on sale of tangible capital assets	322,212	322,212	177,702
	<u>\$ 644,572</u>	<u>\$ 3,726,032</u>	<u>\$ 3,349,370</u>
Consumption of prepaid expenses and inventory of supplies	\$ -	\$ (106,239)	\$ 62,283
Net change in net financial assets (debt)	644,572	3,619,793	3,411,653
Net financial assets (debt), beginning of year	11,579,890	11,579,890	8,168,237
Net financial assets (debt), end of year	<u>\$ 12,224,462</u>	<u>\$ 15,199,683</u>	<u>\$ 11,579,890</u>

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements

The Corporation of the Town of Ingersoll
Consolidated Statement of Cash Flows

For the year ended December 31

2018

2017

Operating Transactions

Annual surplus	\$ 2,963,688	\$ 3,206,262
Items not involving cash		
Change in net equity - ERTH Corporation	(212,789)	(180,762)
Amortization	2,893,107	2,825,820
(Gain) loss on disposal of tangible capital assets	440,584	58,560
Changes in non-cash operating balances		
Taxes receivable	75,087	240,708
Accounts receivable	(58,582)	6,312
Prepaid expenses and inventories of supplies	(106,239)	62,283
Accounts payable and accrued liabilities	481,819	334,411
Employee benefits liability	(99,012)	(92,198)
Deferred Revenue	(230,613)	263,662
	6,147,050	6,725,058

Capital Transactions

Acquisition of tangible capital assets	(2,893,559)	(2,918,974)
Proceeds on sale of tangible capital assets	322,212	177,702
	(2,571,347)	(2,741,272)

Financing transactions

Repayment of long-term debt	(742,935)	(729,591)
	(742,935)	(729,591)

Net change in cash and cash equivalents

2,832,768 3,254,195

Cash and cash equivalents, beginning of year

14,454,067 11,199,872

Cash and cash equivalents, end of year

\$ 17,286,835 \$ 14,454,067

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements

The Corporation of the Town of Ingersoll
Summary of Significant Accounting Policies
December 31, 2018

**Management's
Responsibility for the
Financial Statements**

The consolidated financial statements of the Corporation of the Town of Ingersoll are the responsibility of management. They have been prepared in accordance with Canadian generally accepted accounting principles established by the Public Sector Accounting Board of CPA Canada. The Corporation of the Town of Ingersoll is a municipality in the Province of Ontario and operates under the provisions of the Community Charter. The Corporation of the Town of Ingersoll provides municipal services such as fire, public works, planning, parks, recreation and other general government services.

Basis of Consolidation

The consolidated statements reflect the assets, liabilities, revenue and expenses of all municipal organizations, committees and boards which are owned or controlled by the Corporation of the Town of Ingersoll.

A government partnership exists where the municipality has shared control over the board or entity. The municipality's pro-rata share of the assets, liabilities, revenues, and expenses are reflected in the financial statements using the proportionate consolidation method. All inter-entity transactions and balances have been eliminated. The following entity has been proportionately consolidated:

Ingersoll Rural Cemetery Board	87.5%
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The investment in a government business enterprise is accounted for using the modified equity basis of accounting. Under this method, the government business enterprise's accounting policies, which follow Canadian generally accepted accounting principles for publicly accountable enterprises, are not adjusted to conform with Public Sector Accounting Standards and inter-entity transactions and balances are not eliminated. The following government business enterprise is reflected in the consolidated financial statements:

ERTH Corporation	38.91%
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**Cash and Cash
Equivalents**

Management considers all highly liquid investments with maturity of three months or less at acquisition to be cash equivalents.

The Corporation of the Town of Ingersoll
Summary of Significant Accounting Policies
December 31, 2018

**Tangible Capital
Assets**

Tangible capital assets are recorded at cost less accumulated amortization. Cost includes all costs directly attributable to acquisition or construction of the tangible capital asset including transportation costs, installation costs, design and engineering fees, legal fees and site preparation costs. Contributed tangible capital assets are recorded at fair value at the time of the donation, with a corresponding amount recorded as revenue. Amortization is recorded on a straight line basis over the estimated life of the tangible capital asset commencing the month subsequent when the asset is available for productive use as follows:

Land Improvements	20 to 25 years
Facilities	25 to 100 years
Infrastructure	11 to 80 years
Vehicles, machinery and equipment	5 to 20 years

**County and School
Board**

The Corporation of the Town of Ingersoll collects taxation revenue on behalf of the school boards and the County of Oxford. Such levies, other revenues, expenses, assets and liabilities with respect to the operations of these entities are not reflected in these financial statements.

Trust Funds

Trust funds held in trust by the Corporation of the Town of Ingersoll, and their related operations, are not included in these financial statements. The financial activity and position of the trust funds are reported separately.

Deferred Revenue

Funds received for specific purposes which are externally restricted by legislation, regulation or agreement and are not available for general municipal purposes are accounted for as deferred revenue on the consolidated statement of financial position. The revenue is recognized in the consolidated statement of operations in the year in which it is used for the specific purpose.

Government Transfers

Government transfers, which include legislative grants, are recognized in the financial statements in the period in which events giving rise to the transfers occur, providing the transfers are authorized, any eligibility criteria have been met, and reasonable estimates of the amount can be made.

The Corporation of the Town of Ingersoll
Summary of Significant Accounting Policies
December 31, 2018

**Retirement Benefits and
Other Employee
Benefit Plans**

The Corporation of the Town of Ingersoll's contributions due during the period to its multi-employer defined benefit plan are expensed as incurred. The costs of other retirement benefits that accumulate over the period of service provided by employees are determined using the projected benefit method prorated on services based on management's best estimate.

Revenue Recognition

Taxes are recognized as revenue in the year they are levied. Taxation revenue recognized each year is adjusted for estimates for expected supplementary taxes, appeals and non-collectible taxes.

Conditional grant revenue is recognized to the extent the conditions imposed on it have been fulfilled. Unconditional grant revenue is recognized when monies are receivable.

Grants for the acquisition of tangible capital assets are recognized in the period in which eligible expenditures are made.

Sales of services and other revenue are recognized on an accrual basis.

Use of Estimates

The preparation of financial statements in accordance with PSAB requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from management's best estimates as additional information becomes available in the future.

Contaminated Sites

Public Sector Accounting Board (PSAB) Section 3260 Liability for Contaminated Sites requires governments to record a liability in their financial statements if they have a contaminated site that meets the requirements set out in the standard. The standard defines contamination as the introduction into air, soil, water or sediment of a chemical, organic or radioactive material or live organism that exceeds an environmental standard. The standard generally applies to sites that are not in productive use. Sites that are in productive use are only considered contaminated if there was an unexpected event that resulted in contamination.

The Corporation of the Town of Ingersoll
Notes to Consolidated Financial Statements
December 31, 2018

1. Land for Resale

The Land for resale is zoned for industrial purposes. The land is recorded at net realizable value which is less than cost.

2. Investment in Government Business Enterprise

(a) ERTH Corporation is a corporation incorporated under the laws of the Province of Ontario. The Corporation of the Town of Ingersoll owns 38.91% (2017 - 38.91%) of the outstanding shares. The investment in ERTH Corporation is comprised of the following:

	2018	2017
Promissory note receivable	\$ 4,543,500	\$ 4,543,500
Class A shares	1	1
Class B shares	4,543,499	4,543,499
Share of equity earnings	1,040,618	827,829
	\$ 10,127,618	\$ 9,914,829
	2018	2017
Share of equity earnings, beginning of year	\$ 827,829	\$ 647,067
Share in net income	572,707	375,311
Less: Dividends	359,918	194,549
Increase from government business enterprise	212,789	180,762
Share of equity earnings, end of year	\$ 1,040,618	\$ 827,829

The promissory note receivable from ERTH Corporation is unsecured and bears interest at 7.25% (2017 - 7.25%). The term of the note is undefined but no principal repayments are expected within the next twelve months. Interest received in the year and included in other income is \$329,404 (2017 - \$329,404). During the year, ERTH Corporation declared but has not yet paid dividends totaling \$925,000 (2017 - \$500,000). The proportionate share of these dividends to be received by the Corporation of the Town of Ingersoll and included in the municipality's share of retained earnings was \$359,918 (2017 - \$194,549).

The Corporation of the Town of Ingersoll
Notes to Consolidated Financial Statements
December 31, 2018

2. Investment in Government Business Enterprise (continued)

(b) The following summarizes the financial position and operations of ERTH Corporation which have been reported in these financial statements using the modified equity method:

	2018	2017
Financial position		
Current	\$ 21,726,063	\$ 19,054,326
Property, Plant and Equipment	46,706,597	43,003,288
Regulatory and other assets	18,521,521	17,872,280
Total Assets	\$ 86,954,181	\$ 79,929,894
Liabilities		
Current	\$ 26,825,630	\$ 22,144,891
Long-term debt	35,250,626	35,015,194
Regulatory and other liabilities	9,775,000	8,213,760
Total Liabilities	\$ 71,851,256	\$ 65,373,845
Equity		
Share capital	\$ 12,428,501	\$ 12,428,501
Retained earnings	2,793,304	2,284,991
Accumulated other comprehensive income (loss)	(118,880)	(157,443)
	\$ 15,102,925	\$ 14,556,049
Results of Operations		
Revenue	\$ 86,425,738	\$ 80,660,199
Expenses	84,992,425	79,575,733
Net income before other comprehensive income	1,433,313	1,084,466
Other comprehensive income (loss)	38,563	(119,903)
Total comprehensive income (loss) for the year	\$ 1,471,876	\$ 964,563
Corporation of the Town of Ingersoll's Share 38.91% (2017 - 38.91%)	\$ 572,707	\$ 375,311
	2018	2017
Retained earnings, beginning of year	\$ 2,127,548	\$ 1,662,985
Net income before other comprehensive income	1,433,313	1,084,466
Other comprehensive income (loss)	38,563	(119,903)
Less: Dividends	925,000	500,000
Retained earnings, end of year	\$ 2,674,424	\$ 2,127,548
Corporation of the Town of Ingersoll's Share 38.91% (2017 - 38.91%)	\$ 1,040,618	\$ 827,829

The Corporation of the Town of Ingersoll
Notes to Consolidated Financial Statements
December 31, 2018

3. Employee Benefits Liability

	Sick Leave Benefits	Post Employment Benefits	Total 2018	Total 2017
Employee Benefit Liability	\$ 77,896	\$ 4,987,909	\$ 5,065,805	\$ 5,164,817

Post-Employment Benefits

The Corporation of the Town of Ingersoll continues to provide life insurance, dental and health care benefits to certain employee groups. These benefits vary, with some groups receiving benefits after retirement until the members reach 60 or 65 years of age, where other groups receive the benefits for life. The values are based on actuarial valuation and management estimates as at December 31, 2018. The following table summarizes the valuation results and significant assumptions used in the actuarial valuation:

	<u>2018</u>	<u>2017</u>
Discount Rate	4.75%	4.75%
Rate of compensation increase	3.00%	3.00%
Healthcare cost increase	4.67%	5.00%
The benefit obligation continuity is as follows:		
Accrued benefit obligation, January 1	\$ 5,093,519	\$ 5,190,273
Current period benefit cost	13,618	12,745
(Decrease) / Increase due to plan amendment	-	0
Amortization of actuarial gains/losses	(133,850)	(133,850)
Retirement interest expenditure	187,301	185,787
Benefits paid	(172,677)	(161,436)
Liability for post-retirement benefits	\$ 4,987,911	\$ 5,093,519
Post - retirement benefits expense is as follows:		
Current period benefit cost	\$ 13,618	\$ 12,745
Plan amendment cost	-	0
Amortization of actuarial gains/losses	(133,850)	(133,850)
Retirement interest expense	187,301	185,787
Post-retirement benefits expense	\$ 67,069	\$ 64,682

No reserves or reserve funds have been established to provide for this past service liability.

Sick Leave Benefits

The Corporation of the Town of Ingersoll provides paid sick leave that can be carried forward up to a maximum defined by the employee group and may become entitled to cash payment when they leave the Town's employment. The Town has established a reserve to provide for past service liability in the amount of \$77,896 (2017 - \$71,298).

The Corporation of the Town of Ingersoll

Notes to Consolidated Financial Statements

December 31, 2018

3. Employee Benefits Liability (continued)

Pension Agreements

The Corporation of the Town of Ingersoll makes contributions to the Ontario Municipal Employees Retirement System (OMERS) which is a multi-employer plan, on behalf of all permanent, full-time members of its staff. The plan is a defined benefit plan which specifies the amount of the retirement benefit to be received by the employees based on their length of service and rates of pay. The Corporation of the Town of Ingersoll paid \$388,898 (2017 - \$368,166) for employer contributions. The OMERS pension plan has a deficit. If actuarial surpluses are not available to offset the existing deficit and subsidize future contributions, increases in contributions will be required in the future.

4. Deferred Revenue

	Opening Balance	Contributions Received	Externally Restricted Investment Income	Revenue Recognized	Ending Balance
Federal Gas Tax	\$ 379,504	\$ 386,862	\$ 8,068	\$ (292,397)	\$ 482,037
Development Charges	1,343,934	152,398	24,234	(510,711)	1,009,855
Recreational Land	9,609	1,267	190	-	11,066
Provincial Gas Tax	767,639	41,633	14,744	-	824,016
Other	141,070	66,013	-	(122,914)	\$ 84,169
	<u>\$ 2,641,756</u>	<u>\$ 648,173</u>	<u>\$ 47,236</u>	<u>\$ (926,022)</u>	<u>\$ 2,411,143</u>

The Corporation of the Town of Ingersoll
Notes to Consolidated Financial Statements
December 31, 2018

5. Net Long Term Debt

	<u>2018</u>	<u>2017</u>
Long term liabilities issued by the County of Oxford for which the Town of Ingersoll has assumed responsibility for repayment.	<u>\$ 4,094,506</u>	<u>\$ 4,837,441</u>

Principal repayments relating to net long term debt of \$4,094,506 outstanding are due as follows:

	Principal Repayments
2019	659,373
2020	593,875
2021	605,647
2022	491,957
2023	500,260
Thereafter	<u>1,243,394</u>
	<u>\$ 4,094,506</u>

The above long-term liabilities have maturity dates and interest rates ranging from 2019 to 2034 and 3.16% to 4.75% respectively.

The Corporation of the Town of Ingersoll
Notes to Consolidated Financial Statements
December 31, 2018

6. Tangible Capital Assets

2018

	Land		Machinery and			Total
	Land	Improvements	Facilities	Equipment	Infrastructure	
Cost, beginning of year	\$ 3,561,234	\$ 4,488,467	\$ 15,877,375	\$ 6,218,933	\$ 76,388,811	\$ 106,534,820
Additions	26,500	380,979	582,900	538,133	1,365,046	2,893,559
Disposals	(14,816)	(163,675)	(1,358,993)	(369,090)	(501,073)	(2,407,647)
Cost, end of year	\$ 3,572,918	\$ 4,705,770	\$ 15,101,283	\$ 6,387,976	\$ 77,252,785	\$ 107,020,731
Accumulated Amortization, beginning of year	\$ -	\$ 2,768,196	\$ 7,235,447	\$ 3,461,876	\$ 27,495,903	\$ 40,961,422
Amortization	-	142,272	385,498	434,230	1,931,107	2,893,107
Disposals	0	(107,309)	(790,768)	(365,040)	(381,734)	(1,644,851)
Accumulated Amortization, end of year	\$ -	\$ 2,803,158	\$ 6,830,177	\$ 3,531,066	\$ 29,045,276	\$ 42,209,677
Net carrying amount, end of year	\$ 3,572,918	\$ 1,902,612	\$ 8,271,106	\$ 2,856,911	\$ 48,207,508	\$ 64,811,054

The net book value of tangible capital assets not being amortized because they are under construction or development or have been removed from service is \$338,357 (2017 - \$354,529). During the year, contributed capital assets of \$26,500 (2017 - \$614,648) were recognized in the financial statements. The Corporation of the Town of Ingersoll holds various historical treasures pertaining to the cheese factory museum. These items are not recognized as tangible capital assets in the financial statements because a reasonable estimate of the future benefits associated with such property cannot be made.

2017

	Land		Machinery and			Total
	Land	Improvements	Facilities	Equipment	Infrastructure	
Cost, beginning of year	\$ 3,567,146	\$ 4,264,434	\$ 15,943,218	\$ 6,133,458	\$ 74,530,130	\$ 104,438,386
Additions	-	284,882	141,419	334,963	2,157,710	2,918,974
Disposals	(5,912)	(60,849)	(207,262)	(249,488)	(299,029)	(822,540)
Cost, end of year	\$ 3,561,234	\$ 4,488,467	\$ 15,877,375	\$ 6,218,933	\$ 76,388,811	\$ 106,534,820
Accumulated Amortization, beginning of year	\$ -	\$ 2,696,880	\$ 6,899,728	\$ 3,223,398	\$ 25,901,874	\$ 38,721,880
Amortization	-	131,715	380,297	439,310	1,874,498	2,825,820
Disposals	-	(60,399)	(44,578)	(200,832)	(280,469)	(586,278)
Accumulated Amortization, end of year	\$ -	\$ 2,768,196	\$ 7,235,447	\$ 3,461,876	\$ 27,495,903	\$ 40,961,422
Net carrying amount, end of year	\$ 3,561,234	\$ 1,720,271	\$ 8,641,928	\$ 2,757,057	\$ 48,892,908	\$ 65,573,398

The Corporation of the Town of Ingersoll
Notes to Consolidated Financial Statements
December 31, 2018

7. Accumulated Surplus

The Corporation of the Town of Ingersoll segregates its accumulated surplus in the following categories:

	2018	2017
Investment in tangible capital assets	\$ 64,811,054	\$ 65,573,398
Current Funds	(974,081)	(2,645,214)
Reserves and Reserve Funds		
Working Funds	192,278	192,278
Capital and current purposes	10,379,072	8,888,286
Industrial development	800,437	548,125
Investment in Government Business	10,127,618	9,914,829
Unfunded employee benefits liability	(5,065,805)	(5,164,817)
	\$ 80,270,573	\$ 77,306,885

The investment in tangible capital assets represents amounts already spent and invested in infrastructure and other non-financial assets.

8. Government Transfers

	Budget 2018	2018	2017
Federal			
Operating			
Conditional	\$ 11,400	\$ 24,763	\$ 14,634
Capital			
Conditional	-	90,000	-
Federal Gas Tax Revenue		292,397	607,052
	\$ 11,400	\$ 407,160	\$ 621,686
Provincial			
Operating			
Ontario Municipal Partnership Fund	\$ 330,500	\$ 330,500	\$ 388,800
Conditional	137,575	123,947	104,400
Capital			
Conditional	-	353,636	378,296
	\$ 468,075	\$ 808,083	\$ 871,496

The Corporation of the Town of Ingersoll
Notes to Consolidated Financial Statements
December 31, 2018

9. Other Income

	Budget 2018	2018	2017
Penalties and interest on taxation	\$ 160,000	\$ 145,485	\$ 182,696
Other fines and penalties	9,100	21,216	12,287
Investment Income	115,313	283,847	150,090
Licences, permits and rents	384,356	415,983	588,591
Donations	170,477	436,683	198,891
Donated assets	26,500	26,500	614,648
Sales of publications and other	29,480	28,503	42,025
Gain (loss) on disposal of tangible capital assets	(762,796)	(440,584)	(58,560)
Interest - GBE (Note 2)	329,400	329,404	329,404
Dividends (Note 2)	-	359,918	194,549
Development Charges	26,625	510,711	25,998
Other	6,300	22,711	8,731
	\$ 494,755	\$ 2,140,377	\$ 2,289,350

10. Expenses by Object

	Budget 2018	2018	2017
Salaries, Wages and Employee Benefits	\$ 6,765,730	\$ 6,512,547	\$ 6,396,556
Materials	3,239,722	2,922,120	2,958,600
Contracted Services	3,250,588	3,324,321	3,352,956
Rent & Financial Expenses	34,687	29,341	29,512
Interest on Long-term Debt	163,183	158,224	185,214
Contributions to Others	53,895	53,036	52,969
Amortization	2,893,108	2,893,107	2,825,820
	\$16,400,913	\$ 15,892,696	\$ 15,801,627

The Corporation of the Town of Ingersoll

Notes to Consolidated Financial Statements

December 31, 2018

11. Budget Figures

The budget data presented in these consolidated financial statements are based upon the 2018 operating budget approved by Council. The budget approved by Council was prepared on a modified accrual basis while Public Sector Accounting Standards now require a full accrual basis. As a result, the budget figures presented in these consolidated financial statements represent the budget adopted by Council with adjustments as follows:

	<u>2018</u>
Town Council approved budget surplus	\$ -
Local Boards approved Consolidated budgets	-
Add:	
Net transfers (from) to reserves	2,823,071
Principal repayment of debt	742,935
Change in post - employment benefits liability	67,069
Contributed Assets	26,500
Deferred revenue earned	
Less:	
Loss on disposal of tangible capital assets	762,796
Amortization	2,892,057
Capital project cost resulting in operating expenses	114,927
Budget Surplus (Full accrual)	<u>\$ (110,205)</u>

12. Contingent Liabilities

A significant ratepayer of the Municipality has appealed to the Assessment Review Board (ARB) with respect to the taxation years between 2009 to 2018. These appeals could potentially result in a reduction of taxes which would be distributed between the town, county and school boards. As there is considerable uncertainty surrounding both the hearing process and the potential settlement of reduction in taxation revenue, an estimated amount of \$1,898,000 (2017 - \$1,448,000) has been recognized at this time.

The Corporation of the Town of Ingersoll

Notes to Consolidated Financial Statements

December 31, 2018

13. Funds Held in Trust

The trust funds administered by the municipality amounting to \$278,643 (2017 - \$266,783) have not been included in the consolidated financial statements. Certain assets have been conveyed or assigned to the Corporation of the Town of Ingersoll to be administered as directed by agreement or statute. The Corporation of the Town of Ingersoll holds the assets for the benefit of and stand in fiduciary relationship to the beneficiaries. The following trust funds and assets are excluded from the Corporation of the Town of Ingersoll's financial statements:

	<u>2018</u>	<u>2017</u>
Carroll	\$ 5,000	\$ 5,000
Cemetery Care and Maintenance	270,043	258,183
W.J. Bickerton	3,600	3,600
	<u>\$ 278,643</u>	<u>\$ 266,783</u>

14. Contaminated Sites

The Corporation of the Town of Ingersoll has implemented Public Sector Accounting Board (PSAB) Section 3260 Liability for Contaminated Sites. This change has been applied retroactively without the restatement of prior periods. The adoption of this standard did not have an impact on the Corporation's financial statements as no contaminated sites were found.

15. Operating Lease Commitments

The Corporation of the Town of Ingersoll has entered into commitments for rent and leases expiring at various dates prior to 2037. The future minimum annual payments are estimated to be as follows:

2019	117,185
2020	119,000
2021	120,847
2022	122,724
2023	124,634
Thereafter	621,767
	<u>\$ 1,226,157</u>

16. Segmented Information

The Corporation of the Town of Ingersoll is a diversified municipal government institution that provides a wide range of services to its citizens. Distinguishable functional segments have been separately disclosed in the segmented information. The nature of the segments and the activities they encompass are as follows:

General Government

This category relates to the revenues and expenses of the operations of the Municipality itself and cannot be directly attributed to a specific segment.

Protection to Persons and Property

Protection is comprised of police services, fire protection and protective inspection. The police services work to ensure the safety and protection of the citizens and their property. The fire department is responsible to provide fire suppression service, fire prevention programs, training and education. Protective inspection provides services related to the enforcement of building and construction codes.

Transportation

Transportation is responsible for the maintenance and upkeep of the Municipality's roads, winter control, street lighting and sidewalks.

Environmental

Environmental services provide waste disposal services for the Municipality's citizens.

Health

Health services relate to maintaining the Municipality's cemetery.

Recreation and Cultural Services

This service area provides services meant to improve the health and development of the Municipality's citizens through recreational programs, youth centres and museum services.

Planning and Development

This service area is responsible for the economic development of the Municipality and its merchants.

The accounting policies of the segments are the same as those described in the summary of significant accounting policies. In measuring and reporting segment revenue from transaction with other segments, inter-segment transfers have been measured on the basis of the actual cost of services provided.

