



**Corporation of the Town of Ingersoll  
Regular Council Meeting Minutes  
Town Centre, Council Chambers  
Monday, September 9, 2019  
Open Session, 5:30 p.m.**

**Council Members Present:**

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

**Staff Present:**

William Tigert  
Michael Graves, Director of Corporate Services/Clerk-Deputy CAO  
John Holmes, Fire Chief  
Kyle Stefanovic, Director of Community Services  
Ramesh Ummat, Engineer  
Shannon Vanderydt, Chief Building Official

**Media Present:**

Rogers TV

**Call to Order**

Mayor Comiskey is in the chair and opens this meeting of Council at 5:30 p.m.

**Disclosures of Pecuniary Interest**

No pecuniary interests of the general nature thereof were declared.

**Closed Session**

**Moved by Councillor Petrie; Seconded by Councillor Lesser.**

**C19-09-258 THAT** Council do now go into a Closed Meeting at 5:32 p.m. pursuant to Section 239 (2) of the Municipal Act, 2001, as amended to discuss the following matter:

Section 239 (2) (i) a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group or persons, or organization – In relation to Report A-022-19, cost associated with design as supplied in confidence by Nicholson Sheffield Associates Incorporated.

**CARRIED**

**Moved by Councillor Petrie; seconded by Councillor Lesser**

**C19-09-259 THAT** Council do now rise out of the Closed Session meeting at 5:59 p.m.  
**CARRIED**

### Closed Session Reporting

Council went into closed session on August 12, 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 August 12, 2019, under Section 239 (2) (c) a proposed or pending acquisition or disposition of land by the municipality or local board.

Staff received direction.

Council also went into closed session on August 12, 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

**Moved by Councillor Bowman; seconded by Councillor Lesser**

**C19-09-260 THAT** the items contained in the September 9, 2019 Consent Agenda be adopted.

**CARRIED**

### Resolution – Committee of the Whole

**Moved by Deputy Mayor Freeman; seconded by Councillor Bowman**

**C19-09-261 THAT** Council do now go into Committee of the Whole.

Council in Committee of the Whole, Councillor Van Kooten-Bossence in the Chair.

**CARRIED**

### Council Minutes

**Moved by Councillor Lesser; seconded by Councillor Petrie**

**C19-09-262 THAT** the minutes from the August 12, 2019 Regular Meeting of Council be adopted as presented.

**CARRIED**

**Moved by Councillor Petrie; seconded by Councillor Lesser**

**C19-09-263 THAT** the minutes from the August 26, 2019 Special Meeting of Council be adopted as presented.

**CARRIED**

**Special Staff Reports**

- 1) Appointment of Alternate Upper Tier Council Member, C-036-19

**Moved by Councillor Eus; seconded by Councillor Bowman**

**C19-09-264 THAT** Staff report C-036-19 be received by the Council for the Corporation of The Town of Ingersoll as information;

**AND FURTHER THAT** Council appoints the Deputy-Mayor of the Town of Ingersoll to be the alternate at County of Oxford Council in the absence of the Mayor.

**CARRIED**

- 2) Outdoor Ice Rink – Consideration for the MURC, CS-030-19

**Moved by Councillor Bowman; seconded by Councillor Eus**

**C19-09-265 THAT** Staff report CS-030-19 be received by the Council for the Corporation of the Town of Ingersoll as information.

**AND THAT** Council deny the inclusion of an outdoor ice pad to the proposed first phase of the Multi-Use Recreation Centre.

**CARRIED**

- 3) Cycles of Life for Supportive Transitional Living – Community Sharing Table, CS-031-19

**Moved by Deputy Mayor Freeman; seconded by Councillor Bowman**

**C19-09-267 THAT** Staff report CS-031-19 be received by the Council for the Corporation of the Town of Ingersoll as information;

**AND FURTHER THAT** staff be directed to circulate the Cycles of Life request to operate a sharing table to the BIA Board for comment.

**CARRIED**

- 4) Feasibility of the Continued Use of Centennial Lane, CS-032-19

**Moved by Councillor Lesser; seconded by Councillor Petrie**

**C19-09-268 THAT** Staff report CS-032-19 be received by the council for the Corporation of the Town of Ingersoll as information;

**AND THAT** the Council for the Town of Ingersoll approves the closure of Centennial Lane to through traffic.

**CARRIED**

- 5) Community Services Fee By-Law Update, CS-033-19

**Moved by Councillor Petrie; seconded by Councillor Lesser**

**C19-09-269 THAT** Staff report CS-033-19 be received by the Council for Corporation of the Town of Ingersoll as information;

**AND THAT** Council approves the amended Community Services 2019 Rates and Fees as attached and highlighted in yellow.

**AND FURTHER THAT** a By-law with the amended Community Services Rates and Fees be brought forward for Council consideration.