The Corporation of the Town of Ingersoll
Notes to Consolidated Financial Statements
December 31, 2018

16. Segmented Information								
For the year ended December 31, 2018	General government	Protection to persons and property	Transportation	Environmental	Health services	Recreation and cultural services	Planning and development	2018 Total
Revenue								
Taxation	\$ 13,952,954	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,952,954
Grants	415,472	97,797	772,805	27,949		206,314	14,303	1,534,640
User fees and service charges	67,961	20,877	72,347	-	35,617	817,866	956	1,015,624
Other	1,366,652	310,787	678,914	(7,454)	17,634	(228,949)	2,793	2,140,377
	<u>15,803,039</u>	<u>429,461</u>	<u>1,524,066</u>	<u>20,495</u>	<u>53,251</u>	<u>795,231</u>	<u>18,052</u>	<u>18,643,595</u>
Expenses								
Salaries and wages	1,406,786	992,191	1,200,473	154,649	85,326	2,535,330	137,792	6,512,547
Goods and services	1,191,203	2,571,100	1,025,304	125,138	30,859	1,219,589	165,625	6,328,818
Interest	14,108	-	142,636	-	-	1,480	-	158,224
Amortization	163,887	128,710	1,809,497	326,386	1,049	463,578	-	2,893,107
	<u>2,775,984</u>	<u>3,692,001</u>	<u>4,177,910</u>	<u>606,173</u>	<u>117,234</u>	<u>4,219,977</u>	<u>303,417</u>	<u>15,892,696</u>
Income from government business enterprise	212,789	-	-	-	-	-	-	212,789
Net surplus (deficit)	<u>\$ 13,239,844</u>	<u>\$ (3,262,540)</u>	<u>\$ (2,653,844)</u>	<u>\$ (585,678)</u>	<u>\$ (63,983)</u>	<u>\$ (3,424,746)</u>	<u>\$ (285,365)</u>	<u>\$ 2,963,688</u>

The Corporation of the Town of Ingersoll
Notes to Consolidated Financial Statements
December 31, 2018

16. Segmented Information	2017						Total		
	For the year ended December 31, 2017	General government	Protection to persons and property	Transportation	Environmental services	Health services		Recreation and cultural services	Planning and development
Revenue									
Taxation	\$ 13,678,597	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,678,597
Grants	501,669	99,769	912,255	257,977	-	55,162	14,123	-	1,840,955
User fees and service charges	87,365	20,946	28,569	-	20,372	856,039	4,934	-	1,018,225
Other	1,093,789	487,665	255,624	199,656	10,636	240,307	1,673	-	2,289,350
	<u>15,361,420</u>	<u>608,380</u>	<u>1,196,448</u>	<u>457,633</u>	<u>31,008</u>	<u>1,151,508</u>	<u>20,730</u>	<u>-</u>	<u>18,827,127</u>
Expenses									
Salaries and wages	1,374,264	1,007,558	1,163,118	187,731	73,867	2,455,768	134,250	-	6,396,556
Goods and services	1,169,388	2,620,416	1,063,544	157,927	30,219	1,250,311	102,232	-	6,394,037
Interest	17,842	-	163,690	-	-	3,682	-	-	185,214
Amortization	165,327	128,160	1,762,065	322,135	2,581	445,552	-	-	2,825,820
	<u>2,726,821</u>	<u>3,756,134</u>	<u>4,152,417</u>	<u>667,793</u>	<u>106,667</u>	<u>4,155,313</u>	<u>236,482</u>	<u>-</u>	<u>15,801,627</u>
Income from government business enterprise	180,762	-	-	-	-	-	-	-	180,762
Net surplus (deficit)	\$ 12,815,361	\$ (3,147,754)	\$ (2,955,969)	\$ (210,160)	\$ (75,659)	\$ (3,003,805)	\$ (215,752)	\$ -	\$ 3,206,262

THOMPSON DRAIN REASSESSMENT 2019

Town of Ingersoll



**SPRIET
ASSOCIATES**

ENGINEERS & ARCHITECTS

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Our Job No. 217243

May 28, 2019

London, Ontario
May 28, 2019

THOMPSON DRAIN REASSESSMENT 2019

Town of Ingersoll

To the Mayor and Council of
The Town of Ingersoll

Mayor and Council:

We are pleased to present our report on the reassessment of the Thompson Municipal Drain serving parts of Lots 21 to 23, Concessions 1 and 2 in the Town of Ingersoll. The total watershed area contains approximately 46.2 hectares.

AUTHORIZATION

This report was prepared pursuant to Section 76 of the Drainage Act. Instructions were received from your Municipality with respect to a motion of Council. The reassessment is made necessary by the commercial, industrial, and residential development within the watershed.

HISTORY

The Thompson Drain was originally constructed pursuant to a report submitted by James B. Chambers, P. Eng. of Springbank Consulting Engineers Ltd., dated July 20, 1981 and consists of a stormwater retention pond with pumping station and related appurtenances between Ingersoll Street South and Culloden Road, south of Clark Road West. The outlet for the pumping station was a 300mm diameter forcemain running north along Ingersoll Street S. for 398 meters with an outlet into the west road ditch.

The drainage system was constructed to provide outlet for the low lying lands on both sides of Culloden Road between Clarke Road West and Highway 401 and the surrounding higher lands, mostly zoned industrial and restricted manufacturing at that time.

EXISTING DRAINAGE CONDITIONS

We reviewed the existing drainage report, the available site plans for the developed properties, road drainage plans, aerial photography, property fabric, and other related materials and found the following:

- that the watershed has experienced extensive industrial/commercial development since the 1981 report



EXISTING DRAINAGE CONDITIONS (cont'd)

- that there has been a small residential development on the east side of Culloden Road between Samnah Crescent and Clarke Road
- the existing watershed area presently drains into the stormwater management pond between Ingersoll Street S. and Culloden Road, just north of the Highway 401 ramp
- that the drainage in the watershed area consists of storm sewers, shallow swales, and road ditching
- that the pumping station consists of two pumps with a total capacity of 127.4 litres per second. The original pumps have since been replaced and maintained by the Town of Ingersoll at the cost of the Town
- that the outlet end of the 300mm forcemain has since been connected into a 450mm storm sewer running north on Ingersoll Street S. which was constructed in 1988
- that, due to the developed properties and their drainage, the watershed has been altered from the 1981 watershed area
- that a majority of the recent residential development in Lot 21, Concession 2, east side of Whiting Street and south of Clarke Road East was drained west into the Thompson Drain SWMF via Samnah Crescent and an easement through an industrial parcel within the Samnah Industrial Park
- that this subdivision adds approximately 3 hectares of residential lots and 1.2 hectares of Reeves Road and Cash Crescent to the watershed area. However, the drainage has been designed to recharge into the ground water using "Low Impact Development" design methods with only minimal overflow water going to the Thompson Drain
- that, in view of the above, we find the existing 1981 Schedule of Assessment to be out of date and unfair due to industrial, commercial, and residential development, property severances, and reconfigurations

RECOMMENDATIONS

We therefore recommend that the existing Thompson Drain 1981 be included in this report for future maintenance purposes. The drain consists of the following elements:

- stormwater management pond, including chain-link fence
- drain inlet control structure and 450mm concrete pipe
- pumping station
- 1200mm diameter manhole
- 430 meters of 300mm diameter forcemain



RECOMMENDATIONS (cont'd)

- 25 meters of 1000mm x 740mm CSP arch under Culloden Road at the east end of the pond

The 43 meters of road ditch at the forcemain has been replaced by a storm sewer and should be removed as part of this drain.

SCHEDULES AND DRAWINGS

Schedule 'A' - Assessment for Maintenance. In accordance with Section 38 and 76 of the Drainage Act, this schedule outlines the distribution of future repair and/or maintenance costs for portions of, or the entire drainage works.

Drawing No. 1, Job No. 217243 forms part of this report. It shows and describes the general location of the drain and the lands affected.

ESTIMATE COST AND ASSESSMENT

The estimated cost of this report is as follows:

Plan, Reassessment, and Report	\$ 6,160.00
Expenses	\$ 320.00
Net HST	<u>\$ 120.00</u>
Total	<u>\$ 6,600.00</u>

We assess the entire cost of this report to the Town of Ingersoll. The cost of future maintenance shall be assessed in accordance with Schedule 'A'. It is to be noted that the cost of this report is not eligible for the Provincial Agricultural Grant.

MAINTENANCE

All owners are hereby made aware of Sections 80 and 82 of the Drainage Act which forbid the obstruction of or damage or injury to a municipal drain.

The Thompson Drain shall be maintained by the Town of Ingersoll at the expense of all upstream lands and roads assessed in Schedule 'A' - Assessment for Maintenance and in the same relative proportions, with the exception that the pipe arch culvert under Culloden Road shall be maintained / repaired / replaced entirely at the cost of the Town of Ingersoll, until such time as the assessment is changed under the Drainage Act.



MAINTENANCE (cont'd)

The above existing portions of the drain shall be maintained in accordance with the grades and dimensions set out in the plans and specifications contained in the Thompson Drain revised report dated July 20, 1981.

The Reeves Residential Development in Lot 21, Concession 2 is assessed to the Town of Ingersoll as a Block Assessment under Section 25 of the Drainage Act, which reads as follows:

25. (1) The council of the local municipality may direct the engineer to assess as a block, a built-up area designated by the council, and the sum assessed therefore may be levied against all the rateable properties in the designated area proportionately on the basis of the assessed value of the land and buildings. R.S.O. 1990, c. D.17, s. 25 (1).

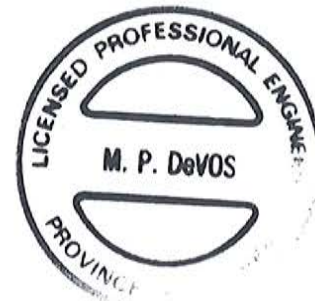
The roads in the subdivision, Cash Crescent, and Reeves Road, have been assessed to the Town of Ingersoll under the Roads section in Schedule 'A'.

Respectfully submitted,

SPRIET ASSOCIATES LONDON LIMITED



M.P.DeVos, P. Eng.



MPD:bv



SCHEDULE 'A' - ASSESSMENT FOR MAINTENANCE

THOMPSON DRAIN REASSESSMENT 2019

Town of Ingersoll

Job No. 217243

May 28, 2019

CON. MUNICIPAL ADDRESS	LOT or HECTARES AFFECTED	ROLL No. (OWNER)	BENEFIT	OUTLET	TOTAL
Con. 2 Pt. Lot 23					
5 Thompson Rd	1.3	030-065-09600 General Motors Canada	%	0.28 %	0.28 %
274081 Wallace Line	1.4	030-065-31100 General Motors Canada		0.25	0.25
Con. 1 & 2 Pt. Lot 23					
300 Ingersoll St. S.	2.8	030-065-31100 General Motors Canada		0.51	0.51
Con. 1 Pt. Lot 22					
325 Ingersoll St. S.	1.24	030-065-23110 325 Ingersoll St. Inc.	3.15	0.67	3.82
345 Ingersoll St. S.	0.58	030-065-23100 Unverferth Manufacturing Co. Inc	1.47	0.32	1.79
11 Underwood Rd	1.21	030-065-66000 One Colombo Inc., J. Taylor, STM Design, J. Moyer, C. Moyer	3.08	0.66	3.74
12 Underwood Rd	0.6	030-065-60000 Coilplus Canada Inc.	1.53	0.33	1.86
18 Underwood Rd	1.5	030-065-62000 Coilplus Canada Inc.	3.81	0.82	4.63
Clarke Road W	0.30	030-065-23050 Town Of Ingersoll		0.04	0.04
90 Clarke Road W	0.59	030-065-23150 B&E Clayton Enterprises Inc	1.50	0.32	1.82
Con. 2 Pt. Lot 22					
18 Clarke Road E.	0.05	030-065-10204 D. & H. McIntyre		0.01	0.01
71 Clarke Road W	0.13	030-065-04300 A. Corpodean		0.03	0.03
75 Clarke Road W	0.21	030-065-04400 T. & J. Feskun		0.04	0.04
79 Clarke Road W	0.25	030-065-04500 D. Pinter & S. McArthur		0.06	0.06
83 Clarke Road W	0.25	030-065-04600 T. & G. Simpson		0.06	0.06
87 Clarke Road W	0.27	030-065-04700 G. & D. Masters		0.06	0.06
91 Clarke Road W	0.23	030-065-04800 P. & S. Kielt		0.05	0.05
95 Clarke Road W	0.31	030-065-04900 R. & S. Seldon		0.07	0.07
99 Clarke Road W	0.37	030-065-05000 A. Jerse		0.08	0.08
Ingersoll Street	1.52	030-065-08700 Town of Ingersoll		0.55	0.55
134 Culloden Road	0.13	030-065-08100 J. & N. Hutchinson		0.03	0.03
138 Culloden Road	0.21	030-065-08200 A. & L. Singer		0.04	0.04
142 Culloden Road	0.19	030-065-08300 T. Neal, & D. Petkau		0.04	0.04
146 Culloden Road	0.92	030-065-08400 325 Ingersoll Street Inc.	2.34	0.50	2.84
170,174 Culloden Road	0.67	030-065-09000 2480775 Ontario Inc.	1.70	0.36	2.06
125 Culloden Road	0.05	030-065-10201 M. Shorey		0.01	0.01
129 Culloden Road	0.08	030-065-10202 N. Stacey		0.01	0.01
137 Culloden Road	0.30	030-065-10203 V. Russell		0.07	0.07
139 Culloden Road	0.18	030-065-10205 A. & J. Vanos		0.04	0.04
15 Samnah Cres.	2.40	030-065-09700 Ingersoll Home Centre Ltd.	6.08	1.30	7.38
35 Samnah Cres.	0.39	030-065-09800 Geurkink Properties Inc.	0.99	0.21	1.20
55 Samnah Cres.	1.74	030-065-09810 Hydra Dyne Inc.	4.42	0.95	5.37
95 Samnah Cres.	0.18	030-065-09900 1002565 Ont. Inc	0.46	0.10	0.56

SCHEDULE 'A' - ASSESSMENT FOR MAINTENANCE (cont'd)

THOMPSON DRAIN REASSESSMENT 2019
Town of Ingersoll

CON. MUNICIPAL ADDRESS	LOT or HECTARES AFFECTED	ROLL No. (OWNER)	BENEFIT	OUTLET	TOTAL
Con. 2 Pt. Lot 22					
125 Samnah Cres.	0.55	030-065-10000 Hammond Air Conditioning Ltd.	1.40 %	0.30 %	1.70 %
110 Samnah Cres.	1.13	030-065-10500 HLS, LLC	2.87	0.61	3.48
100 Samnah Cres.	0.69	030-065-10550 Ingrox Limited	1.75	0.38	2.13
90 Samnah Cres.	0.67	030-065-10560 Barnim Property Holdings Inc.	1.70	0.36	2.06
88 Samnah Cres.	1.06	030-065-10599 Pow Samnah Property Inc.	2.69	0.58	3.27
Samnah Cres.	0.40	030-065-10600 Barnim Property Holdings Inc.	1.02	0.22	1.24
60 Samnah Cres.	2.17	030-065-11040 Canadian Treads (Ontario) Inc	5.52	1.18	6.70
50 Samnah Cres.	1.21	030-065-11035 Pow Samnah Property Inc.	3.08	0.66	3.74
40 Samnah Cres.	0.81	030-065-11028 J. Glassford	2.06	0.44	2.50
30 Samnah Cres.	1.31	030-065-11025 1199794 Ontario Ltd.	3.33	0.71	4.04
20 Samnah Cres.	1.03	030-065-11020 2071111 Ontario Inc.	2.62	0.56	3.18
10 Samnah Cres.	0.60	030-065-110 Bvd Holdings Ingersoll Inc.	1.53	0.33	1.86
Con. 2 Pt. Lot 21					
* 1 - 40 Reeves Road	1.55	40 Lots (Block) Town of Ingersoll		0.22	0.22
* 21-78 Cash Crescent	1.45	43 Lots (Block) Town of Ingersoll		0.21	0.21
TOTAL ASSESSMENT ON LANDS			60.10 %	15.63 %	75.73 %
Thompson Road	0.6	Town of Ingersoll	1.52 %	0.31 %	1.83 %
Ingersoll Street S.	2.2	County of Oxford	5.59	1.17	6.76
Culloden Road	1.5	Town of Ingersoll	3.81	0.81	4.62
Clarke Road W.	1.1	Town of Ingersoll	2.80	0.60	3.40
Underwood Road	0.7	Town of Ingersoll	1.78	0.38	2.16
Samnah Crescent	1.6	Town of Ingersoll	4.07	0.86	4.93
Whiting Street	0.13	Town of Ingersoll	0.33	0.07	0.40
Reeves Road	0.5	Town of Ingersoll		0.07	0.07
Cash Crescent	0.7	Town of Ingersoll		0.10	0.10
TOTAL ASSESSMENT ON ROADS			19.90 %	4.37 %	24.27 %
TOTAL ASSESSMENT FOR MAINTENANCE ON THE THOMPSON DRAIN 2019					<u>100.00 %</u>

* = Block Assessment under Section 25 of the Drainage Act

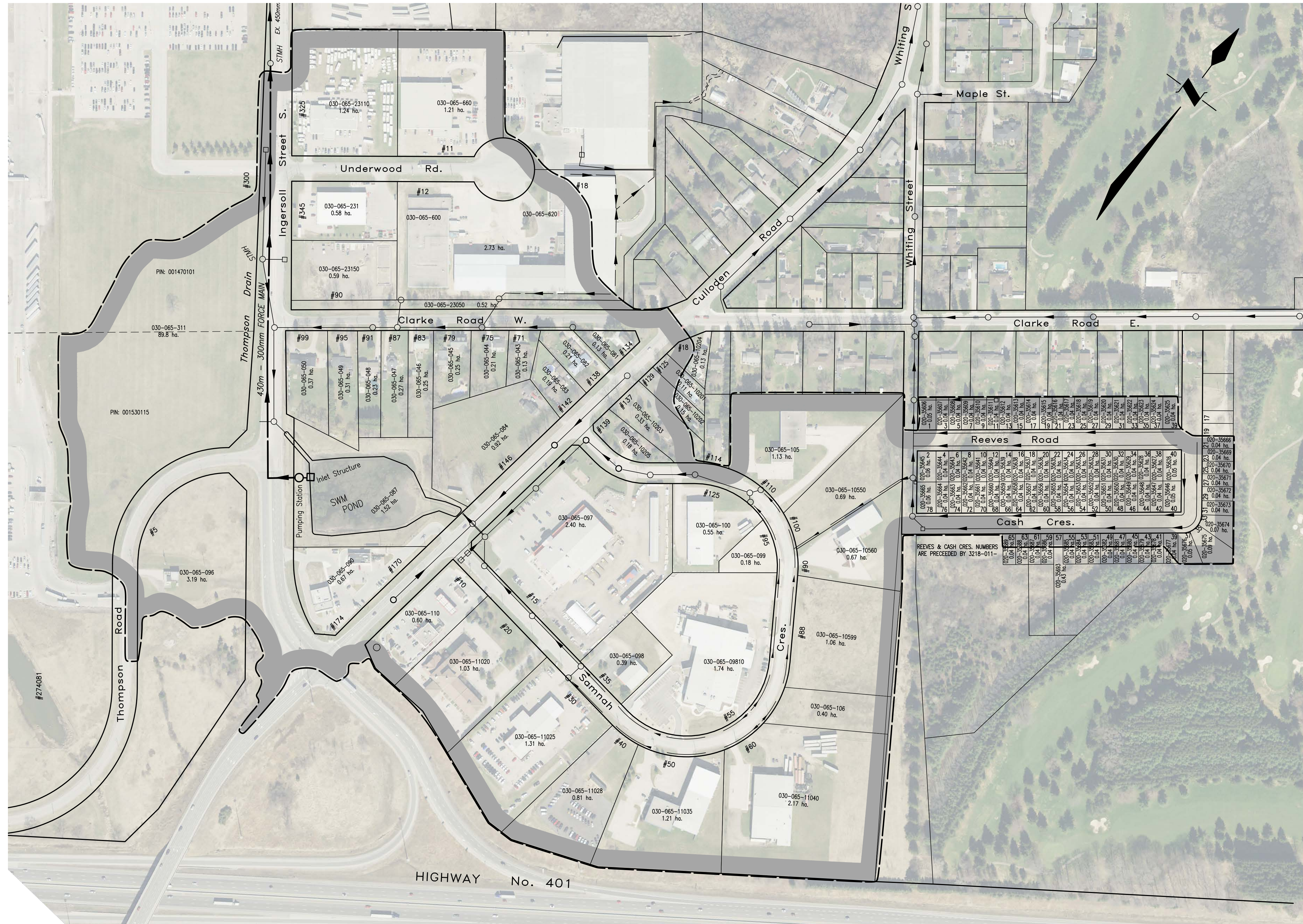
LOT 23

LOT 22

LOT 21

CONCESSION 1

CONCESSION 2



PLAN SCALE 1:2,000

GENERAL NOTES

THE EXISTING THOMPSON DRAIN 1981 BEING INCLUDED IN THIS REPORT FOR FUTURE MAINTENANCE PURPOSES CONSISTS OF THE FOLLOWING ELEMENTS:

- STORM WATER MANAGEMENT POND, INCLUDING CHAIN-LINK FENCE
- DRAIN INLET CONTROL STRUCTURE AND 450mm CONCRETE PIPE
- PUMPING STATION
- 1200mm DIAMETER MANHOLE
- 430 METERS OF 300mm DIAMETER FORCE MAIN
- 25 METERS OF 1000mm X 140mm CSP ARCH UNDER CULLODEN ROAD AT THE EAST END OF THE POND

THE ABOVE EXISTING PORTIONS OF THE DRAIN SHALL BE MAINTAINED IN ACCORDANCE WITH THE GRADES AND DIMENSIONS SET OUT IN THE PLANS AND SPECIFICATIONS CONTAINED IN THE THOMPSON DRAIN REVISED REPORT DATED JULY 20, 1981, SPECIFICATIONS AND DRAWINGS 1, 2 & 3.

PLAN LEGEND

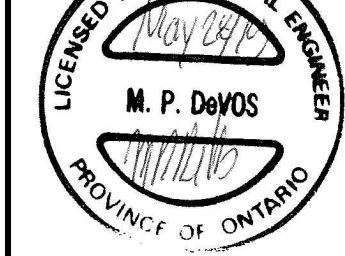
- LIMIT OF WATERSHED AREA
- EXISTING THOMPSON DRAIN
- EXTERIOR OR INTERIOR WATERSHED
- EXIST. STORM SEWER
- ROLL NO. HECTARES OWNED

THOMPSON DRAIN REASSESSMENT 2019

Town of Ingersoll

No.	REVISIONS	DATE

Drawn By: ak	Field Book: N/A	JOB No.: 217243	Drawing No.: 1 of 1
Date: May 28, 2019			



SPRIET ASSOCIATES
LONDON LIMITED
CONSULTING ENGINEERS
155 YORK STREET - LONDON (519) 672-4100 - NEA 1A8



Department: Building Department

Report Number: B-016-19

Council Meeting Date: August 12, 2019

Title: Update to planning application **A-01-19**, 311 Wellington Street

Objective

To provide Council with an update to the planning application for a minor variance located at 311 Wellington Street.

Background

At the April 8, 2019 meeting the committee received a planning report regarding an application submitted requesting relief from the provisions to the Town of Ingersoll zoning by-law 04-4160, section 7.2- zone provisions, front yard, minimum depth; to reduce the minimum required front yard depth from 6.0m (19.7 ft.) to 5.5m (18 ft.) to permit the enclosure of an existing front porch.

The documentation submitted with the application was an existing survey from 1988, which is not considered legal as per section 17 (2) of the Surveyors Act, Ontario Regulation 216/10 "the only handwriting to appear on a plan shall be the original signatures of the persons required to sign the plan and the dates of the signatures." The applicant submitted the 1988 survey with hand-drawn property lines to indicate what the parcel currently looks like as a result of a severance that took place in the late 1990s.

As a result of the limited and altered information provided on the site plan with this application, a current legal survey was requested as per the Town of Ingersoll Building By-law 17-4926, Section (3): " A plan of survey certified by a licensed Ontario Land Surveyor shall be submitted when required to demonstrate compliance with the Building Code Act, the Building Code or any other applicable law" for the Town to ensure compliance with all provisions of the Town of Ingersoll zoning by-law 04-4160.

At the April meeting, the committee deferred the application until the applicant provided a current survey of the property requesting relief to accurately depicting lot lines, dimensions, and structures.

On July 15, 2019, Ms. Carol Turner, the applicant sent an email which included a current legal survey, the request that the relief be approved for the front yard setback reduction and the encroachment to accommodate the eaves. There was also a request that had arisen as a result of the current survey, which shows the existing garage to the north on this property, encroaching over the property line onto the neighbouring property at 307 Wellington Street.

Analysis

Upon review of the survey and discussions with the applicant via email the surveyors have verified that the lot coverage prior to the proposed renovation to enclose the porch is 24% and after the porch is enclosed the lot coverage will be 26.6%, which is meeting the requirement of the R2 zone provisions of 40% maximum lot coverage.

With the current survey and dimensions of the proposed sketches submitted with the planning, application staff have verified that the requested relief of 5.5m for the front yard setback requirement and relief of 0.76m for projection into a required front yard setback to accommodate the eaves are accurate.

The encroachment of the garage over the property line cannot be recognized by the committee of adjustment for the Town of Ingersoll, as it is over the legal boundaries of 311 Wellington Street. The owner has been advised to seek legal counsel regarding an appropriate remedy with 307 Wellington Street, such as an encroachment agreement, to assist with any further issues pertaining to the garage and its overhang on the neighbouring property.

Financial Implications

None

Interdepartmental Implications

None

Recommendation

THAT staff report B016-19 be received by the Committee of Adjustment for the Town of Ingersoll as information.

AND THAT the Committee approve the applicant's request for relief from

Section 7.2- Zone Provisions, Front Yard, minimum depth; to reduce the minimum required front yard depth from 6.0m (19.7 ft.) to 5.5m (18 ft.) to facilitate the enclosure of an existing porch on the front of the dwelling, and;

Section 5.34.1- Maximum Projection Permitted into Required Yards- Eaves; to increase the maximum permitted projection into a required yard from 0.6m (2ft) to 0.76m (2.5ft) to permit the projection of the eaves required for the enclosure of the existing front porch.

Attachments

1. Brooks and Muir legal survey of 311 Wellingtons Street

Prepared by: Shannon Vanderydt, CBO

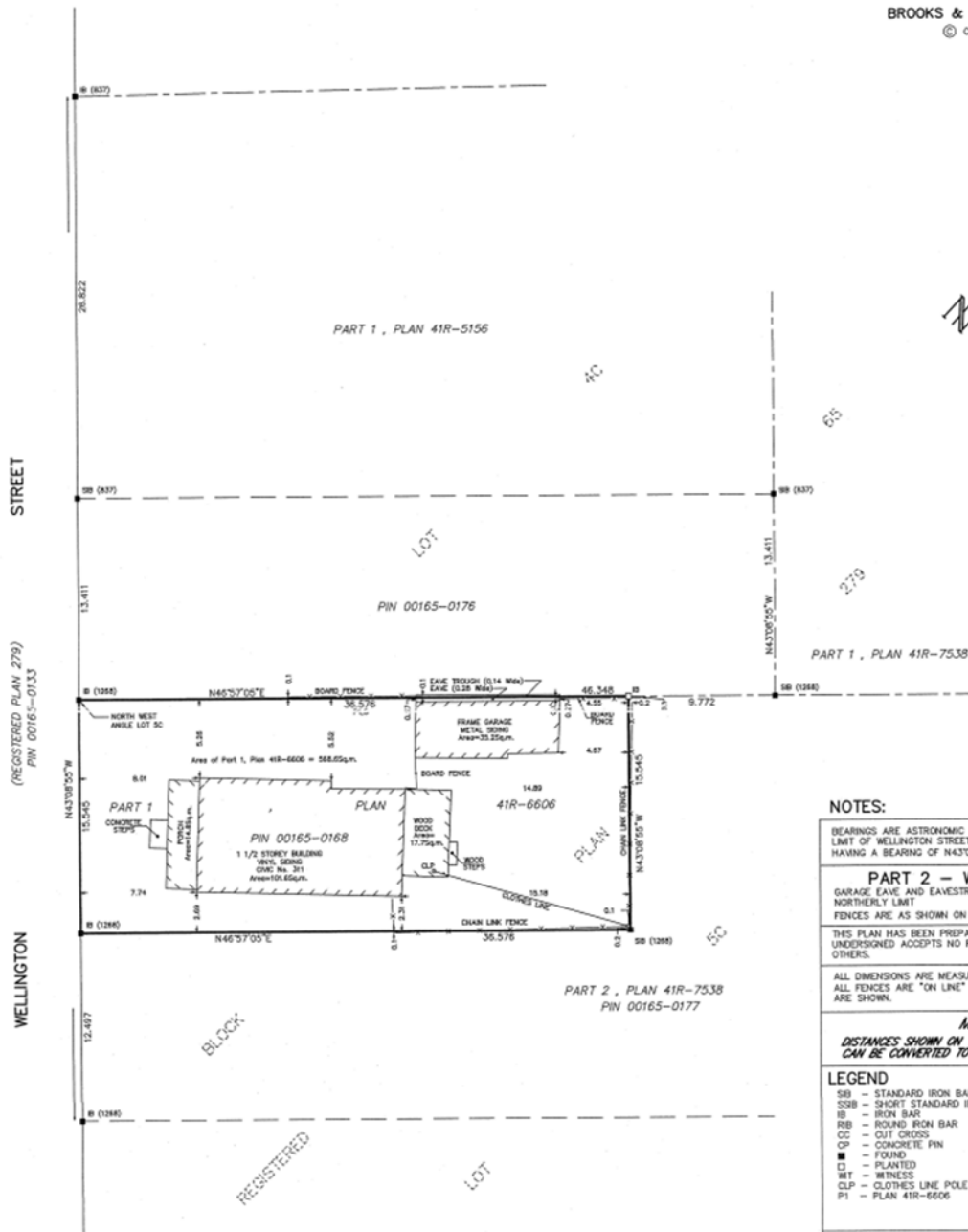
Approved by: William Tigert, Chief Administrative Officer

SURVEYOR'S REAL PROPERTY REPORT

**PART 1 - PLAN OF SURVEY OF
PART OF LOT 5C, BLOCK 65
REGISTERED PLAN 279
TOWN OF INGERSOLL
COUNTY OF OXFORD**
SCALE 1:300



BROOKS & MUIR SURVEYING
© COPYRIGHT 2019



NOTES:

BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF WELLINGTON STREET AS SHOWN ON PLAN 41R-6606 HAVING A BEARING OF N43°08'55"W

PART 2 - WRITTEN REPORT
GARAGE LEAVE AND EAVESTROUGH EXTEND BEYOND NORTHERLY LIMIT
FENCES ARE AS SHOWN ON THE PLAN.

THIS PLAN HAS BEEN PREPARED FOR CAROL TURNER AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY ANY OTHERS.

ALL DIMENSIONS ARE MEASURED UNLESS QUALIFIED. ALL FENCES ARE "ON LINE" UNLESS TIES TO THE PROPERTY LINE ARE SHOWN.

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND

- SB - STANDARD IRON BAR
- SSB - SHORT STANDARD IRON BAR
- IB - IRON BAR
- RB - ROUND IRON BAR
- CC - CUT CROSS
- CP - CONCRETE PIN
- - FOUND
- - PLANTED
- WT - WITNESS
- CLP - CLOTHES LINE POLE
- P1 - PLAN 41R-6606

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 18TH DAY OF JUNE, 2019.

JULY 2, 2019
Kenneth J. Ketchum
KENNETH J. KETCHUM
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2087881

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR. In accordance with Regulation 1026, Section 29(2).

BROOKS & MUIR SURVEYING
ONTARIO LAND SURVEYORS-CANADA LANDS SURVEYEURS
UNIT 120-514 PRINCESS STREET, WOODSTOCK, ON N4S 4G9
TEL. 519-539-8088 FAX. 519-539-8089 brooks@bmuir.net

104.33



311

NOTICE
OF
SCHEDULED
WORK

Community Planning

P. O. Box 1614, 21 Reeve Street

Woodstock Ontario N4S 7Y3

Phone: 519-539-9800 • Fax: 519-421-4712

Web site: www.oxfordcounty.ca

Our File: **A-02-19**

APPLICATION FOR MINOR VARIANCE

TO: Town of Ingersoll Committee of Adjustment
MEETING: August 12, 2019
REPORT NUMBER: CP 2019-233

OWNER: Danny Hamm & Linda Durston
24 Glenn Avenue, Ingersoll ON N5C 2C8

VARIANCE REQUESTED:

Relief from the provisions of Section **6.2 – Zone Provisions, Interior Side Yard**, Minimum Width; to reduce the minimum required interior side yard width from 3.0 m (9.8 ft.) to 1.52 m (5 ft.) to permit an addition to the existing single detached dwelling.

LOCATION:

The subject lands are described as Lot 16, Plan 709, Town of Ingersoll. The lands are located on the north side of Glenn Avenue, between Chisholm Drive and Minler Street, and are municipally known as 24 Glenn Avenue.

BACKGROUND INFORMATION:

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule "I-1"	Town of Ingersoll Land Use Plan	Low Density Residential
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TOWN OF INGERSOLL ZONING BY-LAW: Residential Type 1 Zone (R1)

SURROUNDING USES: surrounding uses are a mix of low density residential uses (single detached dwellings – east, west and south) and the Ingersoll Curling Club to the north.

COMMENTS:(a) Purpose of the Application:

The owners are requesting relief from the above noted provision of the Town's Zoning By-law to reduce the interior side yard to accommodate the construction of a 14.86 m² (160 ft²) addition to the east side of the single detached dwelling on the subject property.

The subject property is approximately 668.18 m² (7,192.2 ft²) in area that contains a single detached dwelling, an in-ground swimming pool and two accessory buildings, and has direct access to Glenn Avenue.

Plate 1, Location & Existing Zoning Map, shows the location of the subject lands and the zoning in the immediate vicinity.

Plate 2, Air Photo (2015), shows the location of the existing dwelling on the subject property, swimming pool and accessory structures in greater detail.

Plate 3, Applicant's Sketch, illustrates the location of the dwelling on the subject property as well as the proposed addition.

(b) Agency Comments

The application was circulated to those agencies considered to have an interest in the proposal and the following comments were received:

The Town of Ingersoll Chief Building Official commented that building permits will be required for the addition. In addition, the footing will need to be pinned by an Ontario Land Surveyor at time of construction to verify location.

The proposed wall and any openings to the east will need to be reviewed for fire protection at the time of the building permit. As per the Town's Zoning By-law, a minimum 2 parking spots are required per dwelling, verification required as it appears a spot is being lost due to the construction.

As a result of the addition, the pool fence cannot be impacted or a permit is required to relocate the fence that is in compliance with the Town's pool fence by-law.

The Town of Ingersoll Fire Department indicated that they had no comment or objections to the proposed application.

(c) Public Consultation:

Public Notice was mailed to surrounding property owners In accordance with the Planning Act. As of the writing of this report, no comments or concerns had been received from the public.

(d) Intent and Purpose of the Official Plan:

The subject property is located within the 'Low Density Residential' designation according to the Residential Density Plan for the Town of Ingersoll, as contained in the Official Plan. Low Density Residential Areas include those lands that are primarily developed or planned for a variety of low-rise, low density housing forms including single detached, semi-detached, duplex, converted dwellings, quadraplexes (4 units), townhouses and low density cluster development. The use of

the lands for a single detached dwelling and accessory uses thereto conform to the 'Low Density Residential' policies of the Official Plan.

(e) Intent and Purpose of the Zoning By-law:

The subject property is zoned Residential Type 1 Zone (R1) in the Town's Zoning By-Law. The R1 zone permits a single detached dwelling.

The R1 zone requires a minimum interior side yard width of 3 m (9.8 ft.) on one side of the dwelling and 1.2 m (3.9 ft.) on the other side of the dwelling where there is no attached garage on a residential property. This requirement is intended to ensure that the lot provides adequate space for parking. Interior side yard setbacks are also intended to maintain adequate separation between buildings/structures and property lines to provide space for drainage, access and maintenance and to avoid adverse impacts on the normal use and enjoyment of abutting properties.

Based on the above, Planning staff are of the opinion that the proposed minor variance meets the general intent of the Zoning By-law, as the proposed addition will continue to provide adequate space for on-site parking as well as access to the rear yard and sufficient area for drainage purposes.

(f) Desirable Development/Use:

Planning staff are of the opinion that the requested relief will not impact neighbouring property owners as the proposed addition will continue to provide adequate space for on-site parking as well as access to the rear yard and sufficient area for drainage.

Based on a review of the application and in consideration of the comments provided by the Town's Chief Building Official it is the opinion of Planning staff that the requested variance is minor in nature and the proposed addition represents desirable development of the property.

In light of the foregoing, it is the opinion of this Office that the requested relief meets the four tests of a minor variance and can be given favourable consideration.

RECOMMENDATION:

That the Town of Ingersoll Committee of Adjustment **approve** Application File A-02-19, submitted by Danny Hamm & Linda Durston for lands described as Lot 16, Plan 279 in the Town of Ingersoll and further identified as 24 Glenn Avenue, as it relates to:

1. Relief from the provisions of **Section 6.2 – Zone Provisions, Interior Side Yard, Minimum Width**; to reduce the minimum required interior side yard width from 3.0 m (9.8 ft.) to 1.52 m (5 ft.) to facilitate the construction of an approximate 14.86 m² (160 ft²) addition to the existing single detached dwelling.

The proposed relief meets the four tests of a minor variance as set out in Section 45(1) of the Planning Act as follows:

The proposed relief is a minor variance from the provisions of the Town of Ingersoll Zoning By-law in that the relief is not anticipated to impact on the ability of the site to provide adequate space for parking, access, grading/drainage, and maintenance;

The proposed relief is desirable for the use of the land as the intended use is permitted by the Zoning By-law, is compatible with permitted uses in the area and will not negatively impact neighbouring properties;

The proposed relief maintains the general intent and purpose of the Town's Zoning By-law as the development is generally in keeping with the provisions of the 'R1' zone; and

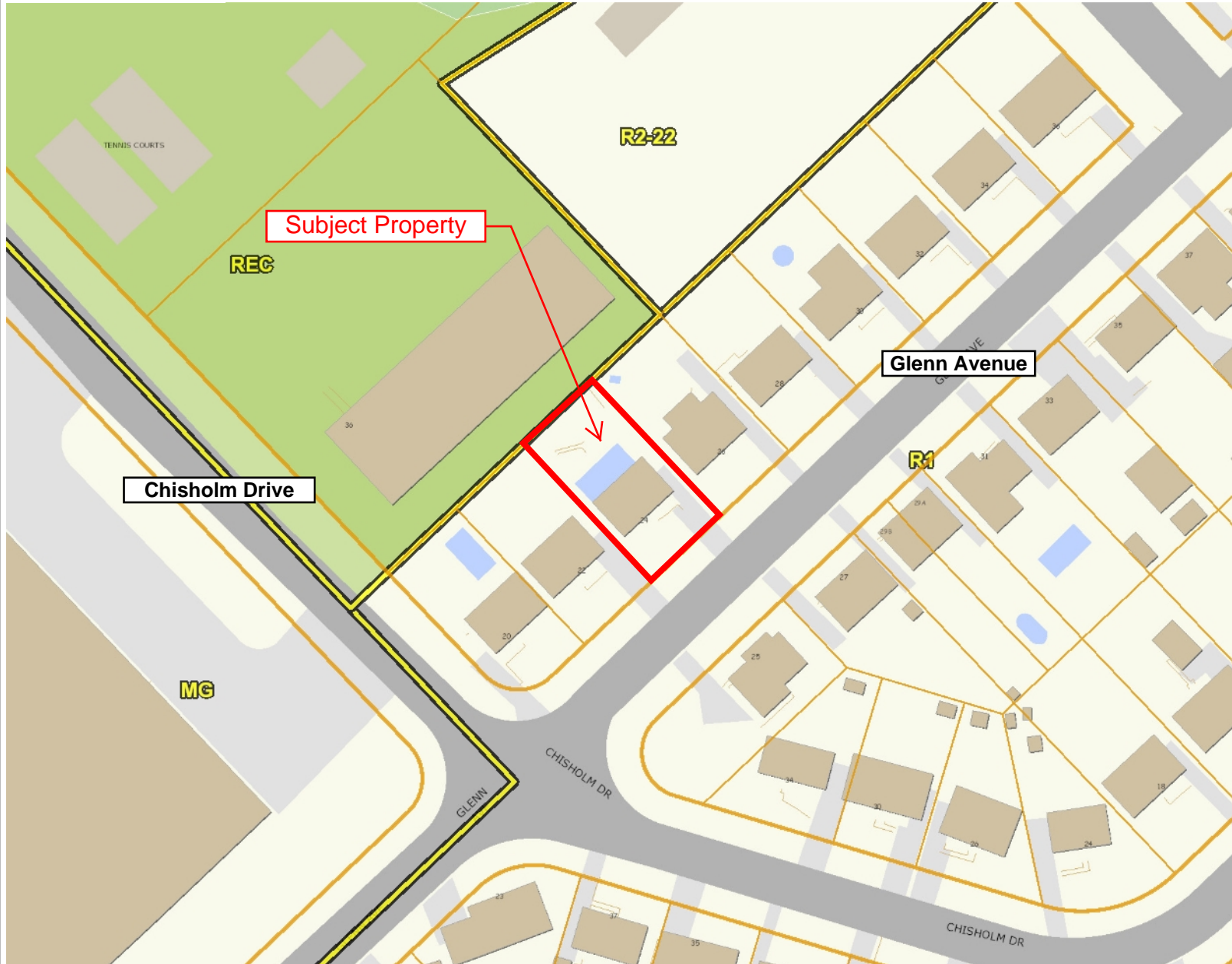
The relief maintains the intent and purpose of the Official Plan as the proposed residential addition will not impact the low density residential form contemplated by the Official Plan.

Authored by: *"Original signed by"*

Ron Versteegen, MCIP, RPP, Senior Planner

Approved for submission: *"Original signed by"* Gordon K. Hough, RPP, Director

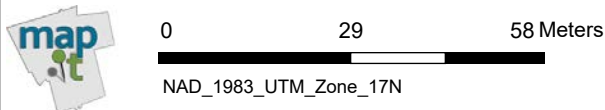
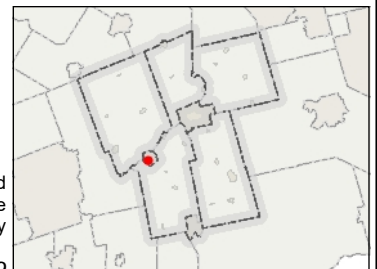
RV/rv
Aug 6/19



Legend

- Parcel Lines**
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- Environmental Protection/Flood Overlay**
 - Flood Fringe
 - Floodway
 - Environmental Protection (EP1)
 - Environmental Protection (EP2)
- Zoning Floodlines/Regulation Limit**
 - 100 Year Flood Line
 - 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- Zoning (Displays 1:16000 to 1:500)

Notes



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

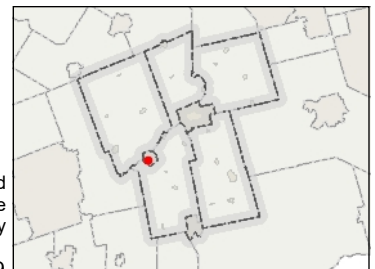
July 15, 2019



Legend

- Parcel Lines**
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- Environmental Protection/Flood Overlay**
 - Flood Fringe
 - Floodway
 - Environmental Protection (EP1)
 - Environmental Protection (EP2)
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 - 100 Year Flood Line
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Notes



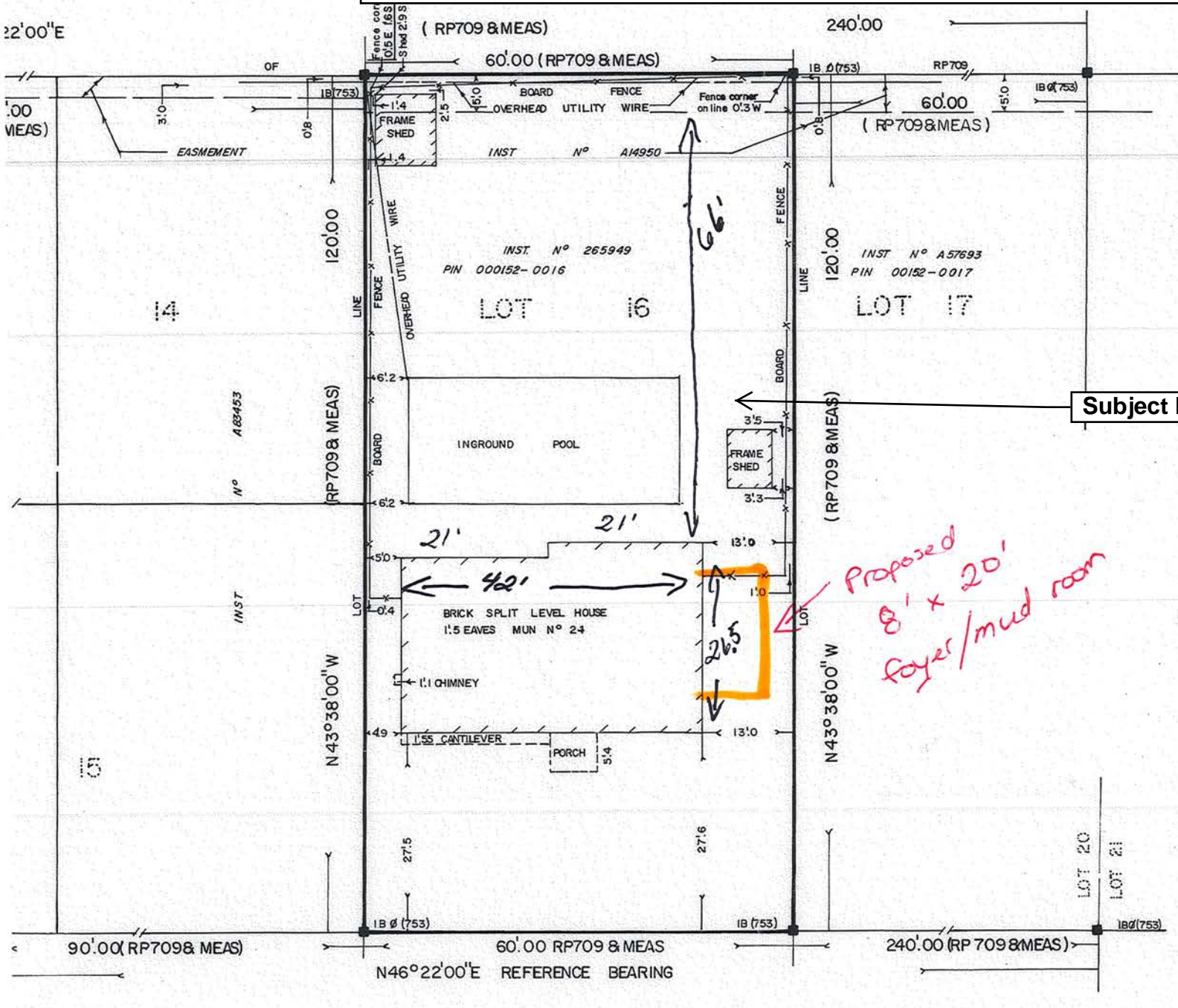
0 13 26 Meters

NAD_1983_UTM_Zone_17N



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

July 15, 2019



BUILDING LOCATION SURVEY
of all of
LOT 16, REGISTERED PLAT
in the
TOWN of INGERSOLL
COUNTY of OXFORD
Scale 1" = 20'
1989
P. J. SHEEHY O.L.S.

Subject Property

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
THE FIELD SURVEY REPRESENTED ON THIS PLAN
AUGUST 1989

AUGUST 23 1989
LONDON, ONTARIO

*Proposed
8' x 20'
foyer/mud room*

NOTES

- SIB DENOTES STANDARD IRON BAR.
- IB " IRON BAR.
- IBφ " ROUND IRON BAR.
- CC " CUT CROSS.
- WIT " WITNESS.
- (SU) " SOURCE UNKNOWN
- (HR) " HOLSTEAD & REDMOND LIMITED
- " MONUMENT FOUND.
- " MONUMENT SET.

BEARINGS ARE ASTRONOMIC REFERRED TO THE NORTH
OF GLENN AVENUE, BEING N46°22'00"E AS SHOWN
PLAN N° 709

To: Mayor and Members of Town of Ingersoll Council
From: Adam Ager, Development Planner, Community Planning

Application for Zone Change ZN 6-19-04 – Reeves Realty Corporation

REPORT HIGHLIGHTS

- The application proposes to amend the 'Residential Type 3 Zone (R3)' to include a site-specific provision to increase the Maximum Lot Coverage for an Interior Street Fronting Townhouse Lot from 40% to 49% to enable the townhouses currently under construction on the lands to be severed in the future into separately conveyable lots.
- Staff are recommending that the application be approved as the proposal is consistent with the Provincial Policy Statement and generally maintains the intent and purpose of the Official Plan.

DISCUSSION

BACKGROUND

OWNERS: Reeves Realty Corporation
c/o Leonard Reeves
95 Young Street, Woodstock, ON N4S 3L6

LOCATION:

The subject lands are described as Block 86, Plan 41M-342, in the Town of Ingersoll. The lands are located on the east side of Cash Crescent, south of Clark Road East, and are municipally known as 1, 3, 5, 7, 9, 11, 13 & 15 Cash Crescent.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule "I-1"	Town of Ingersoll Land Use Plan	Residential
Schedule "I-2"	Town of Ingersoll Residential Density Plan	Medium Density Residential

TOWN OF INGERSOLL ZONING BY-LAW NO. 04-4160:

Existing Zoning: 'Residential Type 3 Zone (R3)'
Proposed Zoning: 'Special Residential Type 3 Zone (R3-Special)'

PROPOSAL:

An application for Zone Change has been submitted for the purpose of rezoning the subject lands from 'Residential Type 3 Zone (R3)' to 'Special Residential Type 3 Zone (R3-Special)' to increase the Maximum Lot Coverage for an Interior Street Fronting Townhouse Lot from 40% to 49% to enable the townhouses currently under construction to be severed in the future into separately conveyable lots.