**CARRIED**

**6) MURC Fundraising Campaign Coach, CS-034-19**

**Moved by Councillor Eus; seconded by Councillor Bowman**

**C19-09-270 THAT** Staff report CS-034-19 be received by the Council of the corporation for the Town of Ingersoll as information;

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

**CARRIED**

**7) Zone Change ZN 6-18-05, Bonnie Brown and Xoana Corporation, CP 2019-246**

**Moved by Councillor Bowman; seconded by Councillor Eus**

**C19-09-271 THAT** the presentation from Ralph Benedict on the independent planning advice obtained regarding application ZN 6-18-05 be received by the Council for the Corporation of the Town of Ingersoll as information.

**CARRIED**

**Moved by Deputy Mayor Freeman; seconded by Councillor Bowman**

**C19-09-272 THAT** the presentation from Bonnie Brown and Anthony Mota regarding application ZN 6-18-05 be received by the Council for the Corporation of the Town of Ingersoll as information.

**CARRIED**

**Moved by Councillor Lesser; seconded by Councillor Petrie**

**C19-09-273 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.

**CARRIED**

8) Zone Change 6-19-01, Robert and Carol Stuart, 387 Bell St., CP 2019-262

**Moved by Councillor Petrie; seconded by Councillor Lesser**

**C19-09-274 THAT** the Council of the Town of Ingersoll approve the proposed Zoning By-law Amendment to implement the approval in-principle of Zone Change Application ZN 6-19-01, as attached and outlined in Supplementary Report CP 2019-262.

**CARRIED**

**Moved by Councillor Eus; seconded by Councillor Bowman**

**C19-09-275 THAT** the Committee now do rise out of Committee of the Whole.

**CARRIED**

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

**C19-09-275 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**

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

**C19-09-276 Whereas** Council went into Closed Session at 5:30 p.m. on Monday, September 10, 2019 under Section 239 (2) (i) a trade secret or scientific, technical, commercial, financial, or labour relations information supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group, or persons, or organization – In relation to Report A-022-19, cost associated with the design of the MURC as supplied in confidence by Nicholson Sheffield Associates Incorporated.

**AND WHEREAS** Jim Sheffield of Nicholson Sheffield attended the closed session to advise Council of the Industry standard costs and the proposal from Nicholson Sheffield for design and contract supervision of the first phase of the MURC.

**NOW THEREFORE BE IT RESOLVED THAT** Council enter into a contract with Nicholson Sheffield Architects Inc. for the design and contract supervision of the first phase of the MURC facility at Clark Rd. using the sole sourcing provisions of the procurement by-law.

**CARRIED**

### Committee of Adjustment – Public Meeting

**Moved by Councillor Bowman; seconded by Councillor Eus**

**C19-09-277 THAT** the Council of the Town of Ingersoll adjourns the September 9, 2019 Regular Meeting of Council at 7:08 p.m. to go into a Committee of Adjustment meeting to consider the following application:

- Minor Variance Application A-03-19, ERTH Corporation, 180 Whiting St.

**CARRIED**

Chair Comiskey declares the Public Meeting to be open and asks if any member of the Committee of Adjustment has a conflict of interest on the application being heard.

No pecuniary interest is declared.

The Planner, Ron Versteegen gives the report.

No comments from the public.

**Moved by Member Freeman; seconded by Member Bowman**

**C19-09-278 THAT** the Town of Ingersoll Committee of Adjustment **approve** Application File A-03-19, submitted by ERTH Corporation for lands described as Lot 16, Plan 279 in the Town of Ingersoll and further identified as 180 Whiting Street, as it relates to:

1. Relief from **Section 5.19.3.1 – Location of Parking Areas, Yards and Setbacks**; to reduce the minimum required setback of a parking area from street line from 1.0 m (3.3 ft.) to 0 m (0 ft.);
2. Relief from **Section 5.19.3.1 – Location of Parking Areas, Yards and Setbacks**; to reduce the minimum required setback of a parking area from an interior lot line from 1.5 m (4.9 ft.) to 0 m (0 ft.);
3. Relief from **Section 13.2 – Zone Provisions, Front Yard**; to reduce the minimum required setback of a building on the opposite side of a Residential Zone from 25.0 m (82 ft.) to 13 m (42.7 ft.);
4. Relief from **Section 13.2 – Zone Provisions, Setback from Centreline of an Arterial Road**; to reduce the minimum required setback of a building from 28.0 m (91.9 ft.) to 23 m (75.6 ft.); and
5. Relief from **Section 13.2 – Zone Provisions, Use of Front and Exterior Side Yards**; to enable parking in the front yard of the existing building to accommodate expansions to the existing building on the subject property.