The subject lands are located east side of Cash Crescent, immediately south of Clarke Road E., and are approximately 0.23 ha (0.57 ac.) in area.

Surrounding land uses are predominately low density residential dwellings. The Ingersoll Golf Club is located immediately to the east.

Plate 1, Location Map & Existing Zoning, shows the location of the subject property and the existing zoning in the immediate vicinity.

Plate 2, Air Photo (2015), provides an aerial view of the subject lands and surrounding uses.

Plate 3, Applicant's Concept Plan, illustrates the dimensions of the subject property and the location of the existing/proposed street fronting townhouses.

APPLICATION REVIEW

PROVINCIAL POLICY STATEMENT:

The 2014 Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Under Section 3 of the Planning Act, where a municipality is exercising its authority affecting a planning matter, such decisions "shall be consistent with" all policy statements issued under the Act.

Section 1.1.3.1 of the PPS directs that Settlement Areas will be the focus of growth, and their vitality and regeneration shall be promoted.

Section 1.1.3.3 of the PPS directs that planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

Further, Section 1.4.3 of the PPS directs that planning authorities shall provide for an appropriate mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

- Establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households;
- Permitting and facilitating all forms of residential intensification and redevelopment and all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements;
- Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- Promoting densities for new housing which efficiently uses land, resources, infrastructure and public service facilities, and support the use of active transportation and transit areas where it exists or is to be developed; and
- Establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form while maintaining appropriate levels of public health and safety.

OFFICIAL PLAN:

The subject lands are located within the 'Medium Density Residential' designation according to the Residential Density Plan for the Town of Ingersoll, in the County Official Plan. Medium Density Residential areas include those lands that are primarily developed or planned for low to medium profile multiple unit development that exceed densities established for Low Density areas. Residential uses within Medium Density Residential areas include townhouses, medium density cluster development, converted dwellings and low-rise apartments. In these areas it is intended that there will be a mixing and integration of different forms of housing to achieve an overall medium density.

The maximum net residential density in the Medium Density Residential areas is 62 units/ha (25 units/ac.) and no building shall exceed four stories in height at grade. Within areas of new Medium Density Residential development, the minimum net residential density shall be 31 units/ha (13 units/ac.).

TOWN OF INGERSOLL ZONING BY-LAW:

The subject application is proposing to amend the existing 'Residential Type 3 Zone (R3)' on the subject lands. The R3 zone permits a range of uses including an apartment dwelling, a group home, a multiple unit dwelling, and a street fronting townhouse dwelling. The subject lands are currently being developed with street fronting townhouses, which is in keeping with the permitted uses of the R3 zone.

Further to this, the R3 zone requires that where street fronting townhouses are being proposed, the townhouse building shall contain a maximum of 8 dwelling units per building, have a minimum lot area of 150 m² (1,614 ft²) per dwelling unit (or 240 m² (2,583 ft²) per end dwelling unit), or 330 m² (3,552 ft²) per end dwelling unit on a corner lot. The R3 zone permits a maximum lot coverage of 40% and a minimum landscaped open space of 30% of lot area, and a maximum height of 11 m (36 ft).

As mentioned, the street fronting towns are currently under construction. The applicant has submitted drawings showing conformity with the provisions of the R3 zone, including lot coverage, for the dwelling house as a single block. However the applicant intends to create separate parcels through the part lot control exemption process and subsequent to the creation of the said lots, the interior units will have lot coverage of 49% compared to the permitted maximum 40%.

As such, the zone change to amend the provisions of the R3 zone with respect to interior unit lot coverage has been submitted.

AGENCY COMMENTS:

This application has been circulated to those agencies that were considered to have an interest in the proposal. The following comments were received:

The Town of Ingersoll Chief Building Official commented that lot coverage relief on this application is not necessary for lot 1 and lot 8, the remaining lots will be limited for permitted accessory structures.

During site plan review, discussions were had with the applicant regarding the maximum lot coverage permitted. At building permit stage of lots 5-8 grading plans were submitted by Ontario Land Surveyor showing compliance with lot coverage. The building department also received an interim grading certificate from the surveyor after foundations were inspected confirming lot coverage compliance. In order to obtain an exemption from part lot control [for the creation of lots to convey units individually], verification was requested for each of the lots (5-8) at which point it was noted by the surveyors that the lot coverage was exceeding the permitted percentage on lots 5, 6 and 7 (i.e. the 'interior' lots).

The County of Oxford Public Works Department and the Upper Thames River Conservation Authority have commented that they have no objection or concern with the proposed application.

PUBLIC CONSULTATION:

Notice of the zone change application was provided to the public and surrounding property owners in accordance with the requirements of the Planning Act. As of the date of this report, no concerns or objections have been received regarding the proposed zone change application.

PLANNING ANALYSIS:

An application for Zone Change has been submitted to amend the existing 'Residential Type 3 Zone (R3)' to allow for an increased lot coverage of the interior dwelling units of the street fronting townhouses once the applicant creates separately conveyable lots through exemption from part lot control.

Staff are of the opinion that the proposal to increase the maximum permitted lot coverage and the use of the subject lands for street fronting townhouses is in accordance with the policies of the PPS and assists in providing for an appropriate mix and range residential housing and promotes intensification within the settlement area.

The proposal also meets the intent and purpose of the Medium Density Residential policies pertaining to the lands as the development consists of a residential housing type and density that is contemplated by these policies. The proposed number of dwelling units on the subject lands, (8) meets the density range that the medium density designation requires at 35 units/hectare (14 units/acre).

In addition, staff note the application to amend the existing R3 zone to permit an increase in lot coverage for interior units on street fronting townhouses is only required to facilitate the creation of lots for the interior dwelling units. As noted, the townhouses currently under construction on the lands comply with all relevant provisions of the R3 Zone, however, as separate lots, each

interior unit will exceed the maximum lot coverage provision of 40%. Staff are of the opinion that amending the R3 zone to increase the maximum permitted coverage for interior units as separately conveyable parcels is appropriate. Further, as per the survey of the poured foundation provided by the applicant, adequate area is provided to accommodate off-street parking requirements, and the lots will be large enough to provide sufficient area for landscaping, drainage and amenity space. It also appears that the siting of the street fronting townhouses meet all other zone provisions as set out in the Town of Ingersoll Zoning By-law.

In light of the foregoing, it is the opinion of this Office that the application for zone change is consistent with the policies of the PPS and maintains the intent and purpose of the County Official Plan. As such, Planning Staff are satisfied that the application can be given favourable consideration. An amending by-law is attached for Council's consideration.

RECOMMENDATION

It is recommended that the Council of the Town of Ingersoll approve the zone change application submitted by Reeves Realty Corporation, whereby the lands described as Block 86, Registered Plan 41M-342, municipally known as 1, 3, 5, 7, 9, 11, 13 and 15 Cash Crescent are to be rezoned from 'Residential Type 3 Zone (R3)' to 'Special Residential Type 3 Zone (R3-26)' to increase the Maximum Lot Coverage on an Interior Street Fronting Townhouse Lot from 40% to 49% to enable the townhouses to be severed in the future into separately conveyable lots.

SIGNATURES

Authored by: *Original Signed by*

Adam Ager, MCIP, RPP
Development Planner

Approved for submission: *Original Signed by*

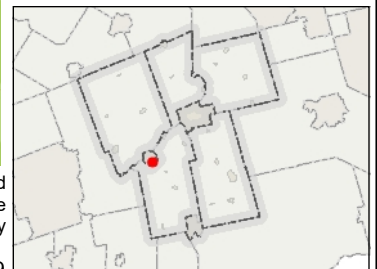
Gordon K. Hough, RPP
Director



Legend

- Parcel Lines**
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- Environmental Protection/Flood Overlay**
 - Flood Fringe
 - Floodway
 - Environmental Protection (EP1)
 - Environmental Protection (EP2)
- Zoning Floodlines/Regulation Limit**
 - 100 Year Flood Line
 - 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- Zoning (Displays 1:16000 to 1:500)**

Notes



0 68 137 Meters

NAD_1983_UTM_Zone_17N



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

June 20, 2019



Legend

Parcel Lines

- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary

Notes



0 13 26 Meters

NAD_1983_UTM_Zone_17N



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

June 20, 2019

Plate 3: Applicant's Concept Plan
 File No.: ZN 6-19-04, Reeves Realty Corporation, Block 86, Reg. Plan 41M-342, Town of Ingersoll

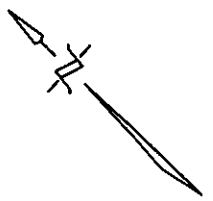
I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

PLAN 41R-
RECEIVED AND DEPOSITED

DATE _____ DATE _____

PAUL J. BENEDICT
ONTARIO LAND SURVEYOR

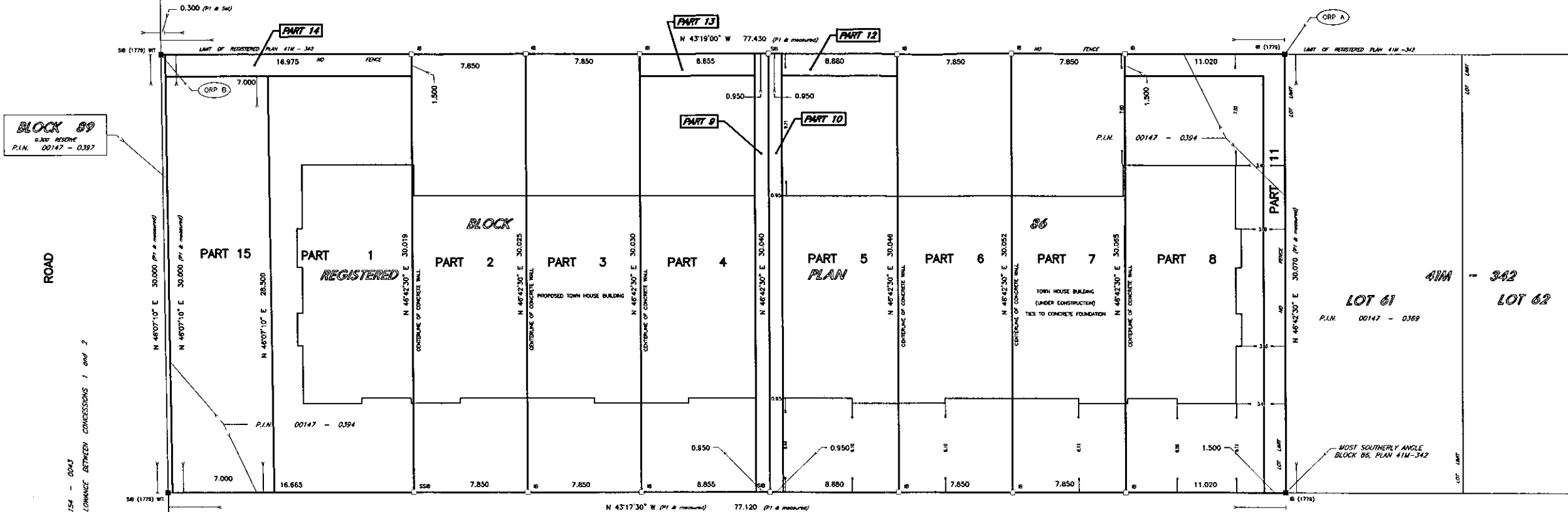
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OXFORD (No. 41)



LOT 21

CONCESSION 2

P.L.N. 00147 - 0297



SCHEDULE		
PARTS	LOT	PLAN
1		
2		
3		
4		
5		
6		
7		
8	ALL OF BLOCK 86	REGISTERED PLAN 41M-342
9		
10		
11		
12		
13		
14		
15		ALL OF 00147-0394

PARTS 1-15 (INCLUSIVE) COMPRISE ALL OF P.N. 00147-0394

PLAN OF SURVEY
 OF ALL OF
 BLOCK 86
 REGISTERED PLAN 41M-342
 IN THE
 TOWN OF INGERSOLL
 COUNTY OF OXFORD
 SCALE: 1 : 150 METRIC

NA GEOMATICS INC.
 ONTARIO LAND SURVEYORS

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE DAY OF MAY, 2019.

DATE _____ PAUL J. BENEDICT
 ONTARIO LAND SURVEYOR

LEGEND AND NOTES:

BEARINGS ARE GRID, UTM ZONE 17 NAD83 (CSRS-2010), FROM THE CANSEL CAN-NET REAL TIME NETWORK, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, SHOWN HEREON.

DISTANCES ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES AND CAN BE USED TO COMPUTE GRID CO-ORDINATES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999564

OBSERVED REFERENCE POINTS ARE DERIVED FROM GPS OBSERVATIONS USING THE CANSEL CAN-NET VRS NETWORK AND ARE REFERRED TO UTM ZONE 17 (81°00' LONGITUDE WEST) NAD83 (CSRS 2010)

COORDINATES TO URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O.REG 216/10

POINT ID	NORTHING	EASTING
ORP A	4763241.79	510404.68
ORP B	4763298.10	510351.58

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

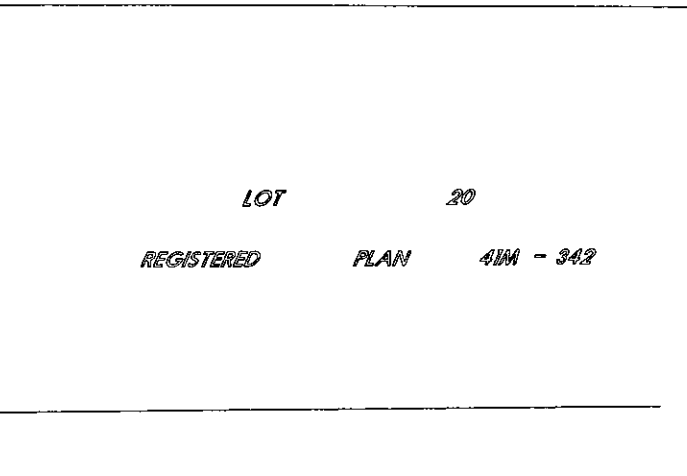
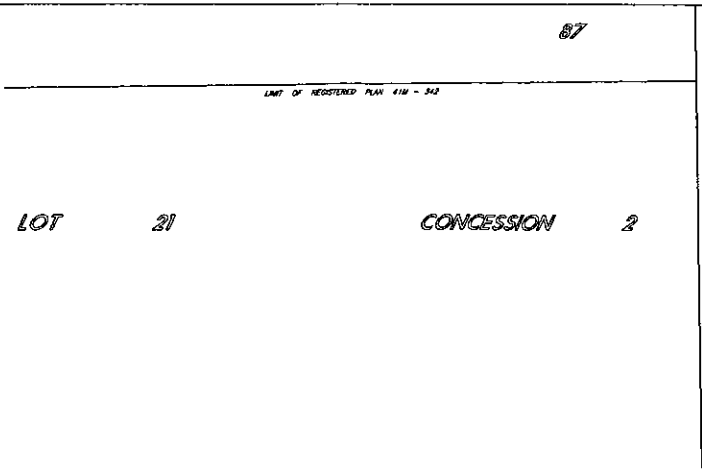
- ♦ DENOTES FOUND SURVEY MONUMENT (1:75 UNLESS NOTED OTHERWISE)
- DENOTES PLANNED SURVEY MONUMENT
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- PB DENOTES PLASTIC BAR
- RIIB DENOTES ROUND IRON BAR
- meas DENOTES MEASURED
- WT DENOTES WITNESS
- P1 DENOTES REGISTERED PLAN 41M-342

NA GEOMATICS INC.
 ONTARIO LAND SURVEYORS
 107 ERE STREET, STRATFORD, ON, N5A 2M5
 TEL: 519-273-3205
 871 DUNDAS ST., WOODSTOCK, ON, N4S 1G8
 TEL: 519-537-8212

Date: 2018 November 15 Csd File: 18-7151-CH6_RPn_Ca.dwg
 Drawn By: PJB Checked By: P. Benedict File No: 18-7151-046

	REQUIRED	ZONING REQUIREMENTS R3							
		PROVIDED UNIT 1	PROVIDED UNIT 2	PROVIDED UNIT 3	PROVIDED UNIT 4	PROVIDED UNIT 5	PROVIDED UNIT 6	PROVIDED UNIT 7	PROVIDED UNIT 8
AREA	150.0 sq.m	513.95 sq.m	235.6 sq.m	235.6 sq.m	265.9 sq.m	265.9 sq.m	235.6 sq.m	235.6 sq.m	332.2 sq.m
FRONTAGE	5.0m/8.0m	16.95 m	7.85 m	7.85 m	8.85 m	8.85 m	7.85 m	7.85 m	11.05 m
LOT COVERAGE	40% max	24.8%	46.7%	46.7%	41.7%	48.9%	46.7%	46.7%	37.7%
LOT DEPTH	30.00 m	30.01 m	30.02 m	30.03 m	30.03 m	30.04 m	30.05 m	30.06 m	30.07 m
FRONT YARD SETBACK	5.00 m	6.10 m	6.10 m	6.10 m	6.10 m	6.10 m	6.10 m	6.10 m	6.10 m
REAR YARD SETBACK	7.50 m	7.50 m	9.70 m	9.70 m	9.70 m	9.70 m	9.70 m	9.70 m	7.61 m
INTERIOR SIDE YARD SETBACK	3.00 m	X	X	X	X	X	X	X	3.05 m
EXTERIOR SIDE YARD SETBACK	6.00 m	9.16 m	X	X	X	X	X	X	X
LANDSCAPED OPEN SPACE	30% min	>30%±	>30%±	>30%±	>30%±	>30%±	>30%±	>30%±	>30%±
PARKING	2 SPACES	2 SPACES	2 SPACES	2 SPACES	2 SPACES	2 SPACES	2 SPACES	2 SPACES	2 SPACES

METRIC
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



To: Mayor and Members of Town of Ingersoll Council
From: Adam Ager, Development Planner, Community Planning

Application for Zone Change ZN 6-18-05 – Bonnie Brown and Xoana Corporation

REPORT HIGHLIGHTS

- The application proposes to rezone the subject lands from 'Residential Type 2 Zone (R2)' to 'Residential Type 3 Zone (R3)' to permit the development of three multiple unit dwellings containing six units each.
- Staff are recommending that the application be approved as the proposal appears to be consistent with the Provincial Policy Statement and generally maintains the intent and purpose of the Official Plan.

DISCUSSION

BACKGROUND

OWNER: Bonnie Brown (75 & 77 King St. E.)
1326 Huron Street Unit 234
London, ON N5V 2E2

OWNER/APPLICANT: Xoana Corporation (81 King St. E.)
c/o Anothny Mota
301 Oxford St W. Unit 24127
London, ON N6H 5C4

LOCATION:

The subject lands are described as Part Lot 1D, 2D, 3D Block 43, Plan 279, in the Town of Ingersoll. The lands are located on the north side of King Street East, between Mill Street and Carrol Street, and are municipally known as 75, 77, 81 King Street East.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule "I-1"

Town of Ingersoll
Land Use Plan

Entrepreneurial District

TOWN OF INGERSOLL ZONING BY-LAW NO. 04-4160:

Existing Zoning: 'Residential Type 2 Zone (R2)'

Proposed Zoning: 'Residential Type 3 Zone (R3)'

PROPOSAL:

An application for Zone Change has been submitted for the purpose of rezoning 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.

The subject lands are located on the north side of King Street East, and assembled, are approximately 0.39 ha (0.97 ac.) in area.

Surrounding land uses are low density residential to the immediate east, entrepreneurial district uses including medium density residential to the west, as well as the central business district.

Plate 1, Location Map & Existing Zoning, shows the location of the subject property and the existing zoning in the immediate vicinity.

Plate 2, Air Photo (2015), provides an aerial view of the subject lands and surrounding uses.

Plate 3, Applicant's Concept Plan, illustrates the dimensions of the subject property and the location of the proposed multiple dwelling units.

Plate 4, Applicant's Concept Elevations, illustrates the approximate scale of the proposed development with respect to neighbouring properties.

APPLICATION REVIEW

PROVINCIAL POLICY STATEMENT:

The 2014 Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Under Section 3 of the Planning Act, where a municipality is exercising its authority affecting a planning matter, such decisions "shall be consistent with" all policy statements issued under the Act.

Section 1.1.3.1 of the PPS directs that Settlement Areas will be the focus of growth, and their vitality and regeneration shall be promoted.

Section 1.1.3.3 of the PPS directs that planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

Further, Section 1.4.3 of the PPS directs that planning authorities shall provide for an appropriate mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

- Establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households;
- Permitting and facilitating all forms of residential intensification and redevelopment and all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements;
- Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- Promoting densities for new housing which efficiently uses land, resources, infrastructure and public service facilities, and support the use of active transportation and transit areas where it exists or is to be developed; and
- Establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form while maintaining appropriate levels of public health and safety.

OFFICIAL PLAN:

The subject lands are located within the 'Entrepreneurial District' (ED) designation according to the Land Use Plan for the Town of Ingersoll, in the County Official Plan. The Entrepreneurial District represents the area proposed for a range of commercial and business development opportunities through the conversion of existing residential dwellings and new development or redevelopment. The continuation of residential uses is also anticipated within the ED designation and that the development of the ED will result in a mixture of land uses. While the ED generally encourages the use of existing buildings, Town Council may give consideration to the development of new Low, Medium and High Density Residential uses, business, professional and administrative offices and minor institutional uses in the ED if Council is satisfied that the existing building(s) is not of any architectural significance to merit renovation.

Further to this, Low, Medium and High Density Residential development shall be in accordance with the policies of Sections 9.2.4, 9.2.5 and 9.2.6, respectively. Notwithstanding the provisions of Sections 9.2.5, new Medium Density Residential development may be located throughout the Entrepreneurial District on a site specific basis. The Official Plan further states that Site Plan Control will be applied to such proposals to ensure compatibility with adjacent residential uses, specific criteria include; parking, barrier-free design, signage and lighting, buffering, vegetation and drainage.

As per Section 9.2.5 Medium Density Residential development includes planned low to medium profile multiple unit development that exceed densities established for Low Density areas. Residential uses within Medium Density Residential areas include townhouses, medium density cluster development, converted dwellings and low-rise apartments.

In addition to areas predominantly composed of existing or planned Medium Density Residential development, any further designations will be consistent with the following location criteria:

- sites which abut arterial or collector roads or sites situated to prevent movements from the site flowing through any adjoining Low Density Residential areas;
- sites which are close to shopping, recreation, cultural and community facilities;

- sites which are adjacent to Commercial areas, Community Facilities or High or Medium Density Residential areas.

In addition to the location policies identified, when considering proposals for Medium Density Residential development, Town Council and County Council will be guided by the following site specific criteria:

- the size, configuration and topography of the site provides sufficient flexibility in site design to mitigate adverse effects on the amenities and character of any adjacent Low Density Residential area through adequate buffering and screening;
- the location of vehicular access points and the likely effects of traffic generated by the proposal on public streets has been assessed and are acceptable;
- adequate hard service capacity including water distribution, sanitary and storm sewers, power and gas distribution facilities is or will be available to accommodate the proposed development;
- off-street parking and outdoor amenity areas can be provided;
- the effect of the proposed development on environmental resources and the effect of environmental constraints on the proposed development will be addressed and mitigated as outlined in Section 3.2.

The maximum net residential density in the Medium Density Residential areas is 62 units/ha (25 units/ac.) and no building shall exceed four stories in height at grade. Within areas of new Medium Density Residential development, the minimum net residential density shall be 31 units/ha (13 units/ac.).

TOWN OF INGERSOLL ZONING BY-LAW:

The subject application is proposing to amend the existing 'Residential Type 3 Zone (R3)' on the subject lands. The R3 zone permits a range of uses including an apartment dwelling, a group home, a multiple unit dwelling, and a street fronting townhouse dwelling. The subject lands are proposed to be developed with three multiple unit dwellings containing six units each for a total of 18 units, which is in keeping with the permitted uses of the R3 zone.

Further to this, the R3 zone requires that where multiple dwelling units are being proposed, there shall be a minimum lot area of 150 m² (1,614 ft²) per dwelling unit. In addition to this, a minimum lot frontage of 20 m (65.5 ft), a minimum front yard depth of 7.5 m (24.6 ft), a minimum rear yard depth of 10 m (32.8 ft), and an interior side yard minimum width of 4 m (13.1 ft) is typically required.

Further to these provisions the Town's Zoning Bylaw defines a multiple unit dwelling as a dwelling consisting of three or more dwelling units, which are horizontally and/or vertically attached, which may be entered from an independent entrance directly from the outside or from an internal common space or an access balcony and in which 50% or more of dwelling units have direct access to grade or a roof terrace. A multiple unit dwelling includes a triplex, a fourplex, a sixplex and a townhouse, but shall not include a street fronting townhouse or apartment dwelling. Based on the concept plans provided by the applicant, the proposed development appears to meet the relevant provisions of a multiple unit dwelling in an R3 zone.

AGENCY COMMENTS:

This application has been circulated to those agencies that were considered to have an interest in the proposal. The following comments were received:

The Town of Ingersoll Chief Building Official commented that the proposal will be subject to site plan control. The CBO further commented that 6m (19.6 ft) will be required between each multiple dwelling unit, that a minimum of 2 accessible spots will be required, and 3 visitor spaces.

The Town of Ingersoll Fire Chief commented that they have no comment or concerns with the proposed application.

The County of Oxford Public Works Department commented that the applicant will need to submit servicing details as part of a future site plan for this development, the water and sanitary aspects of which will be subject to the approval of County Public Works. The financial requirements of upgrades, replacements, and additions of water or sanitary services will also need to be met.

The Upper Thames River Conservation Authority have commented that they have no objection or concern with the proposed application.

PUBLIC CONSULTATION:

Notice of the zone change application was provided to the public and surrounding property owners in accordance with the requirements of the Planning Act. As of the date of this report, 3 emails have been received by neighbouring property owners outlining their concerns with the proposal or asking for clarification as to what is being proposed regarding the zone change application. Concerns that were raised in the noted emails include, density, property tax changes, impacts to property value, privacy and security, grading and drainage. All of the correspondence received has been attached to this report for Council's consideration.

PLANNING ANALYSIS:

An application for Zone Change has been submitted for the purpose of rezoning 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.

Staff are of the opinion that the proposal to increase the proposed zone change to permit the development of 3 multiple unit dwellings on the subject lands is in accordance with the policies of the PPS by providing an appropriate mix and range residential housing and promoting intensification and the efficient use of municipal infrastructure within a designated settlement area.

The proposal also meets the intent and purpose of the Entrepreneurial District policies with respect to the development of low, medium or high density residential uses. The proposed three multiple unit dwellings (18 units in total) fall within the medium density range as set out in the Official Plan at 46 units/hectare (19 units/acre). The applicant is proposing a housing form of a multiple unit dwelling that contains 6 units within each of the three proposed buildings. The buildings appear to be two storeys above grade with a partial storey below grade. This form of housing is supported within Medium Density Residential areas and the ED designation.

The subject lands also meet the locational criteria set out in the Official Plan. The subject lands are located on King Street East, which is an a collector road, the site has close proximity to the Town's Central Business District core area which is close to shopping, recreation, and cultural

facilities. Further to this the size, configuration and topography of the site provides sufficient flexibility in site design to mitigate potential adverse effects on the amenities and character of the adjacent Low Density Residential area through adequate buffering and screening which will be addressed through the required site plan control process.

With respect to the policies pertaining to services, as per Oxford County Public Works comments the applicant will be required to submit servicing details as part of a future site plan for this development. Notwithstanding this Public Works had no concerns with the proposal from a servicing standpoint.

Further to this the Town staff provided confirmation that a traffic study would not be required as it is anticipated that the turning movements generated from the proposed development will have minimal impacts on surrounding properties given that the subject lands are located on King Street East (a collector road).

As result of this review staff are satisfied the proposal is consistent with the housing form type and density contemplated in the plan within the Entrepreneurial District designation and Medium Density Areas.

In addition, staff are of the opinion that the proposed zone change to the R3 zone to permit the development of 3 multiple unit dwellings is appropriate. Further to this, as per the proposed concept plans provided by the applicant it appears the proposal will be able to maintain all the relevant provisions of the R3 zone with respect to multiple unit dwellings. Further to this, with respect to the concerns expressed by neighbouring property owners, staff are of the opinion that the density proposed is keeping within the densities contemplated for the Entrepreneurial District designation. In addition to staff are satisfied that the concerns over, privacy, grading and drainage can be addressed at the time of site plan control which this proposal will be subject to as per the policies of the Official Plan and comments from Oxford County Public Works and the Town's Chief Building Official.

In light of the foregoing, it is the opinion of this Office that the application for zone change is consistent with the policies of the PPS and is in-keeping with the policies of the County Official Plan. As such, Planning Staff are satisfied that the application can be given favourable consideration. An amending by-law is attached for Council's consideration.

RECOMMENDATION

It is recommended that the Council of the Town of Ingersoll approve the zone change application submitted by Bonnie Brown and Xoana Corporation, whereby the lands described as Part Lot 1D, 2D, 3D Block 43, Plan 279, municipally known as 75, 77 and 81 King Street East are to be rezoned from 'Residential Type 2 Zone (R2)' to 'Residential Type 3 Zone (R3)' to permit the development of three multiple unit dwellings containing six units each.

SIGNATURES

Authored by: *Original Signed by*

Adam Ager, MCIP, RPP
Development Planner

Approved for submission: *Original Signed by*

Gordon K. Hough, RPP
Director



Legend

- Environmental Protection/Flood Overlay
 - Flood Fringe
 - Floodway
 - Environmental Protection (EP1)
 - Environmental Protection (EP2)
- Zoning
- Floodlines/Regulation Limit
 - 100 Year Flood Line
 - 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- Zoning (Displays 1:16000 to 1:500)

Notes



0 26 51 Meters

NAD_1983_UTM_Zone_17N



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

January 23, 2019



Legend

- Parcel Lines**
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- Environmental Protection**
- Flood Overlay**
 - Flood Fringe
 - Floodway
- Environmental Protection (EP1)**
- Environmental Protection (EP2)**
- Zoning Floodlines**
- Regulation Limit**
 - 100 Year Flood Line
 - 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)**

Notes



0 26 51 Meters

NAD_1983_UTM_Zone_17N

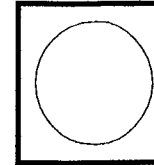


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August 4, 2019

Plate 3: Applicant's Concept Plan

File No.: ZN 6-18-05, Brown & Xoana Corp, 75, 77, 79, 81 King Street E. Town of Ingersoll



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 3. THE CONTRACTOR MUST VERIFY THAT ALL CONSTRUCTION IS IN COMPLIANCE WITH THE NATIONAL BUILDING CODE, THE ONTARIO BUILDING CODE, LOCAL ZONING REQUIREMENTS, AND ANY OTHER GOVERNING AUTHORITIES.
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No.	DATE	DESCRIPTION
A	21/08/18	ISSUED FOR CLIENT REVIEW

CLIENT:
MOTA MANAGEMENT
 234-1326 HURON STREET
 LONDON, ONTARIO.
 N5V 2E2
 PH. (519) 235-8265

PROJECT:
PROPOSED LOT DEVELOPMENT
 KING STREET EAST
 INGERSOLL, ONTARIO

ARKY DESIGNS LTD.
 DESIGN, DRAFTING
 AND RENDERING

SPECIALIZING IN CUSTOM RESIDENTIAL
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80 ALBERT STREET, LONDON, ONTARIO, N5A 1L4
 PH. (519) 433-5082 FAX. (519) 432-1313

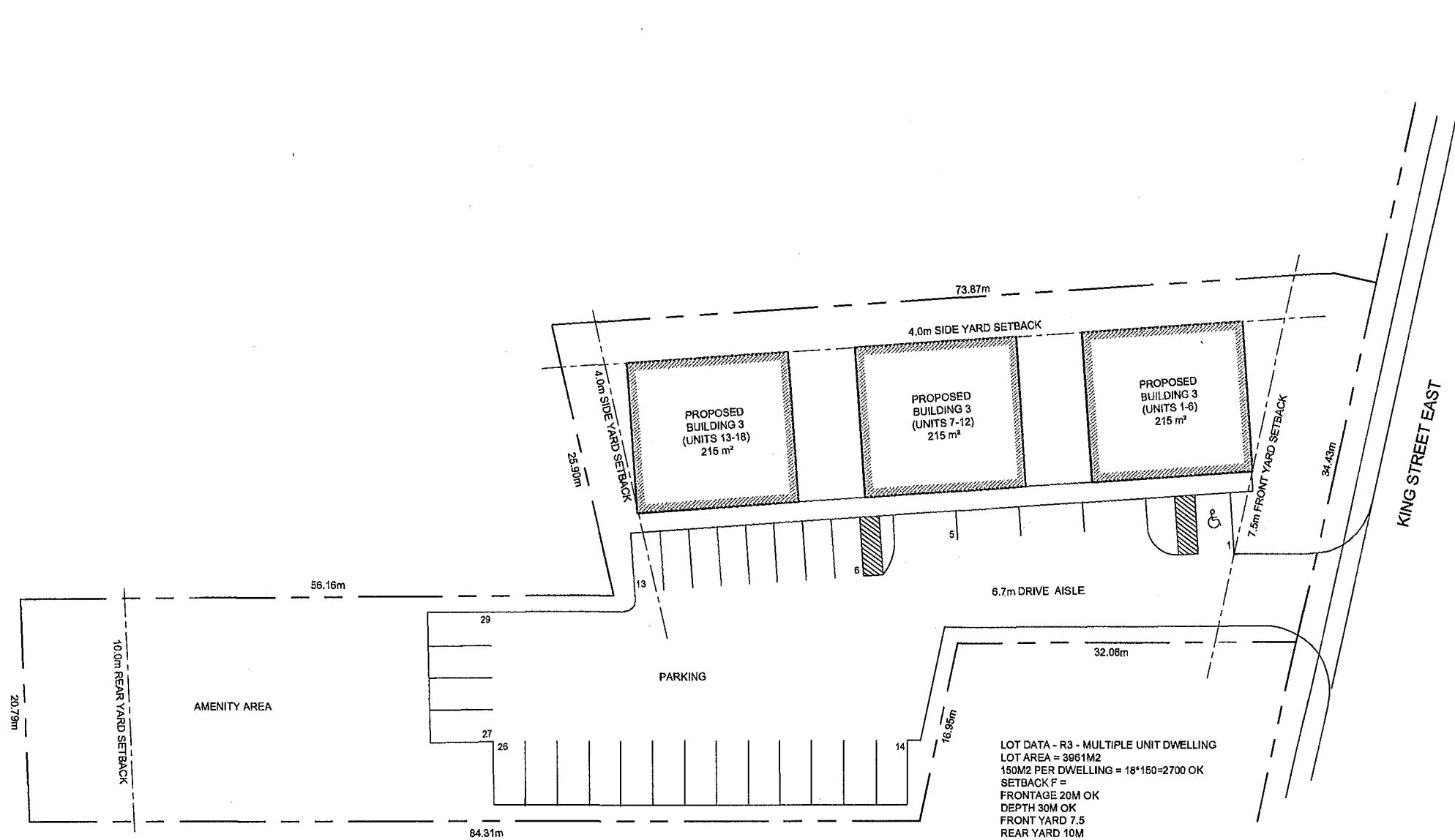
833 QUEEN STREET, KINCARDINE, ONTARIO, N22 2T2
 PH. (519) 396-1000 FAX. (519) 396-1010

www.arkydesigns.com

DRAWING TITLE:
PROPOSED SITE PLAN

DATE:	AUG 21, 2018
DRAWN BY:	JHT
CHECKED BY:	JCHT
SCALE:	AS SHOWN

DRAWING No.:	ISSUE No.:
18-5022-A	A

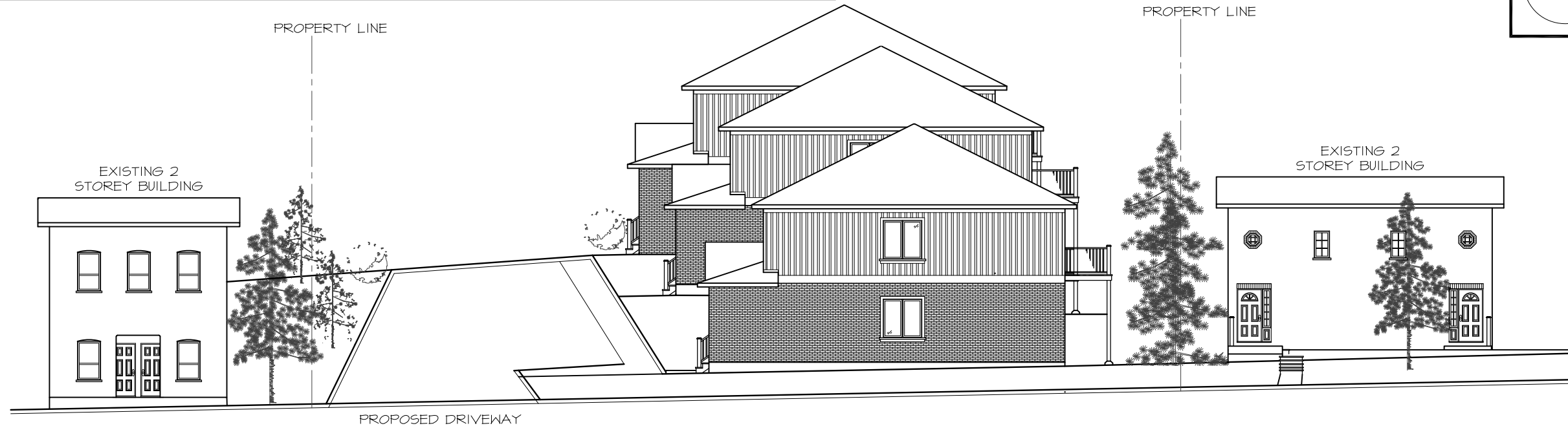
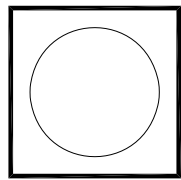


LOT DATA - R3 - MULTIPLE UNIT DWELLING
 LOT AREA = 3961M2
 150M2 PER DWELLING = 18*150=2700 OK
 SETBACK F =
 FRONTAGE 20M OK
 DEPTH 30M OK
 FRONT YARD 7.5
 REAR YARD 10M
 INTERIOR SIDE 4.0M
 COVERAGE 40% MAX. 215*3=645 OK
 LOS 30% MIN
 GFA = 55M2 PER DWELLING OK
 3 STOREY MAX OK
 AMENITY AREA 40M2 PER DU=18*40=720 = 843 OK
 6M BETWEEN BUILDINGS MIN.
 1.5 OFF PL FOR PARKING (5.19.3.1)
 6.7M ACCESS DRIVE
 BF PARKING 3.4X5.5
 REG PARKING 2.7X5.5
 2 VISITOR PARKING
 1.5 SPC PER DWELLING 18*1.5 = 27

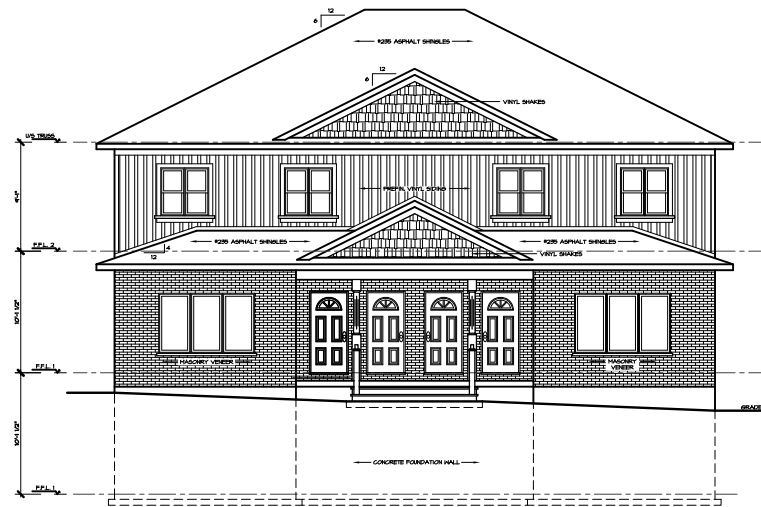
PROPOSED SITE LAYOUT

SCALE : N.T.S.

Plate 4: Applicant's Concept Elevations
 File No.: ZN 6-18-05, Brown & Xoana Corp, 75, 77, 79, 81 King Street E. Town of Ingersoll



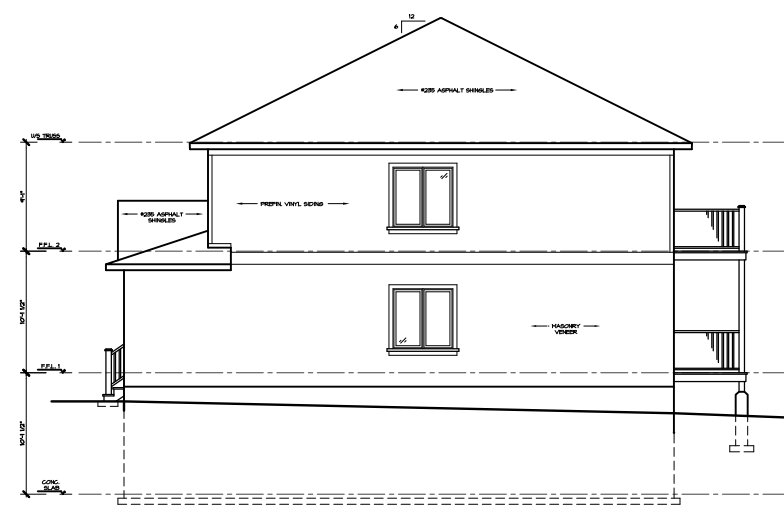
RIGHT SCREETScape ELEVATION
 SCALE: 1/16"=1'-0"



FRONT ELEVATION
 SCALE: 1/16"=1'-0"



REAR ELEVATION
 SCALE: 1/16"=1'-0"



RIGHT ELEVATION
 SCALE: 1/16"=1'-0"

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No.	DATE	DESCRIPTION
A	03/06/19	ISSUED FOR CLIENT REVIEW

CLIENT:
 MOTA MANAGEMENT
 234-1326 HURON STREET
 LONDON, ONTARIO
 N5V 2E2
 (226) 235-8265

PROJECT:
 MOTA MANAGEMENT
 SITE DEVELOPMENT
 LOT 2D KING STREET
 INGERSOLL, ONTARIO

ARKY DESIGNS Ltd.
 DESIGN, DRAFTING
 AND RENDERING

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40 ALBERT STREET, LONDON, ONTARIO, N6A 1L8
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433 QUEEN STREET, KINGSTON, ONTARIO, N2Z 2Y2
 PH. (519) 346-1000 FAX. (519) 346-1010

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DRAWING TITLE:
 STREET VIEW

DATE:	JUNE. 03, 2019
DRAWN BY:	CJH
CHECKED BY:	JCHT
SCALE:	AS SHOWN

DRAWING No.:	ISSUE No.:
18-5015_A	A

Adam Ager

From: Liz <lizbenedict2869@yahoo.ca>
Sent: February 18, 2019 2:34 PM
To: Planning
Subject: Adam Ager

Re: File No: ZN 6-18-05

Dear Adam Ager:

Our property on Carroll Street backs on to the above mentioned site and we note the following concerns:

- 1) This high density project does not conform to the official plan and the current R-2 zoning.
- 2). The density of the project is very high.
- 3). The amount of traffic and the needed parking is concerning as to the about of noise and loss of privacy to the whole area.
- 4). The barn on the property acts as fencing to half of the back end of our property and also adds to our privacy.
- 5). If the barn is torn down we could end up with major grading issues.
- 6). Also the grading on the above mentioned site could cause the collapse of a hill at the back of our property and water run-off problems.

We would appreciate a great deal of study regarding grading to be done before even part of this project is approved.

Thank you
Elizabeth Benedict
148 Carroll Street
Ingersoll Ontario N5C 1W2

[Sent from Yahoo Mail for iPad](#)

Adam Ager

From: Tim Lusher <lushertim43@gmail.com>
Sent: February 20, 2019 6:28 PM
To: Planning
Subject: Attention Adam Ager -Proposed Rezoning File: ZN 6-18-05

Tim Lusher
144 Carroll St.
Ingersoll, Ontario

February

20, 2019

Dear Adam Ager,

This email is in response to the recent application for zone change (File No. ZN 6-18-05) notice I received in the mail. I wanted to express some concerns with the proposed properties involved and how they would impact my family's and possibly my neighbour's way of life if 3 apartment dwellings were to be built.

The main reasons we live at the address we do is the privacy and the "green space" that surrounds it. The mature trees and family homes that make up our neighbourhood add to the quiet and restful atmosphere of "small" town living. We chose to live here 25 years ago instead of London for that reason. I fear placing 3 apartment dwellings in our back yard will drastically change this restful and quiet atmosphere as 18 more families in such a small area will increase the density of both noise and traffic and diminish the "rural" landscape that attracted us here in the first place. How will this affect our privacy?

My family and I have spent our last 25 years here preparing/manicuring the back yard... turning it into a place we could relax in and enjoy. We love the mature trees and big, old barn which offers both shade and privacy as well as a unique, rustic, historic feature to our yard. We fear having apartment dwellings in our back yard would greatly diminish all this hard work, invade our privacy and take away from the rustic/rural settings we have come to love about our neighbourhood.

Other questions I have are as follows:

- 1) How will this rezoning and construction of 3 apartment dwellings affect our land taxes?
- 2) How will this rezoning and construction of 3 apartment dwellings affect the resale value of my home?
- 3) How will the rezoning and construction of 3 apartment dwellings/ 18 family units affect my spouse and my peace of mind and the restful nature of my neighbourhood...(ie new cliental, new family dynamics, security etc.)?
- 4) How will this rezoning and construction of 3 apartment dwellings affect the landscaping at the back of my property and that of my neighbours?

I am proud to call Ingersoll my home now for 25 years. I am not against change, but I believe rezoning in this area and building 3 apartment dwellings each housing 6 families would adversely affect both the quiet/peaceful nature of the neighbourhood due to the increase in population density for such a small area as well as diminish the privacy for all the families bordering on the proposed site.

At this time my family and I do not support the rezoning of the proposed lands indicated on File No: ZN 6-18-05.

Yours sincerely,

Tim Lusher, Home Owner

Sent from [Mail](#) for Windows 10

Adam Ager

From: mikemitch mikemitch <mikemitch@bell.net>
Sent: August 1, 2019 10:42 AM
To: Planning
Subject: file ZN6-18-05 Bonnie Brown @Xoana Corp

Application for Zone Change 75-81 King Street

To Whom it may concern:

I live at 129 Mill street, This is located beside the proposed zone change, for the purpose of building 3, 6 unit buildings,

I have a few questions,

On the far North west corner of these lots, is and old rusty fence, (I purchased my property in 1990 and it was old then),, Are there any plans to replace this fence?

Also on the North West corner are approximately 12 large walnut trees... The trees look health but again are old and have grown quite large. Will these trees be taken down or left?

I do not oppose the zone change.

Thank You for your time,

M.D. Mitchell

To: Mayor and Members of Ingersoll Town Council

From: Ron Versteegen, Senior Planner, Community Planning

Applications for Official Plan Amendment and Zone Change OP 19-07-6 & ZN 6-19-03 – Ingrox Limited

REPORT HIGHLIGHTS

- The purpose of the Official Plan Amendment is to amend the Central Business District policies affecting the subject lands to add a warehouse as a permitted use to accommodate an indoor storage facility within a portion of an existing building.
- The Zone Change proposes to amend the existing 'Special Central Commercial Zone (CC-9(T))' to add a warehouse as a permitted use while also deleting a tire manufacturing facility as a temporary permitted use.
- The proposal is generally consistent with the relevant policies of the 2014 Provincial Policy Statement and the Official Plan and is supportable from a planning perspective.

DISCUSSION

Background

OWNERS/APPLICANTS: Ingrox Limited
11 St. Andrew Street
Ingersoll, ON N5C 1K6

LOCATION:

The subject property is described as Lots 19-21, Part Lots 18, 22, & 127, Block 34, Plan 279, in the Town of Ingersoll. The lands are located on the west side of Thames St South, south of the Thames River, and are municipally known as 50 Thames St South.

COUNTY OF OXFORD OFFICIAL PLAN:

Existing:

Schedule "I-1"	Town of Ingersoll Land Use Plan	Central Business District and Open Space
----------------	---------------------------------	--

Proposed:

Schedule "I-1"	Town of Ingersoll Land Use Plan	Central Business District with special policies and Open Space
----------------	---------------------------------	--

TOWN OF INGERSOLL ZONING BY-LAW NO. 04-4160:

Existing: 'Special Central Commercial Zone' (CC-9(T)) with Flood Fringe Overlay

Proposed: Amended 'Special Central Commercial Zone' (CC-9) with Flood Fringe Overlay

PROPOSAL:

Applications for Official Plan Amendment and Zone Change have been submitted to the County of Oxford and Town of Ingersoll respectively. The purpose of the Official Plan Amendment is amend the existing Central Business District polices affecting the subject lands to add a warehouse as a permitted use.

The Zone Change proposes to amend the 'Special Central Commercial Zone' (CC-9(T)) to add a warehouse as an additional use to the existing list of permitted uses and also delete a tire manufacturing business as a temporary permitted use (that has ceased) from the subject lands.