**CARRIED**

**Moved by Member Van Kooten-Bossence; seconded by Member Lesser**

**C19-09-279 THAT** September 9, 2019 Regular Council meeting come back into order.

**CARRIED**

**Zone Change Application - Public Meeting**

Chair, Mayor Comiskey declares the public meeting to be open to consider zone change application ZN 6-19-01 and asks if any member of Council has a conflict of interest on either of the applications being heard.

No pecuniary interest is declared.

The Planner, Ron Versteegen gives the report.

Applicant had no further comment on the application and report.

There were no Public comments.

**Moved by Councillor Lesser; seconded by Councillor Petrie**

**C19-09-280 THAT** the Council of the Town of Ingersoll approve the Zone Change application submitted by 2187439 Ontario Inc., for lands known municipally as 31 Thames St South, to amend the zoning from “Central Commercial Zone (CC)” to “Temporary Special Central Commercial Zone (CC-10(T))” to permit a modular home manufacturing business in an existing building for a temporary period not to exceed one year.

**CARRIED**

**Official Plan Amendment and Zone Change – Public Meeting**

Chair, Mayor Comiskey declares the public meeting to be open to consider Official Plan Amendment and Zone Change application OP 19-08-6 & ZN 6-19-05 and asks if any member of Council has a conflict of interest on either of the applications being heard.

No pecuniary interest is declared.

The Planner, Ron Versteegen gives the report.

The Applicant Apostolos Sigalas of Toronto and Ron Davidson planner for applicant. Thanks staff and comments that it is great to be here in front of council two months after the submission of the application. He is excited about the project. Rezoning will allow him to repurpose the facility and create economic growth. He hasn't yet secured a tenant yet. Points out the new jobs this would create. Ingersoll already has two unique spaces, being Elm Hurst and the Carnegie hall. Not looking to build anything or tear anything down.

Planner for the Applicant Ron Davidson agrees that he appreciates the assistance from county planning and local staff great assistance. The applicant may need a small vestibule and a small patio that has been reduced in size and walls added to limit noise. There are certain types of uses you may want in your downtown core. This is one of those uses that is great for your downtown.

The Mayor asks if anyone from the public wishes to speak to the application.

Margarie Sherlock of 175 Earle Street (directly behind the church) spoke in support of the official plan and zone change.

Ralph Cers of 209 Oxford Street who lives right across the road from the church. He was concerned with what the property could become and was concerned about parking.

Planner for the applicant Ron Davidson spoke and stated that they have made it abundantly clear they are not sure what is going into the building. Some of the uses could be an assembly hall, restaurant and the list of uses for downtown core.

Patrick Simmons of 213 Oxford Street spoke to concerns about parking and impacts on the neighbourhood.

Brenda Seaton said most of the uses were fine for most of the residents except for the first two uses being microbrewery and restaurant. Raised concerns of those uses spilling over onto neighbouring properties. Also concerns with the narrow street.

Walter Murray of 173 Oxford also raised concerns that a microbrewery might create on the neighbourhood.

Applicant Mr. Sigalas spoke. Thank you for bringing some of those points to my attention. I'm not looking to run a business out of there. They have to be a productive part of the building. A tenant that will be productive. When we look at a site for development. Been looking for a church for 2 years. There are nine thousand churches that will become for sale in the next 10 years. Outlines the parking in the area. Outlines the parish hall with the restaurant and the parish hall to be used for events. The maximum parking is 76 spaces. When renting these kind of spaces we make it clear the parking that is available.

Paul Robinson of 177 Oxford raised concerns with a microbrewery.

Bob Godfree spoke. Stressed that he thought the decision should take into account what is best for Ingersoll as a community.

Mark Mahoy of 60 Frances Street expressed that he has similar concerns as some of the others.

**Moved by Councillor Petrie; seconded by Councillor Lesser**

**C19-09-281 THAT** the Council of the Town of Ingersoll approve-in-principle, the zone change application File No. ZN 6-19-05, submitted by The Incorporated Synod of the Diocese of Huron, for lands described as Lots 3 and 4 and Part Lots 1A, 1, 2, 9, 10 & 11, Block 14, Plan 279, Town of Ingersoll, to rezone the subject lands from 'Central Commercial Zone (CC)' and 'Minor Institutional Zone (IN1)' to 'Special Central Commercial Zone (CC-Special)' to enable the conversion of the former St. James Anglican Church building into a multi-tenant commercial building.

**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 19-08-6,



submitted by The Incorporated Synod of the Diocese of Huron, for lands described as Lots 19-21, Part Lots 3 and 4 and Part Lots 1A, 1, 2, 9, 10 & 11, Block 14, Plan 279, Town of Ingersoll, to redesignate the subject lands to from 'Entrepreneurial District' to 'Central Business District' to enable the conversion of the former St. James Anglican Church building into a multi-tenant commercial building.