The lands are approximately 2.3 ha (5.7 ac.) in area and contain a commercial building comprising approximately 3,716 m² (40,000 ft²). The applicant is proposing to establish an indoor self-storage warehousing facility within the existing building. Phase 1 is to occupy the front portion of the building and be approximately 671.8 m² (7,230.9 ft²) in area with plans to expand the self-storage facility up to 2,508.3 m² (27,000 ft²). No expansion to the existing building is proposed. The applicant has provided details that the storage lockers are to vary in size ranging from 2.3 m² (25 ft²) to 13.9 m² (150 ft²) in area.

An auto parts business and two personal service businesses fronting directly onto Thames Street also occupy the building. The western portion of the site is vacant.

Surrounding land uses include commercial businesses fronting on Thames Street. A vacant parcel owned by the Town of Ingersoll is located to the immediate north. The site is bordered by the Thames River to the north and west, and the Canadian Pacific Railway property to the south. Land uses on the east side of Thames Street include retail/commercial uses. St. Paul's Presbyterian Church is located immediately south of the CPR rail line.

For Council's information the property was subject to a planning application in 2015 whereby the applicant applied for a zone change to permit a tire mounting and dismounting facility as a temporary use on the subject lands for a three-year period. A by-law was passed by Town Council in November, 2015 enabling a tire manufacturing facility through temporary zoning for a 3-year period. The temporary zoning lapsed in November, 2018 and the use has ceased on the property. Accordingly, the intent of the current zone change is to remove the temporary zoning that affects the subject lands.

Plate 1, Location & Existing Zoning Map, shows the location of the subject property and the existing zoning in the immediate vicinity.

Plate 2, 2015 Air Photo, provides an aerial view of the subject lands in greater detail.

Plate 3, Applicant's Sketch, shows the extent that the in-door storage is to occupy the existing building.

Plate 4 – Storage Layout, provides details of the size and number of storage lockers proposed as part of Phase1.

Comments

PROVINCIAL POLICY STATEMENT

The 2014 Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Under Section 3 of the Planning Act, where a municipality is exercising its authority affecting a planning matter, such decisions "shall be consistent with" all policy statements issued under the Act.

Section 1.1.1 provides that healthy, liveable and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term, accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space uses to meet long-term needs and avoiding development and land use patterns which may cause environmental or public health and safety concerns.

Section 1.1.2 states that sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for the planning period. Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.

Further, Section 1.1.3.2 directs that settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted. Land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources and existing infrastructure and public service facilities. A range of uses and opportunities for intensification and redevelopment should also be promoted where it can be accommodated in settlement areas.

Section 1.1.3.3 further directs that planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

Section 1.3 of the PPS provides that planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment (including industrial, commercial, and institutional uses) to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- c) planning for, protecting and preserving employment areas for current and future uses;
- d) ensuring the necessary infrastructure is provided to support current and projected needs.

Section 1.7.1 provides policies relating to planning authorities ensuring long-term economic prosperity by:

- c) maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets.

OFFICIAL PLAN

The subject lands are designated Central Business District and Open Space in the Official Plan. The Official Plan includes detailed development review criteria for proposals within the Open Space designation; however, the development proposed by this application will be located entirely outside of the area designated for open space uses.

The Strategic Approach for Economic Development in Ingersoll is articulated in Section 9.3.1 [STRATEGIC APPROACH], and includes strategic goals to ensure that employment lands are functional and compatible with adjacent neighbourhoods by establishing locational criteria and development guidelines for these uses in the Official Plan, and to promote the Central Area as the heart of the community and promote the Central Area as a people place in order to maintain its role as the focal point of the community for residents and businesses. The Central Area of the Town will continue to be made up of complementary use sub-areas. This functional diversity will be pursued to promote stability and the health of the downtown area, especially the Central Business District, by increasing the number of people working and living in the Central Area over the long term.

The Official Plan policies in Section 9.3.2.3.1 [CENTRAL BUSINESS DISTRICT] reinforce the importance of the Central Business District in its planned function as being the most functionally diverse area of the Town and serving as the primary business, cultural and administrative centre. Accordingly, in the Central Business District the full range of commercial, office, administrative, cultural, entertainment, recreation, institutional, open space and multiple residential uses are permitted.

ZONING BY-LAW

The subject property is zoned 'Special Central Commercial Zone (CC-9(T))' & 'Open Space Zone (OS)' with Floodway and Flood fringe Overlay in the Town Zoning By-Law No. 04-4160. The special zoning permits all uses within the CC zone as well as a tire manufacturing business as a temporary use (November 9, 2015 to November 9, 2018).

Further, the CC zone permits a wide variety of commercial and multi-unit residential uses that reflect policy direction in the Official Plan that the downtown core is to function as the business, commercial, cultural and administrative core for the Town. These uses include but are not limited to a bank or financial institution, a bar or tavern, a business or professional office, a building supply store, an eating establishment, a hotel or motel, a medical centre, a retail store, a theatre or cinema, a wholesale outlet as well as an apartment dwelling, a multiple unit dwelling, and a long-term care facility.

AGENCY COMMENTS

These applications were reviewed by a number of public agencies. The following comments were received.

The Town of Ingersoll Chief Administrative Officer noted that the proposed use is not the preferred activity within the Core Area. That said, the department acknowledges that within the Core Area there are significant challenges to the development of the site due to environmental and other constraints. As such, there is no objection to the proposal, subject to the following:

1. The property will be required to adhere to a site plan review prior to the issuance of any building permits for change of use.
2. The Town would fully expect that the owner be open and willing to work with the approved core façade guidelines that were adopted by Council in 2014, and ensure that the exterior façade is remodeled to blend with approved core usage as part of the site plan process.
3. As a requirement of site plan, the developer will be required to provide easements or road widenings for municipal services that are in the public interest. As such, Council has established its priorities and has identified improvements to the river front and trail development. It will be a requirement at site plan stage for the owner to convey an easement in favour of the Town for a riverside trail across this property. Additionally any other servicing easements will also be granted as needed.
4. Provided the owner publicly expresses the willingness to meet these anticipated requirements at site plan approval, Administration will not pose an objection to the OPA or site specific zone change within the CC zone.
5. The use should be considered an in-door storage facility as opposed to a 'warehouse', thereby eliminating the possibility of an intensive industrial use being located on the property in the future.

The Town of Ingersoll Building Department noted that this change in use is subject to site plan control (for parking, loading, and building permits). Also, the previous temporary zoning that permits tire manufacturing should be deleted as the time period granted to operate that facility has expired.

The Upper Thames River Conservation Authority (UTRCA) indicated that they have no objections to the planning applications. The subject property is affected by the Authority's Regulation Limit as it is located within the floodplain associated with the Thames River. If any changes to the existing building (exterior and/or foundation) are proposed, a Section 28 permit from the UTRCA will be required.

The County of Oxford Public Works Department, Ingersoll Fire & Emergency Services, and Rogers indicated that they have no comments or concerns regarding this application.

PUBLIC CONSULTATION

In accordance with the requirements of the Planning Act, Notice of Complete Application was provided to surrounding neighbours on June 7, 2019 and Notice of Public Meeting was provided to public agencies and surrounding property owners on July 22, 2019. As of the date of this report no comments have been received from the general public or adjacent property owners.

Planning Review

The Town and County have received applications to amend the Official Plan and the Town's Zoning By-law to enable the establishment of an indoor storage facility within a 3,716 m² (40,000 ft²) commercial building on the subject lands. Phase 1 is proposed to occupy the front portion of the building and be approximately 671.8 m² (7,230.9 ft²) in area. The longer term plans are to expand the facility up to 2,508.3 m² (27,000 ft²).

A number of policies are contained in both the PPS and the Official Plan that encourage intensification where appropriate along with promoting the efficient use of lands and infrastructure as well as the efficient use of vacant and underutilized parcels within established settlement areas. The policies also direct that the Town of Ingersoll's Central Area is to be the focus for commercial and business activity within the Town.

Planning staff are of the opinion that the proposed use is generally consistent with the Provincial Policy Statement. The use of an existing building for indoor self-storage promotes an appropriate land use mix and the efficient use of land and infrastructure within a settlement area. Further, the proposed use of the lands promotes commercial activity in the Town's Central Area.

The County Official Plan and Town of Ingersoll Zoning By-law do not list self-storage facilities or indoor storage as standalone uses within any land use designation or zoning category. Instead, these uses are considered to be storage and warehousing (within the Industrial land use policies) of the Official Plan and a 'warehouse' within the Town's Zoning By-law. Further, a warehouse is a permitted use within the 'Restricted Industrial Zone' (MR) and 'General Industrial Zone' (MG) of the Town's Zoning By-law.

Planning staff note that a 'warehouse' is generally understood to be an industrial use where goods and merchandise are stored on a large scale and is associated with a considerable amount of truck movement and parking. Warehousing may also generate substantial amounts of noise and include outside storage. These types of operations may also be open on a 24/7 basis depending upon the type of goods being warehoused.

Having said this, considering that multi-unit residential uses are permitted within the Town's Central Area, permitting a traditional industrial use within this area could create compatibility issues whereby some lands may not be able to be developed for residential purposes without noise mitigation (if possible).

Conversely indoor personal storage facilities are generally used for the temporary storage of household items and personal items within enclosed storage areas/lockers on a smaller scale. They are uses that are accessible by means of a controlled access point, do not require large parking areas or generate substantial amounts of traffic, do not have associated outside storage and typically operate during normal daytime hours. Based on the foregoing, personal storage facilities are generally considered to be more commercially oriented as opposed to industrial in nature and therefore more compatible with the types of uses typically associated with the Town's Central Area.

In light of the above and the property's location within the Town's Central Area, Planning staff are of the opinion that, if approved it is appropriate to differentiate the proposed use (indoor self-storage) from a warehouse to ensure a traditional warehouse operation cannot establish on the subject lands as of right in future thereby avoiding the creation of unwanted conflicts within the Central Area. Further, the differentiation of the proposed use from a standard warehouse facility assists the Town by not creating an unwanted precedent associated with industrial development.

With respect to compatibility, the indoor self-storage use is a low intensity land use that, as noted, does not generate significant noise, odour or significant traffic volumes. According to the applicants, the use will not be staffed and is anticipated to operate during regular daytime work/business hours. Given the intensity of use and anticipated traffic generated relative to other uses within the Town's Central Area the impact of the proposed facility is anticipated to be negligible.

The Ministry of the Environment and Climate Change (MOECC) has published noise guidelines (D-6 Guideline (Compatibility Between Industrial Facilities and Sensitive Land Uses)), which provides a guide for land use planning authorities on how to decide what types of land uses are appropriate near industrial areas. As per the D-6 Guideline, a 20 m (65.6 ft.) setback is recommended between a self-storage facility and sensitive land uses (i.e. residential dwellings). Planning staff note that a 20 m setback can be maintained between the subject lands and surrounding properties, thus compatibility is not anticipated to be a concern from a noise perspective.

With a view to the foregoing, staff are of the opinion that the proposed indoor storage facility within the existing building is appropriate given the size of the building and the nature and location of the property and also that the proposed use is unlikely to be accommodated on other properties within the Town's Central Area. Accordingly, Planning staff are of the opinion that the proposed indoor storage use will not deter from the planned function of Central Area as focus for commercial and business activity within the Town and will not create a broadly applicable precedent in this regard.

Town staff have advised that the proposed development is subject to site plan control to deal with parking, loading etc., and also expressed concerns that permitting a warehouse in the Town's Central Area could present unwanted conflicts in the future.

As noted, the subject lands are currently zoned 'Special Central Commercial Zone' (CC-9(T)) that permit a tire manufacturing business on a temporary basis (November 9, 2015 to November 9, 2018). The Town's Chief Building Official commented that, considering that the use for which the temporary zoning was implemented has expired, the by-law should also remove the tire manufacturing business as a temporary use.

In light of the foregoing, Planning staff are satisfied that the proposed development is generally consistent with the policies of the Provincial Policy Statement and meets the general intent and purpose of the Official Plan.

RECOMMENDATION

That the Council of the Town of Ingersoll approve-in-principle, the zone change application File No. ZN 6-19-03, submitted by Ingrox Limited, for lands described as Lots 19-21, Part Lots 18, 22, & 127, Block 34, Plan 279, Town of Ingersoll, to rezone the subject lands from 'Special Central Commercial Zone (CC-9(T))' to 'Special Central Commercial Zone (CC-9)' to add an indoor storage facility as an additional use and also delete a tire manufacturing business as a temporary permitted use.

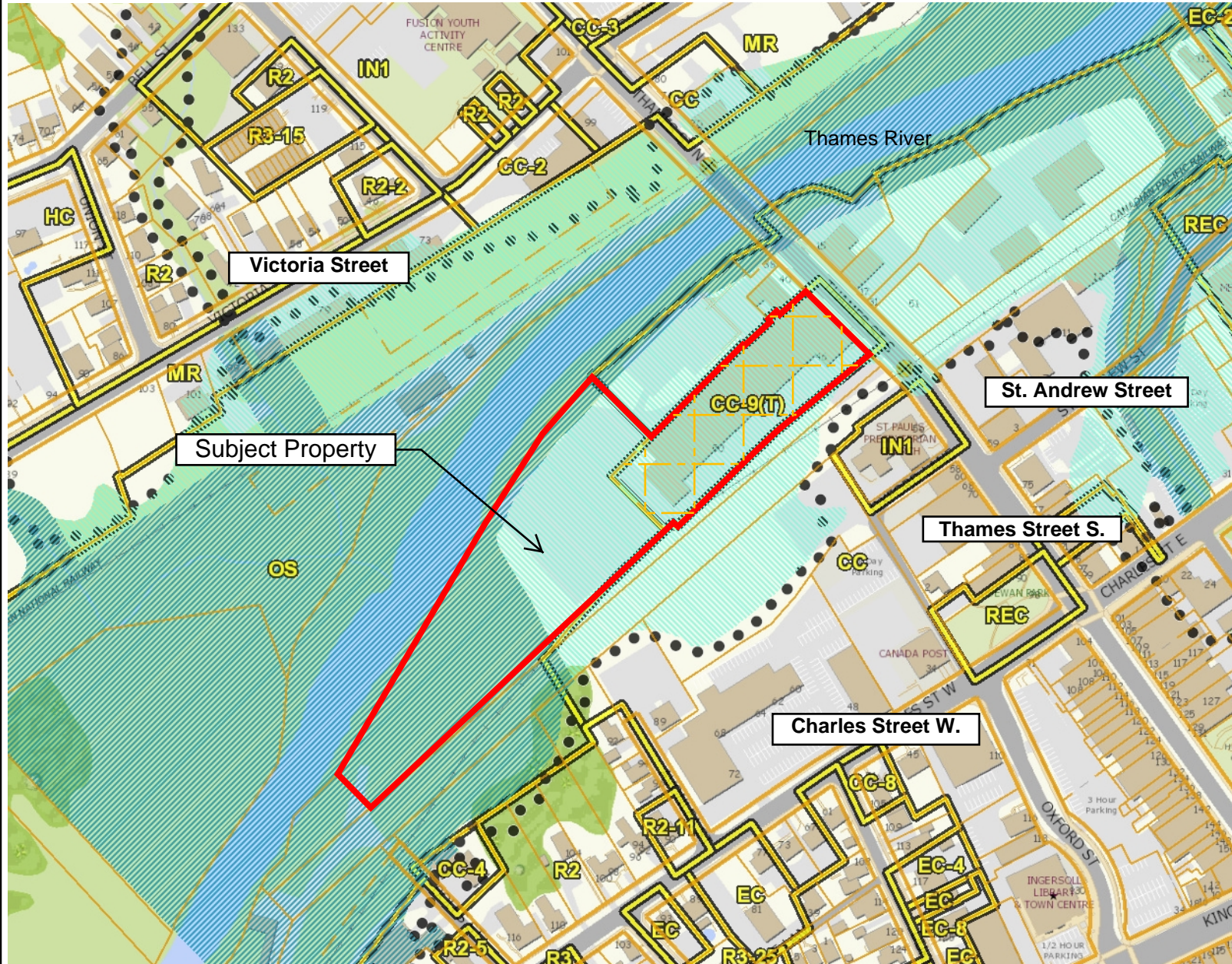
And further, that the Council of the Town of Ingersoll advise County Council that the Town supports the application for Official Plan Amendment, File No. OP 19-07-6, submitted by Ingrox Limited, for lands described as Lots 19-21, Part Lots 18, 22, & 127, Block 34, Plan 279, Town of Ingersoll, to amend the Central Business District polices affecting the subject lands to add an indoor storage facility as a permitted use.

SIGNATURES

Authored by: *"Original signed by"* Ron Versteegen, MCIP, RPP
Senior Planner

Approved for Submission: *"Original signed by"* Gordon K. Hough, RPP
Director

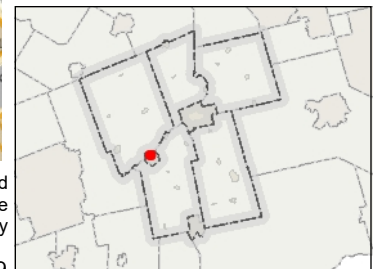
RV/rv
Aug 6/19



Legend

- Parcel Lines**
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- Environmental Protection/Flood Overlay**
 - Flood Fringe
 - Floodway
 - Environmental Protection (EP1)
 - Environmental Protection (EP2)
- Zoning Floodlines/Regulation Limit**
 - 100 Year Flood Line
 - 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- Zoning (Displays 1:16000 to 1:500)**

Notes



0 84 169 Meters

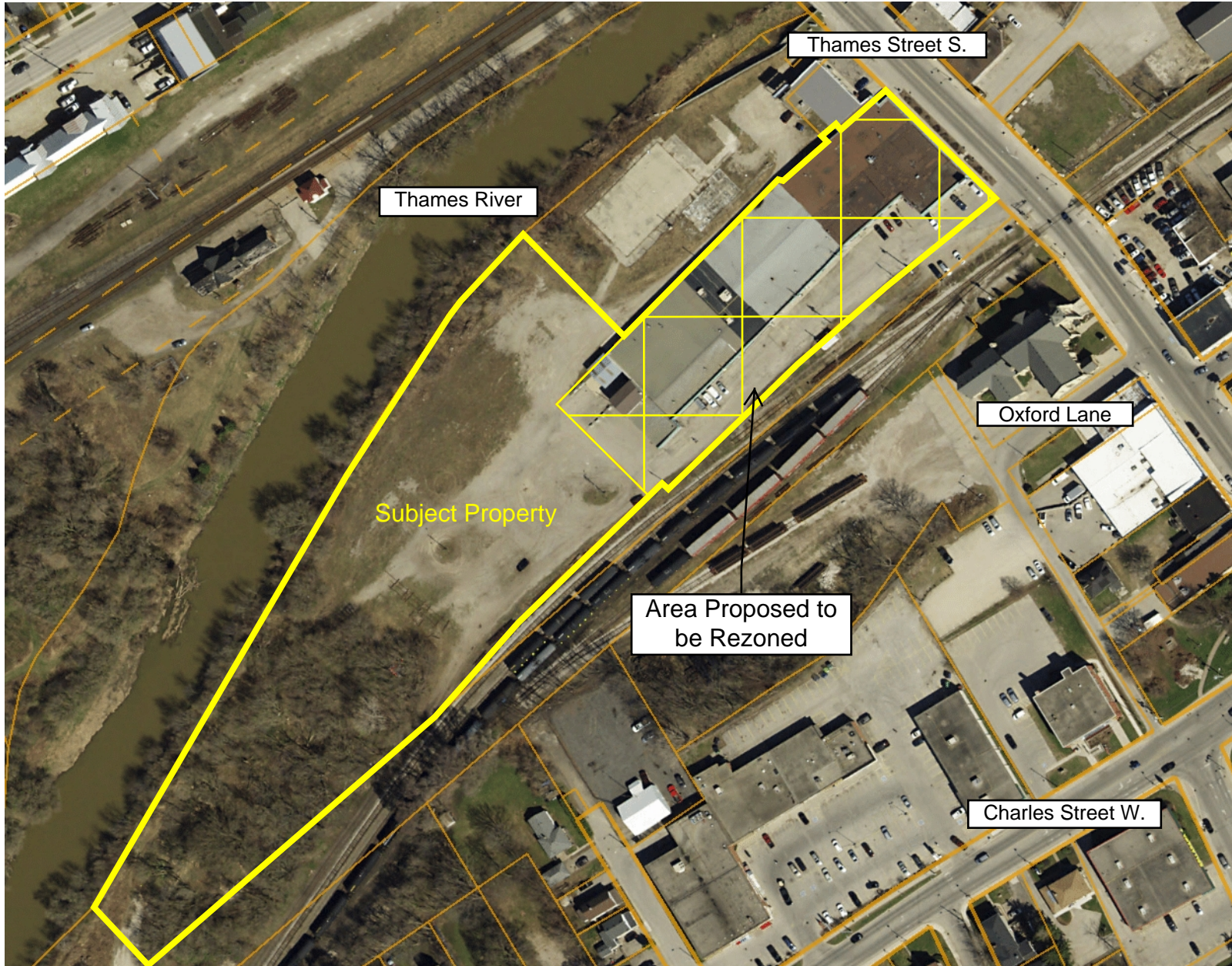


NAD_1983_UTM_Zone_17N



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

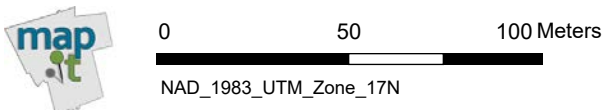
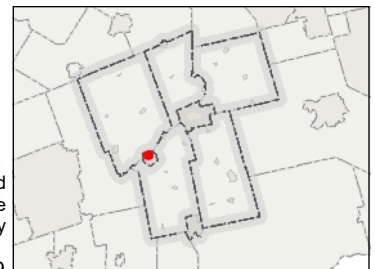
June 5, 2019



Legend

- Parcel Lines**
- Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary

Notes



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

July 19, 2019

Thames Street S.

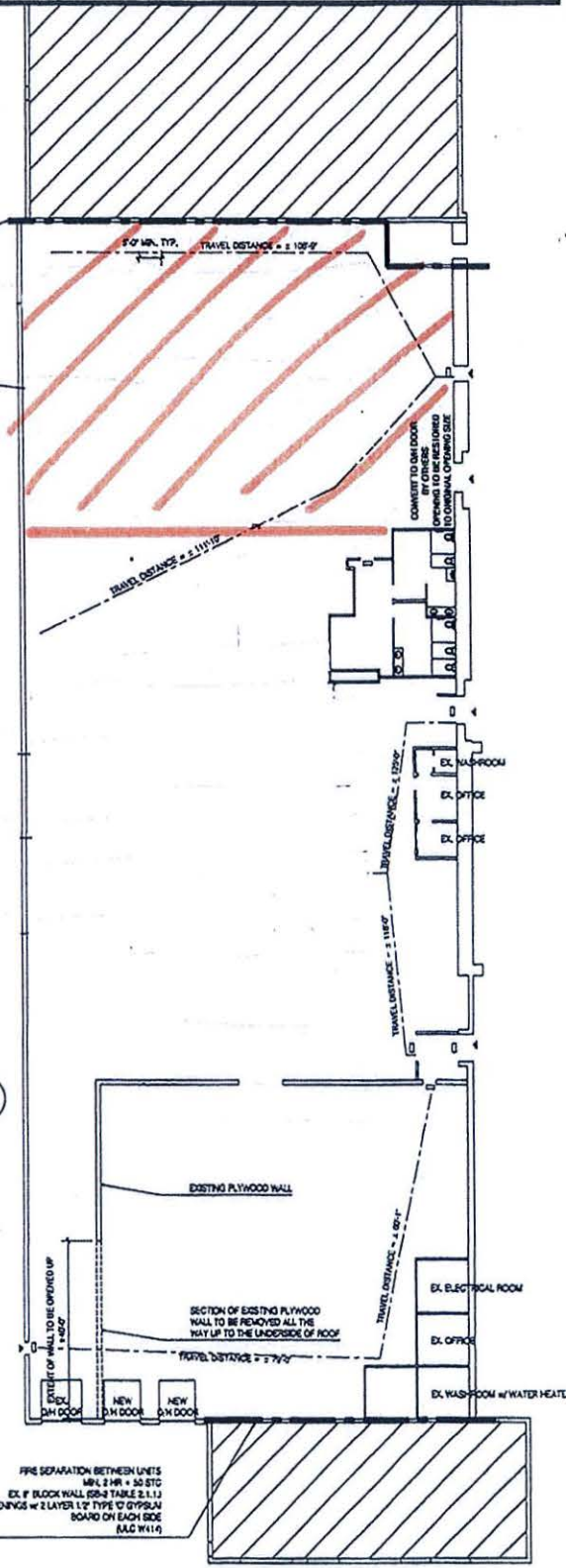
50 Thames St.
Ingersoll, ON


FIRE SEPARATION BETWEEN UNITS
MIN. 2 HR + 50 STG
NEW WALL TO BE BUILT
IN FRONT OF EXISTING WALL
2 LAYER 1/2" TYPE 'C' GYPSUM
BOARD ON EACH SIDE
(M.C. 1414)

FRM POOS (TYP)
SHROOED, 12" WIDE x 27" LONG
NOT TO EXCEED 8'-0" HIGH

NOTE: ENSURE THAT THERE IS A MINIMUM 2'-0"
CLEARANCE BETWEEN SPRINKLER HEADS AND
ANY ITEMS BELOW.

NOTE: MAXIMUM OCCUPANT LOAD IS 9 PERSONS
NOTE: MAXIMUM TRAVEL DISTANCE IS 147.64' (S.I. 2.5.3)
NOTE: ALL OPENINGS, WALLS AND FIXTURES
ARE EXISTING
□ EXIT SIGNAGE



 Phase One
Initial layout
included with
this

UNIT GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"

1.0 PURPOSE OF THE AMENDMENT

The purpose of the Official Plan Amendment is to amend the Central Business District policies affecting the subject lands to add an indoor storage facility as a permitted use within a portion of the existing building.

2.0 LOCATION OF LANDS AFFECTED

The subject property is described as Lots 19-21, Part Lots 18, 22, & 127, Block 34, Plan 279, in the Town of Ingersoll. The lands are located on the west side of Thames St South, south of the Thames River, and are municipally known as 50 Thames St South.

3.0 BASIS FOR THE AMENDMENT

The purpose of the Official Plan Amendment is to amend the Central Business District policies to add an indoor storage facility as a permitted use to accommodate said use within a portion of the existing building.

It is the opinion of Council that the subject amendment is consistent with the relevant policies of the Provincial Policy Statement as the proposed development is an efficient use of lands and infrastructure and promotes commercial activity within the Town's Central Area.

Council is generally of the opinion that the proposal is compatible with surrounding development and is a low intensity land use that does not generate significant noise, odour or significant traffic volumes and is not anticipated to impact neighbouring properties.

Council is further of the opinion that the proposed indoor storage facility within the existing building is appropriate given the size of the building and the nature and location of the property and the proposed use is unlikely to be accommodated on other properties within the Town's Central Area. Accordingly, it is the opinion of Council that the proposed indoor storage use will not deter from the planned function of Central Area as focus for commercial and business activity within the Town and will not result in a broadly applicable precedent.

In light of the foregoing, Council is of the opinion that the proposed Official Plan Amendment is consistent with the policies of the PPS and maintains the objectives and strategic initiatives of the Official Plan.

4.0 DETAILS OF THE AMENDMENT

4.1 That Section 9.3.2.3.1 – *Central Business District*, as amended is hereby further amended by adding the following specific development policy at the end of this section – Specific Development Policies:

9.3.2.3.1.2 50 Thames Street South

“On those lands described as Lots 19-21, Part Lots 18, 22, & 127, Block 34, Plan 279, in the Town of Ingersoll and located on the west side of Thames St South, south of the Thames River, and municipally known as 50 Thames St South, an indoor storage facility may be permitted.”

5.0 IMPLEMENTATION

This Official Plan Amendment shall be implemented in accordance with the implementation policies of the Official Plan.

6.0 INTERPRETATION

This Official Plan Amendment shall be interpreted in accordance with the interpretation policies of the Official Plan.

DRAFT



FARHI
HOLDINGS CORPORATION

Elmhurst Inn and Spa Expansion: Challenges and Opportunities






FARHI
HOLDINGS CORPORATION



When One Door Closes; Another Opens

Our Challenge:

- Increased cost of labour
- Increased cost of foods
- Increased cost of utilities
- Increased taxes

Our Opportunity:

Expansion Benefits:

- \$10 million investment
- Additional 100 new jobs (total 300)
- Tourist attraction
- Economic spin-offs



FARHI
HOLDINGS CORPORATION




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HOLDINGS CORPORATION

Our Ask

Support Ingersoll's tourism industry by giving the Elm Hurst Inn & Spa insurance through a ten year tax freeze on municipal tax increases based on new assessment values as a result of the expansion.



FARHI
HOLDINGS CORPORATION

Return on investment for the Township

If the tax freeze on the new addition to the premise were to be worth minimum \$25,000 per year, the municipality would eventually see a rate of return on its investment of up to **\$36 for every \$1 of new assessment growth taxes that are frozen.**



FARHI
HOLDINGS CORPORATION

Consequences

Without the tax freeze, the Elmhurst Inn & Spa will have difficulty operating into the future.



FARHI
HOLDINGS CORPORATION

Questions or Comments



FARHI
HOLDINGS CORPORATION

March 6th, 2019

curtis.tighe@ingersoll.ca

Ingersoll Town Hall
130 Oxford St S, 2nd Flr
Ingersoll, ON N5C 2V5

Letter via email only

Attention: Curtis Tighe
Economic Development Officer
Town of Ingersoll

Re: Expansion of Elm Hurst Inn and Spa

Dear Curtis,

The Elm Hurst Inn and Spa cannot continue to operate in its current state due to recently increased wages and operating costs that are in turn compounded by the relatively small intake capacity of the Inn. The cost of labour alone has increased by \$400,000 over the last three years (people earning \$15 now earn \$20 and those who earned \$20 now earn \$26), to the point where it now accounts for 42% of the budget. That number has to be below 28% in order for it to be sustainable, and yet we cannot cut employees because they're required for operations. Similarly, the cost of food has risen to the point where it accounts for 38% of the budget, a number that must be closer to 28%, and yet if we raise the prices any further on the menu, we risk alienating the consumer. Between utilities (which have also gone up by 30% over this same period of time) labour and food alone we are spending over \$1MM per annum. Operating expenses aside, taxes have also risen by 60% since 2016 (from \$53,638 to \$82,234) and our bottom line declined substantially. The only way to recoup this money is by expanding; we need more units and a spa in order to attract more people. Unfortunately, as things stand the Elm Hurst must either be expanded upon or permanently closed.

As I have previously stated, I personally prefer expansion and this is why FHC has proposed undertaking a \$10 million renovation of the Elm Hurst Inn & Spa that would see it grow by 50% or 70 suites. We are prepared to make this important investment but we need Ingersoll's Town Council to help us reduce the risk and uncertainty involved. Independent business advisors have warned that, depending on the method of assessment employed by MPAC, a municipal value assessment for an expansion of this size could unexpectedly increase the tax liability by as much as 400%.

If taxes are \$82,234 currently (assessed at approx. \$1.3MM for 49 suites and 60,000 SF centre total), they can go up by as low as \$25,000 for a total of \$73,000, or as high as \$300,000+. As you can understand, the numbers must make sense for us to move forward.

It is due to these risk factors and financial constraints that FHC has requested the Town of Ingersoll for an approval of a 10-year freeze on municipal tax increases for the Elm Hurst Inn and Spa to eliminate the uncertainty and risk of tax increases based on new assessment values.

I would like to take this chance to pre-empt the concerns I anticipate that the Treasurer and Chief Administrative Officer may have over approving such a freeze, chiefly the issues of infrastructure cost and precedent setting.

In the case of the former, whatever extra demand on the town infrastructure (in terms of water, sewage, etc.) that the 70 extra suites might amount to would be negligible. After all, according to its Financial Position per Capita (\$856), Tax Asset Consumption Ratio (38.6%), Total Debt Outstanding per Capita (\$358), Debt Outstanding per Own Source Revenue (29.5%) and many other such measures, Ingersoll's financial condition compares favorably to that of the average Southwestern Ontario municipality (2018 BMA Municipal Study). Not only would the cost of this extra demand be negligible, but moreover it would pale in comparison to revenue potential of an Elm Hurst operating at 150% of its current capacity:

- i) These extra units would draw more tourists to the area which would provide excellent spin-off opportunities for local businesses and the downtown in particular (people staying in the Inn are liable to grab a drink and a bite to eat at the pub, fill up their cars at the gas station or buy something from a local artisan);
- ii) Recently, CAMI announced that it was planning to bring to the Ingersoll plant employees from the defunct Oshawa plant. Many people arriving to Ingersoll will do so with spouses who will likewise seek employment. Out of appreciation for this, of the 100 new jobs (bringing the total to 300) to be created by the expansion 95 will be for new residents of Ingersoll. If those 95 people pay an average property tax rate of approx. \$2,500 (2018 BMA Municipal Study) that amounts to an additional \$237,500 per year.
- iii) With more people residing in Ingersoll there will be greater demands for development and so greater amounts of development charges paid. The average development charge in Ingersoll is approx. \$22,000 (2018 BMA Municipal Study). Even if only a third of the 95 new Inn hires buy new homes the development charges would amount to \$660,000.

In other words, if the tax freeze on the new addition to the premise were to be worth \$25,000 per year, the municipality would eventually see a rate of return on its investment of up to \$36 for every \$1 of new assessment growth taxes that are frozen.

In terms of setting an unwelcome precedent there is a simple solution. The Elm Hurst is a unique property. It is a destination for the community and draws thousands of people from all over Ontario and the United States. Therefore, a 10-year tax freeze is a unique tool that should be applied to unique situations and destinations like Elm Hurst. The 10-year tax freeze should be set exclusively to apply to proprietors within the zoning designation Highway Commercial-7 (HC7) engaged in development which creates a minimum of 35 jobs and 50 new hotel units.

Both the City of Hamilton and Windsor subsidize to the tune of millions, they willingly freeze taxes for 10 years and give out loans too. If you were to put yourself in my shoes, you would come to the same conclusion that permanent closure and consideration for relocation makes sense. As it is clear that the Elm Hurst Inn and Spa is the jewel of Oxford County tourism, however, my priority is keeping it here. I rescued it from bankruptcy in 2009, but now we need to work together if we are to ensure its doors remain open. In the end, I believe the expansion could present a substantial windfall for the Town and pay the treasury dividends for generations to come.

Sincerely;

Shmuel Farhi, President

Farhi Holdings Corporation
484 Richmond St. Suite 200,
London, N6A 3E6
(519) 645-6666 FAX: (519) 645-7735
farhi@farhi.ca www.fhc.ca





August 7, 2019

Ingersoll Town Hall
130 Oxford St S, 2nd Flr
Ingersoll, ON N5C 2V5

Re: Support for the Expansion of Elm Hurst Inn and Spa

Dear Council of Ingersoll,

This letter is to communicate support for the expansion of the Elm Hurst Inn and Spa. A southwestern Ontario landmark since 1872, the Elm Hurst Inn and Spa combines historic charm and scenic beauty with modern amenities. It is a unique destination that draws thousands of people from all over Ontario and the United States to Oxford County.

The proposed expansion would see a \$10 million investment to grow the Inn by 50% or 70 suites. The new suites would draw more tourists to the area which would in turn increase opportunities for local businesses and other tourism destinations in the area. Guests at the Elm Hurst Inn are likely to grab a drink at a local establishment, to fill up their cars at a gas station or to buy something from a local artisan.

The Ingersoll District Chamber of Commerce holds multiple events throughout the year at the Elm Hurst Inn and Spa including; the Awards of Excellence, Mayor's Breakfast, Food & Wine Tasting and Trip Information Sessions.

Furthermore, the expansion will result in the creation of 100 new jobs (bringing the total to 300), 95 of which will be for residents of Ingersoll. If the tax freeze on the new addition to the premise were to be worth \$25,000 per year, the municipality would eventually see a rate of return on its investment of up to \$36 for every \$1 of new assessment growth taxes that are frozen.

Without the 10-year tax freeze, the Elm Hurts Inn and Spa will have difficulty operating into the future which could be detrimental to tourism in the area.

On behalf of the Ingersoll District Chamber of Commerce] we strongly support the request for a 10-year tax freeze for the expansion of the Elm Hurst Inn and Spa. We believe that it will greatly benefit Oxford County tourism as a whole.

Sincerely,

Tammy Jeffery-Larder
President
Ingersoll District Chamber of Commerce

Ingersoll District Chamber of Commerce

118 Oxford Street
Ingersoll, ON N5C 2V5

Phone: 519-485-7333

Fax: 519-485-6606

E-Mail: admin@ingersollchamber.com

Website: www.ingersollchamber.com

THE CORPORATION OF THE
TOWN OF INGERSOLL



BY-LAW NO. 19-5060

BEING A BY-LAW TO PROVIDE FOR THE REGULATION
AND PROHIBITION OF NOISE EMITTED IN THE
TOWN OF INGERSOLL.

WHEREAS section 129 of the *Municipal Act, 2001* S.O. 2001, c. 25, as amended, provides that a local municipality may prohibit and regulate with respect to noise, and may prohibit unless a permit is obtained from the municipality for noise, and may impose conditions for obtaining, continuing to hold, and renewing the permit;

AND WHEREAS it is deemed expedient and necessary for Council to exercise the power conferred upon it by the *Municipal Act* and prohibit and regulate noise in the Town of Ingersoll;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF INGERSOLL ENACTS AS FOLLOWS:

1. DEFINITIONS

- 1.1. Agriculture Area – shall mean any area zoned D – Development Zone in Town of Ingersoll Zoning By-law 04-4160, as amended. Or shall mean a property that is zoned for agricultural use in the zoning by-law that applies to the property.
- 1.2. Commercial Area – shall mean any area zoned CC, HC and EC in Town of Ingersoll Zoning By-law 04-4160, as amended. Or shall mean a property that is zoned for commercial use in the zoning by-law that applies to the property.
- 1.3. Construction equipment—shall include a bulldozer, excavator, trencher, jackhammer, crane, loader, scraper, paver, compactor, roller, grader, concrete mixer and all like equipment.
- 1.4. Council—shall mean the Council of the Corporation of the Town of Ingersoll.
- 1.5. Emergency Vehicle—shall mean any vehicle of law enforcement, fire department, ambulance, or any public service while answering a call.
- 1.6. Firearm—shall mean a barreled weapon from which any shot, bullet or other projectile can be discharged and that is capable of causing serious bodily injury or death to a person, and includes any frame or receiver of such barreled weapon and anything that can be adapted for use as a firearm; excluding spring and air powered firearms, long or cross bows.
- 1.7. Holiday—shall mean any holiday set out as a holiday in the *Retail Business Holidays Act*, R.S.O. 1990, c. R. 30, or any successor thereof.
- 1.8. Industrial Area — shall mean any area zoned MR and MG in Town of Ingersoll Zoning By-law 04-4160, as amended.
- 1.9. Institutional Area – shall mean any area zoned IN1 and IN2 in Town of Ingersoll Zoning By-law 04-4160, as amended.
- 1.10. Noise— shall mean sound that is of such a volume or nature that it is likely to disturb one or more persons.

- 1.11. Other Area—shall mean any area of the Town not Zoned R1, R2, R3, R4, CC, EC, HC, MR, MG, D, IN1, IN2, and REC.
- 1.12. Person—shall include a corporation, organization, association, partnership, or any entity comprised of one or more individuals.
- 1.13. Residential Area—shall mean any area zoned R1, R2, R3 or R4 in the Town of Ingersoll Zoning By-Law 04-4160, as amended.
- 1.14. Source of Sound—shall mean an activity, matter, thing, or tangible personal property or real property, from which a noise is emitted;
- 1.15. Town—shall mean The Corporation of the Town of Ingersoll.

2. GENERAL PROHIBITIONS

No person shall, at any time, emit, cause, or permit to be emitted or caused, any noise created by:

- 2.1 The persistent barking, calling or whining of any domestic pet;
- 2.2 The squealing of motor vehicle tires for reasons other than emergency braking;
- 2.3 The use of a horn, whistle, alarm, bell, gong, or similar device, except for an auditory safety or warning device;
- 2.4 The detonation of explosives;
- 2.5 The operation of an air conditioner, pool pump or filter, heat pump or any similar device that is not in proper working order;
- 2.6 The operation of a combustion engine without an effective exhaust muffling device in proper working order.

3. PROHIBITIONS BY TIME AND PLACE

No person shall emit, cause or permit to be emitted or caused any noise created by an activity listed in Schedule "A" of this By-Law during the time and in the area such noise is prohibited as set out in Schedule "A".

4. EXEMPTIONS

- 4.1. Notwithstanding any other provision of this by-law, it shall be lawful to emit or cause or permit the emission of noise in connection with the following:
 - 4.1.1 Emergency measures undertaken for the immediate health, safety or welfare of the inhabitants of the Town, including the operation of sirens on emergency vehicles and the discharge of firearms by peace officers in the performance of their duties;
 - 4.1.2 The operation, maintenance, or installation of municipally-owned infrastructure, facilities, or the like, by the Town, its servants, employees, contractors, or agents;
 - 4.1.3 Necessary municipal operations, including but not limited to snow removal, street cleaning, and garbage collection, undertaken by or on behalf of the Town;
 - 4.1.4 Public events, celebratory events and charity events held on the property of properly zoned assembly hall;
 - 4.1.5 Activities authorized by the Town, including but not limited to:
 - 4.1.5.1 Road and Bicycle races;
 - 4.1.5.2 Parades, public processions, walks or marches;

- 4.1.5.3 Midways and Circuses;
 - 4.1.5.4 Fireworks displays;
 - 4.1.5.5 Sporting, recreational, and entertainment events in public parks, buildings or grounds, as approved by the Town of Ingersoll;
 - 4.1.5.6 Musical and other performances in public parks, buildings or grounds, as approved by the Town of Ingersoll;
 - 4.1.5.7 Special neighbourhood social activities on streets or other public land;
 - 4.1.5.8 Union protests and demonstrations such as National Day of Remembrance; Action on Violence Against Women; International Day of Mourning for Workers Killed and Injured on the job.
- 4.1.6 Snow removal that is essential for the normal operation of a business;
- 4.1.7 The ringing of bells or chimes in connection with any Church, Chapel, meeting house, or religious service, including Church clocks striking the hour and the playing of any church carillon;
- 4.1.8 Normal farm practices within the meaning of the Farming and Food Protection Act, 1998, S.O. 1998, c. 1 as amended, or any successor thereof.
- 4.2. Notwithstanding the provisions of this By-law, any person may apply to Council for an exemption to any provision of this By-law with respect to any noise to allow such person to emit, cause or permit such noise for the period of time set out in such application, and Council may grant such exemption, grant an alternative exemption or refuse such exemption, and may set out conditions to be met as Council sees fit for any exemption granted.
- 4.3. Every person applying for an exemption under section 4.2 of this By-law shall, at least 10 business days prior to the Council meeting at which the request for exemption is to be addressed by Council, provide to the Clerk of the Town an application in writing that shall contain:
- 4.3.1 The name, address, email and telephone number of the applicant;
 - 4.3.2 A description of the source and location of sound in respect of which exemption is sought;
 - 4.3.3 A statement of the particular provision or provisions of this By-law from which exemption is being sought;
 - 4.3.4 The period of time, of a duration not in excess of six months, for which the exemption is sought;
 - 4.3.5 The reason why the exemption should be granted;
 - 4.3.6 If applicable, a statement of the steps, if any, planned or presently being taken to bring about compliance with the By-law;
 - 4.3.7 Payment of the exemption-processing fee, if any, in the amount set by Council and in effect at the time of such exemption request.
- 4.4. Where an exemption is granted by Council for an annual festival the annual request may be approved by the Clerk's department provided the hours and condition of the exemption request have not changed from that previously approved by Council.
- 4.5. In deciding whether to grant the exemption under section 4.2 of this By-law, Council shall give the applicant and any person opposed to the application an opportunity to be heard and may consider such other matters as it deems appropriate.

- 4.6. A breach of any of the terms or condition of an exemption granted by Council under section 4.2 of this By-law that is emitted, caused, or permitted to be emitted or caused by the applicant shall render the exemption null and void.
- 4.7. Notwithstanding any other provision of this by-law, Sections 2 and 3 of this by-law shall not apply where the source of sound is located within an Industrial Area and if the sound is in accordance with the terms and conditions of a valid Certificate of Approval, provisional Certificate of Approval or other approval issued under the *Environmental Protection Act*, R.S.O. 1990, c. E.19, where such approval addresses sound as a source of contamination.

5. ENFORCEMENT

This By-law shall be enforced by the Town By-law Enforcement Officer or an Ontario Provincial Police Officer.

6. OFFENCE

Every person who contravenes this By-law is guilty of an offence.

7. PENALTY

Every person who is convicted of an offence shall be liable to a penalty as set out in Section 61 of the Provincial Offences Act, R.S.O. 1990, c. P.33, as amended, or any successor thereof, with a minimum penalty of one hundred and twenty-five dollars (\$125.00), for each day or part of a day on which an offence occurs and continues and a maximum penalty of two-thousand (\$2,000), for each day or part of a day on which an offence occurs and continues.

8. SEVERABILITY

If any provision of this By-law is declared invalid or unenforceable by any competent authority, such provision shall be deemed severed and shall not affect the validity or enforceability of the remaining provision of this By-law.

9. SCHEDULES

Schedule "A" and Schedule "B" attached hereto shall form part of this By-law.

10. REPEAL

By-law 19-5060, as amended, is now repealed in its entirety.

11. SHORT TITLE

The short title of this By-law is "the Ingersoll Noise Control By-law".

12. EFFECTIVE DATE

This By-law shall come into full force and effect upon third and final reading.

READ a first and second time this 12th day of August, 2019.

READ a third time and finally passed this 12th day of August, 2019.

Edward (Ted) Comiskey, Mayor

Michael Graves, Clerk

SCHEDULE "A"
TO BY-LAW NO. 19-5060, as
amended

NOISE CREATED FROM THE FOLLOWING ACTIVITIES IS PROHIBITED	PROHIBITED TIME OF DAY	PROHIBITED AREA
1. The operation of a radio television, stereo or other electronic device including any amplification device, or any musical or other sound producing instrument	At all times	Residential, Industrial, Institutional, Agricultural, Commercial
2. Yelling, shouting or the like	<ul style="list-style-type: none"> • Monday to Friday: 11:00 p.m. to 7:00 a.m. of the following day; • Restricted to 9:00 a.m. if the following day is a Saturday, Sunday or Holiday 	Residential
3. The operation of a car wash	<ul style="list-style-type: none"> • Monday to Friday: 11:00 p.m. to 7:00 a.m. of the following day; • Restricted to 9:00 a.m. if the following day is a Saturday, Sunday or Holiday 	Residential, Industrial, Commercial
4. The venting or release of steam, the operation of a generator or air filtration system, noise from grinding, milling, the operation of machinery, or the like unless the sound is in accordance with the terms and conditions of a valid Certificate of Approval, provisional Certificate of Approval or other approval issued under the <i>Environmental Protection Act</i> , R.S.O. 1990, c. E.19, where such approval addresses sound as a source of contamination.	<ul style="list-style-type: none"> • Monday to Friday: 9:00 p.m. to 7:00 a.m. of the following day; • Restricted to 9:00 a.m. if the following day is a Saturday, Sunday or Holiday 	Residential
	<ul style="list-style-type: none"> • Monday to Friday: 11:00 p.m. to 7:00 a.m. of the following day; • Restricted to 9:00 a.m. if the following day is a Saturday, Sunday or Holiday 	Industrial, Institutional, Agricultural
5. The operation of waste collection machinery or refuse compacting equipment.	<ul style="list-style-type: none"> • Monday to Friday: 9:00 p.m. to 7:00 a.m. of the following day • Restricted to 9:00 a.m. if the following day is a Saturday, Sunday or Holiday 	Residential
	<ul style="list-style-type: none"> • Monday to Friday: 11:00 p.m. to 7:00 a.m. of the following day; • Restricted to 9:00 a.m. if the following day is a Saturday, Sunday or Holiday 	Industrial, Institutional, Commercial
6. Loading, unloading, packing, delivering or otherwise handling any container, product or material unless necessary for the maintenance of essential services or for the moving of private household effects.	<ul style="list-style-type: none"> • Monday to Friday: 9:00 p.m. to 7:00 a.m. of the following day; • Restricted to 9:00 a.m. if the following day is a Saturday, Sunday or Holiday 	Residential
	<ul style="list-style-type: none"> • Monday to Friday: 11:00 p.m. to 7:00 a.m. of the following day; • Restricted to 9:00 a.m. if the following day is a Saturday, Sunday or Holiday; 	Institutional
7. The operation of any tool including a hammer, saw, nail gun, lawnmower, staple gun, hedge trimmer, drill, or the like. Exemption: Shall not include a snowblower.	<ul style="list-style-type: none"> • Monday to Friday: 9:00 p.m. to 7:00 a.m. of the following day; • Restricted to 9:00 a.m. if the following day is a Saturday, Sunday or Holiday 	Residential, Commercial
8. The operation of a combustion engine for a toy or a replica of a larger device such as a remote controlled toy aeroplane.	<ul style="list-style-type: none"> • Monday to Sunday and Holidays: 9:00 p.m. to 9:00 a.m. of the following day 	Residential
9. The misuse of a dirt bike, all-terrain cycle, snowmobile, go-cart, dune buggy or like conveyance.	At all times.	Residential, Agricultural

10. The operation of construction equipment.	<ul style="list-style-type: none"> • Monday to Friday: 7:00 p.m. to 7:00 a.m. of the following day; • Restricted to 9:00 a.m. if the following day is a Saturday • Restricted at all times on Sundays and Holidays. 	Residential, Commercial
11. The operation of gravel or sand pit, stone quarry or stone crushing operation.	<ul style="list-style-type: none"> • Monday to Friday: 7:00 p.m. to 7:00 a.m. of the following day; • Restricted to 8:00 am if the following day is a Saturday • Restricted to 1:00 pm on Saturday until 7:00 a.m. on Monday • Any holiday 	Industrial

**Corporation of the Town of Ingersoll
Part I Provincial Offences Act
By-law No. 19-5060, as amended: Ingersoll Noise Control
By-law Schedule "B"**

Item	Short Form Wording	Provision Creating or Defining Offence	Set Fine
1.	Permitting a domesticated pet to make noises disturbing others (i.e. dog barking).	2. (2.1)	\$125.00
2.	Squealing of motor vehicle tires.	2. (2.2)	\$125.00
3.	Use of a horn, whistle, alarm, bell, gong or similar device – disturbing other persons.	2. (2.3)	\$125.00
6.	Idling of a vehicle motor in excess of 10 minutes and creating noise.	2. (2.5)	\$125.00
7.	Operation of an air conditioner, pool pump or filter, heat pump or any similar device that is not in proper working order that creates noise.	2. (2.6)	\$125.00
8.	Operation of a combustion engine without an effective exhaust muffling device in proper working order that creates noise.	2. (2.7)	\$125.00
9.	Operation of a vehicle radio, stereo, or any similar device that creates noise.	2. (2.8)	\$125.00
10.	Operation of a radio television, stereo or other electronic device including any amplification device, or any musical or other sound producing instrument when prohibited.	S.3 Schedule A(1)	\$125.00
11.	Yelling, shouting or the like when prohibited.	S.3 Schedule A(2)	\$125.00
12.	Operation of a car wash when prohibited.	S.3 Schedule A(3)	\$125.00
13.	Venting or release of steam, the operation of a generator or air filtration system, noise from grinding, milling, the operation of machinery, or the like when prohibited.	S.3 Schedule A(4)	\$125.00
14.	Operation of waste collection machinery or refuse compacting equipment when prohibited.	S.3 Schedule A(5)	\$125.00
15.	Loading, unloading, packing, delivering or otherwise handling any container, product or material when prohibited.	S.3 Schedule A(6)	\$125.00
16.	Operation of any tool including a hammer, saw, nail gun, lawnmower, staple gun, hedge trimmer, drill, or the like when prohibited.	S.3 Schedule A(7)	\$125.00
17.	Operation of a combustion engine for a toy or a replica of a larger device when prohibited.	S.3 Schedule A(8)	\$125.00
18.	Misuse of a dirt bike, all-terrain cycle, snowmobile, go-cart, dune buggy or like conveyance.	S.3 Schedule A(9)	\$125.00
19.	Operation of construction equipment when prohibited.	S.3 Schedule A(10)	\$125.00
20.	Operation of gravel or sand pit, stone quarry or stone crushing operation when prohibited.	S.3 Schedule A(11)	\$125.00

Note: the general penalty provision for the offences listed above is section 7 of bylaw no. 19-5060, certified copies of which have been filed.