**CARRIED**

### Delegations and Presentations

- 1) Gavin Houston of Aggregate Ontario – Information regarding Aggregate Ontario's efforts to improve the aggregate industry in the region and about the upcoming Aggregate Summit in Zorra Township.

**Moved by Councillor Eus; seconded by Councillor Bowman**

**C19-09-282 THAT** the presentation from Gavin Houston of Aggregate Ontario concerning the organizations' efforts to improve the aggregate industry in the region and about the upcoming Aggregate Summit in Zorra Township be received as information.

**AND FURTHER THAT** the Town of Ingersoll join Aggregate Ontario Alliance for the fee of \$300.00.

**CARRIED**

- 2) Wendy Palen of Ingersoll Services for Seniors – Presentation on the Seniors' Centre Lease Agreement

**Moved by Councillor Bowman; seconded by Councillor Eus**

**C19-09-283 THAT** the presentation from Wendy Palen of Ingersoll Services for Seniors regarding the Seniors' Centre Lease Agreement be received as information.

**AND FURTHER THAT** the upper East wing be brought back into the main lease agreement.

**CARRIED**

### Correspondence and Resolution

### Consideration By-Laws

**Moved by Deputy Mayor Freeman; seconded by Councillor Bowman**

**C19-09-284 THAT** the mover have leave to introduce and go into Committee of the Whole on the following by- laws:

19-5064, 19-5066, 19-5067, 19-5068, and 19-5069

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 Van Kooten-Bossence; seconded by Councillor Lesser**

**C19-09-285 THAT** the Committee do now rise out of Committee of the Whole.

**CARRIED**

**Moved by Councillor Lesser; seconded by Councillor Petrie**

**C19-09-286 THAT** by-laws 19-5064, 19-5066, 19-5067, 19-5068, 19-5069, and provisional by-law 19-5059 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

Councillor Petrie introduced the following notice of motion:

WHEREAS the Town of Ingersoll and the County of Oxford are environmentally conscious communities.

AND WHEREAS the Town of Ingersoll is a member of the Upper Thames River Conservation Authority (UTRCA) and has a representative on the board of directors of the UTRCA through Oxford County.

AND WHEREAS the board of directors determines the policies, priorities and budget of the UTRCA.

AND WHEREAS the UTRCA provides the County of Oxford and Ingersoll with expert advice on the environmental impact of land use planning proposals and that the Town of Ingersoll and the County of Oxford does not have staff with comparable expertise or experience.

AND WHEREAS the UTRCA provides programs to the residents of Ingersoll, County of Oxford and other member municipalities that include recreation, education, water quality monitoring, reduction of vegetation loss and soil erosion, preservation of species at risk as well as protecting life and property through a variety of measures.

THEREFORE, be it resolved, that the Town of Ingersoll supports continuation of the programs of the UTRCA, both mandatory and non-mandatory, and that no programs of the UTRCA or of the other Conservation Authorities in Ontario be "wound down" at this time and informs the County of Oxford of Ingersoll's support of these programs. And that, the Ministry of Environment, Conservation and Parks give clear direction as to what programs are considered mandatory and non-mandatory and how those programs will be funded in the future.

AND THAT this resolution be forwarded to the County of Oxford, Minister of the Environment, Conservation and Parks, Premier Doug Ford, MPP Ernie Hardeman, the Association of Municipalities of Ontario, the Upper Thames River Conservation Authority, Conservation Ontario and all Ontario municipalities.

### Upcoming Council Meetings

#### Regular Meeting of Council

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

#### Regular Meeting of Council

Tuesday, November 12, 2019, 6:00 p.m.  
Town Centre, Council Chambers

### Closed Session

#### Moved by Councillor Petrie; seconded by Councillor Lesser

**C19-09-287 THAT** Council do now go into a Closed Meeting at 10:18 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 August 26, 2019;
- 2) Section 239 (2) (c) a proposed or pending acquisition or disposition of land by the municipality or local board

**CARRIED**

#### Moved by Councillor Eus; seconded by Councillor Bowman

**C19-09-288 THAT** the minutes from the Closed Session Meeting on August 26, 2019 be adopted as presented

**CARRIED**

#### Moved by Councillor Eus; seconded by Councillor Bowman

**C19-09-289 THAT** Council do now rise out of a Closed Session meeting at 10:29 p.m.

**CARRIED**

### Adjournment

#### Moved by Deputy Mayor Freeman; seconded by Councillor Bowman

**C19-09-290 THAT** the Council for the Town of Ingersoll adjourns the September 9, 2019 Regular meeting of Council at 10:30 p.m.

**CARRIED**

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Edward (Ted) Comiskey, Mayor

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Michael Graves, Clerk