**Corporation of the Town of Ingersoll
By-Law 19-5061**

A by-law to amend by-law 19-5051 being a by-law to appoint members of Council to Town of Ingersoll Committees of Council

WHEREAS the Corporation of the Town of Ingersoll is desirous of amending By-law 19-5051 being a by-law to appoint members of Council and citizens to committees, local boards and to other positions;

NOW THEREFORE, the Council of the Corporation of the Town of Ingersoll enacts as follows:

1. That the following members of Council be added to Schedule 'A' of By-law 19-5051 under *Accessibility Advisory Committee*:
 - Councillor Van Kooten-Bossence
 - Councillor Lesser
2. That the following members of Council be added to Schedule 'A' of By-law 19-5051 under *Ingersoll Municipal Heritage Committee*:
 - Councillor Eus
 - Councillor Bowman
3. That the following members of Council be added to Schedule 'A' of By-law 19-5051 under *Ingersoll Recreational Trails Committee*:
 - Councillor Petrie
 - Deputy Mayor Freeman
4. That the following members of Council be added to Schedule 'A' of By-law 19-5051 under *Ingersoll Safe Cycling Committee*:
 - Councillor Petrie
 - Deputy Mayor Freeman
5. That the following member of Council be added to Schedule 'A' of By-law 19-5051 under *Ingersoll Cheese and Agricultural Museum Advisory Committee*:
 - Councillor Lesser
6. That the following Committee be added to Schedule "A" of By-law 19-5051:
 - Ingersoll Harvest Festival Committee
7. That the following individuals and member of Council be added to Schedule 'A' of By-law 19-5051 under *Ingersoll Harvest Festival Committee*
 - Councillor Lesser
 - Dave McKenzie
 - Michael Bowman
 - John Bowman
8. That the following individuals names be removed from under Schedule "A" *Ingersoll Cheese and Agricultural Museum Advisory Committee*, and be relocated under *Ingersoll Harvest Festival Committee*:
 - Hugh Montgomery
 - Ian McClintock
 - Kathleen Young

By-Law 19-5061

- Chris Beacham
- Charity Beacham
- Carol Sharpe
- Bill Woodcock

9. That all appointments shall be effective for the period to November 15, 2022 or until such time as appointees are reappointed or replaced subject to Statutory Authority.

10. That this By-Law shall become effective and shall come into force after its third reading amending by-law 19-5051 upon its enactment.

READ a first and second time in Open Council this 12th day of August, 2019.

READ a third time in Open Council and passed this 12th day of August, 2019.

Edward (Ted) Comiskey, Mayor

Michael Graves, Clerk

17.3.5.2.3 That all the provisions of the IN2 Zone in Section 17.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis."

3. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time in Open Council this 12th day of August, 2019.

READ a third time in Open Council and passed this 12th day of August, 2019.

Mayor
Ted Comiskey

Clerk
Michael Graves

ZN 6-18-04

TOWN OF INGERSOLL
BY-LAW NUMBER 19-5062
EXPLANATORY NOTE

The purpose of By-Law Number 19-5062 is to rezone lands municipally known as 423 Thames Street South, located on the east side of Thames Street South, north of Clark Road, in the Town of Ingersoll, from 'Development Zone (D)' to 'Special Major Institutional Zone (IN2-5)'. The purpose of the zone change is to allow for a 4-storey retirement building with up to 120 units in two phases, the first containing 74 suites, and the second phase addition containing the remaining 46 suites.

The Town of Ingersoll, after conducting the public hearing necessary to consider the Zone Change application, adopted the amending By-law Number 19-5062. The public hearing was held on June 18, 2019.

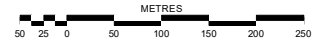
Any person wishing further information relative to Zoning By-Law Number 19-5062 may contact the undersigned.


Michael Graves, CMO
Clerk
Town of Ingersoll
130 Oxford Street, 2nd Floor
Ingersoll, Ontario
N5C 2V5

Telephone: (519) 485-0120
Fax: (519) 485-3543

File: ZN 6-18-04
Report No: 2019-183

KEY MAP



 LANDS TO WHICH BYLAW 19-5062 APPLIES



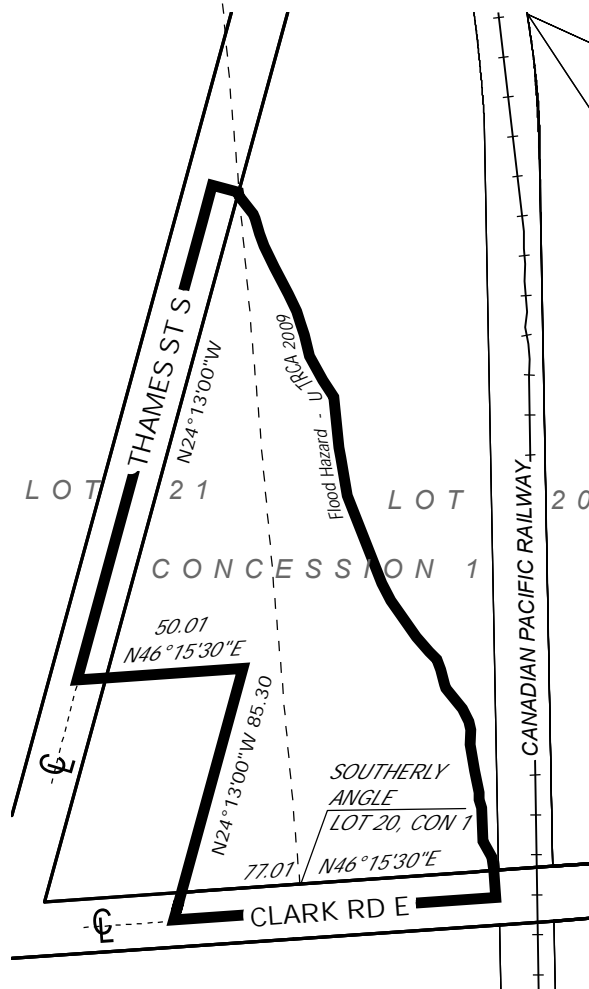
Growing stronger together

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SCHEDULE "A"
 TO BY-LAW No. 19-5062



PT OF LOTS 20 AND 21, CONCESSION 1 (WEST OXFORD)
 TOWN OF INGERSOLL



 AREA OF ZONE CHANGE TO IN2-5

NOTE: ALL DIMENSIONS IN METRES

THIS IS SCHEDULE "A" TO
 BY-LAW No. 19-5062, PASSED
 THE 12 DAY OF August, 2019

 MAYOR

 CLERK

3. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time in Open Council this 12th day of August, 2019.

READ a third time in Open Council and passed this 12th day of August, 2019.

Mayor
Ted Comiskey

Clerk
Michael Graves

ZN 6-19-04

TOWN OF INGERSOLL
BY-LAW NUMBER 19-5063
EXPLANATORY NOTE

The purpose of By-Law Number 19-5063 is to rezone lands municipally known as 1, 3, 5, 7, 9, 11, 13 and 15 Cash Crescent, located on the east side of Cash Crescent, south of Clarke Road East, in the Town of Ingersoll, from 'Residential Type 3 Zone (R3)' to 'Special Residential Type 3 Zone (R3-26)'. The purpose of the zone change is to increase the Maximum Lot Coverage for an Interior Street Fronting Townhouse Lot from 40% to 49% to enable the townhouses currently under construction to be severed in the future into individual lots.

The Town of Ingersoll, after conducting the public hearing necessary to consider the Zone Change application, adopted the amending By-law Number 19-5063. The public hearing was held on August 12, 2019.

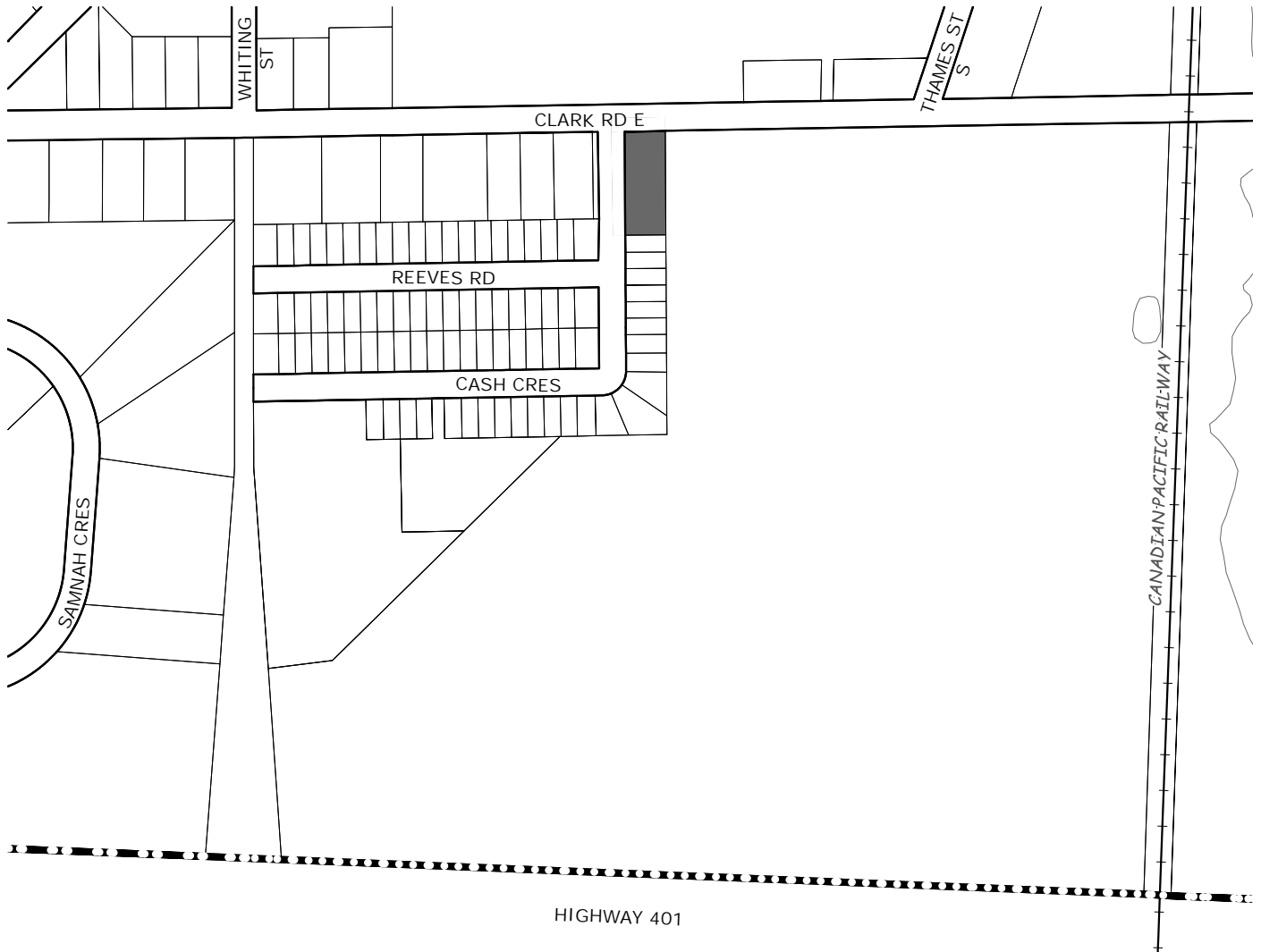
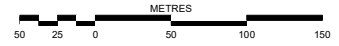
Any person wishing further information relative to Zoning By-Law Number 19-5063 may contact the undersigned.


Michael Graves, CMO
Clerk
Town of Ingersoll
130 Oxford Street, 2nd Floor
Ingersoll, Ontario
N5C 2V5

Telephone: (519) 485-0120
Fax: (519) 485-3543

File: ZN 6-19-04
Report No: 2019-245

KEY MAP



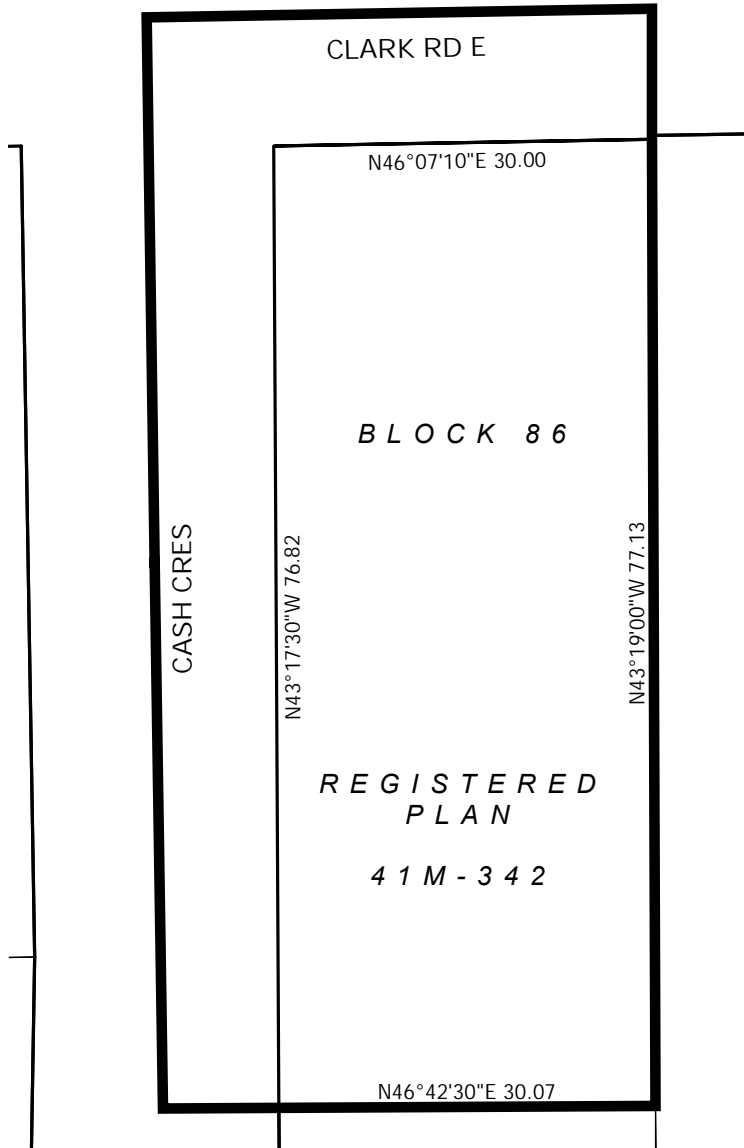
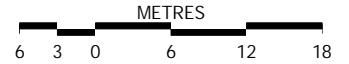
 LANDS TO WHICH BYLAW 19-5063 APPLIES



SCHEDULE "A"
TO BY-LAW No. 19-5063



BLOCK 86, REGISTERED PLAN 41M-342 (TOWN OF INGERSOLL)
TOWN OF INGERSOLL



 AREA OF ZONE CHANGE TO R3-26

NOTE: ALL DIMENSIONS IN METRES

THIS IS SCHEDULE "A" TO
BY-LAW No. 19-5063, PASSED
THE 12th DAY OF August, 2019

MAYOR

CLERK



**Corporation of the Town of Ingersoll
By-Law 19-5064**

A By-law to amend Zoning By-law Number 04-4160, as amended

WHEREAS the Municipal Council of the Corporation of the Town of Ingersoll deems it advisable to amend By-law Number 04-4160, as amended.

THEREFORE, the Municipal Council of the Corporation of the Town of Ingersoll, enacts as follows:

1. That Schedule "A" to By-law Number 04-4160, as amended, is hereby amended by changing to 'R3' the zone symbol of the lands so designated 'R3' on Schedule "A" attached hereto.
2. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time in Open Council this 12th day of August, 2019.

READ a third time in Open Council and passed this 12th day of August, 2019.

Mayor
Ted Comiskey

Clerk
Michael Graves

ZN 6-18-05

TOWN OF INGERSOLL
BY-LAW NUMBER 19-5064
EXPLANATORY NOTE

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.

The Town of Ingersoll, after conducting the public hearing necessary to consider the Zone Change application, adopted the amending By-law Number 19-5064. The public hearing was held on August 12, 2019.

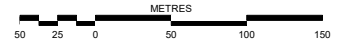
Any person wishing further information relative to Zoning By-Law Number 19-5064 may contact the undersigned.


Michael Graves, CMO
Clerk
Town of Ingersoll
130 Oxford Street, 2nd Floor
Ingersoll, Ontario
N5C 2V5

Telephone: (519) 485-0120
Fax: (519) 485-3543

File: ZN 6-18-05
Report No: 2019-246

KEY MAP



 LANDS TO WHICH BYLAW 19-5064 APPLIES



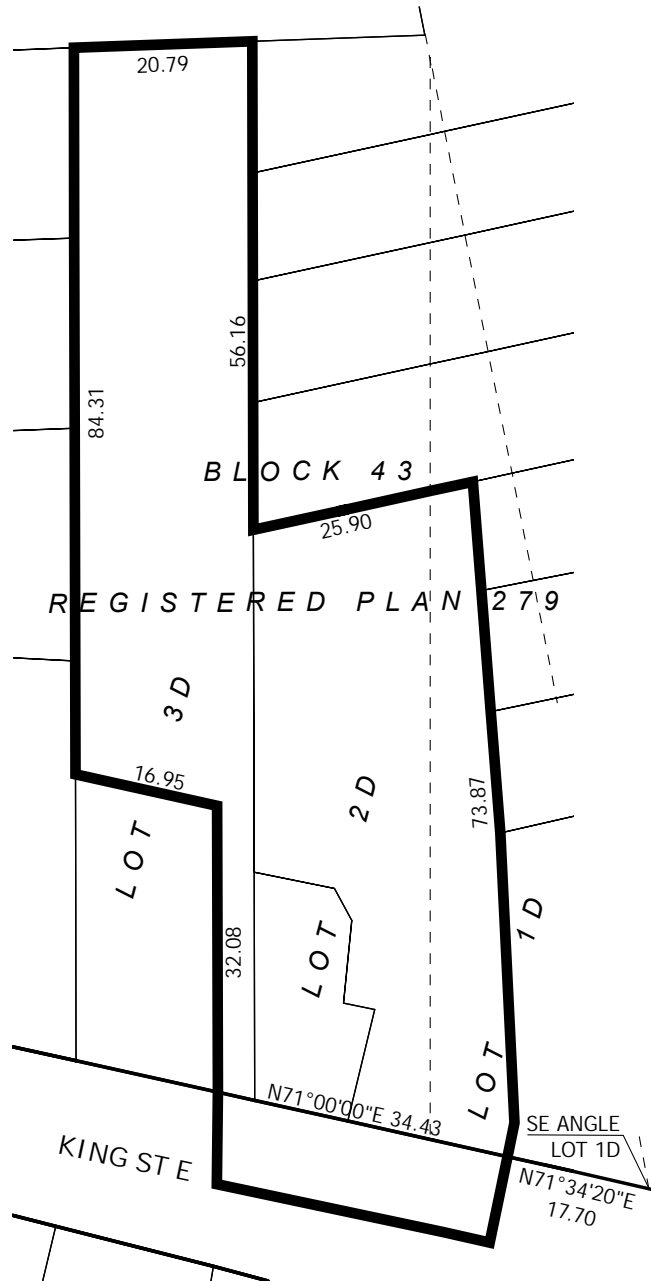
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SCHEDULE "A"

TO BY-LAW No. 19-5064

PT LOTS 1D-3D, BLOCK 43, REGISTERED PLAN 279
(WEST OXFORD)

TOWN OF INGERSOLL



AREA OF ZONE CHANGE TO R3

NOTE: ALL DIMENSIONS IN METRES



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THIS IS SCHEDULE "A" TO

BY-LAW No. 19-5064, PASSED

THE 12th DAY OF August, 2019

MAYOR

CLERK



**Corporation of the Town of Ingersoll
By-Law 19-5065**

**A bylaw to adopt and confirm all actions and proceedings of the Council of the
Town of Ingersoll at the Council meeting held on August 12, 2019**

WHEREAS Section 5 (3) of The Municipal Act, Chapter, S.O. 2001, c. M.25 as amended, states that a municipal power, including a municipality's capacity, rights, powers and privileges under section 9, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS in many cases, action which is taken or authorized to be taken by Council or Committee of Council does not lend itself to or require an individual by-law

NOW THEREFORE, the Council of the Corporation of the Town of Ingersoll enacts as follows:

1. **THAT** all actions and proceedings of the Council of The Corporation of the Town of Ingersoll at the meeting held on August 12, 2019, are hereby adopted.
2. **THAT** the taking of any action authorized in or by the Council of The Corporation of the Town of Ingersoll are hereby adopted, ratified and confirmed.
3. **THAT** where no individual by-law has been or is passed with respect to the taking of any action authorized in or by the Council of The Corporation of the Town of Ingersoll, then this by-law shall be deemed for all purposes to be the by-law required for approving and authorizing the taking of the action.
4. **THAT** the Mayor and Officers of The Corporation of the Town of Ingersoll are hereby authorized and directed to do all things necessary to give effect to the recommendations, motions, resolutions, reports, action and other decisions of the Council and the Mayor and Clerk are hereby authorized and directed to execute all necessary documents in the name of The Corporation of the Town of Ingersoll and to affix the seal of the Corporation thereto.
5. **AND FURTHER THAT** this by-law shall become effective and shall come into force after third reading of the by-law.

READ a first and second time in Open Council this 12th day of August, 2019.

READ a third time in Open Council and passed this 12th day of August 2019.

Edward (Ted) Comiskey, Mayor

Michael Graves, Clerk