



**Corporation of the Town of Ingersoll  
Regular Council Meeting Minutes  
Town Centre, Council Chambers  
Monday, July 9, 2018, 6:00 p.m.**

**Council Members Present:**

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

**Staff Present:**

Michael Graves, Director of Corporate Services/Clerk-Deputy CAO  
Iryna Koval, Director of Finance/Treasurer  
John Holmes, Fire Chief  
Kyle Stefanovic, Director of Community Services  
Sandra Lawson, Town 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 6:03 p.m.

**Disclosures of Pecuniary Interest**

**Minutes of Council Meeting**

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

**C18-07-204 THAT** the minutes of the Regular Council meeting held on June 11, 2018 be adopted.

**CARRIED**

**Moved by Councillor Franklin; seconded by Councillor Lesser**

**C18-07-205 THAT** the Council Committee minutes 1 through 6 be received as information.

**CARRIED**

**Correspondence - Note and File**

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

**C18-07-206 THAT** the Note and File Correspondence item 1 be received as information.

**CARRIED**

**Accounts - Resolution**

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

**C18-07-207 THAT** the Cheque Disbursement Sheets for the month of June 2018 be received as information.

**CARRIED**

**Monthly Staff Reports**

**Moved by Councillor Van Kooten-Bossence; seconded by Councillor Bowman**

**C18-07-208 THAT** Council do now go into Committee of the Whole. Council in Committee of the Whole, Deputy Mayor Freeman in the Chair.

**CARRIED**

While in Committee of the Whole Council discussed the Monthly Staff Reports and the Special Staff Reports.

**Moved by Councillor Bowman; seconded by Councillor Van Kooten-Bossence**

**C18-07-209 THAT** the monthly staff reports be received as information.

**CARRIED**

**Special Staff Reports**

**Moved by Councillor Franklin; seconded by Councillor Lesser**

**C18-07-210 THAT** the Council of the Corporation of the Town of Ingersoll receives Report numbered A-024-18 as information.

**AND FURTHER THAT** Council authorizes the Mayor and Clerk to sign the agreement with the Association of Municipalities Ontario to accept the funding allocation for the Ontario's Main Street Revitalization Initiative, utilizing the funding for CIP approved projects.

**AND FURTHER THAT** Council authorizes the reallocation of the funding of \$50,000 approved in the 2018 budget for CIP initiatives to be utilized for RED grant matching contributions.

**CARRIED**

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

**C18-07-211 RECOMMENDATION:** That the Council of the Corporation of the Town of Ingersoll receives the report numbered A-025 as information.

**AND FURTHER THAT** Ingersoll Council approves in principle a Boundary Adjustment with the Township of SouthWest Oxford with the following provisions:

1. The lands previously included within the proposal remain in the proposal.
2. Tax phase-ins be 8 years for residential and farm, 5 years for Commercial and Industrial.
3. Indexing of taxes will be based on the Ontario CPI adjusted annually for January.
4. Payment dates used for County and School Board purposes will be used for the Boundary adjustment agreement.
5. Future residential lands will be compensated at \$250.00 per unit, estimated at 558 units but to be adjusted should lands initially contemplated for commercial or industrial lands be changed to residential use at a later point.
6. Future commercial and industrial land taxation will be shared on a 24/76 SWOX/Ingersoll basis.
7. Roads and road allowances within the lands affected by the boundary adjustment will come entirely into the Town of Ingersoll, whereby Ingersoll will be responsible for all maintenance and capital upgrades.
8. Unopened Road allowances:
  - a. Pye Farm, on King Street West. SWOX will maintain ownership and may dispose of at their discretion.
  - b. South of 401 Whiting Street extension, will be maintained as a municipal servicing corridor, to be held in public ownership, preferably the Town of Ingersoll.
9. Energy efficiencies will be governed by applicable statutes and best efforts clauses within Subdivision agreements.
10. Agriculture, specifically livestock operations will be permitted, if possible with special policy or zoning provisions to allow for rebuilding or expansion of existing operations that come into the Town with the boundary adjustment.
11. Municipalities will readily agree to mutual and automatic fire agreements.

**CARRIED**

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

**C18-07-212 THAT** Council receives report A-026-18 as information.

**AND FURTHER THAT** Council approves the program guidelines associated with the Ingersoll Community Improvement Plan as presented in this report and that these guidelines become effective as of Monday July 16, 2018.

**CARRIED**

**Moved by Councillor Van Kooten-Bossence; seconded by Councillor Bowman**

**C18-07-213 THAT** the Council of the Corporation of the Town of Ingersoll receives report numbered B-016-18 as information.

**AND FURTHER THAT** Council approves the variance requested at 15 Ridge Road for an extension of the side yard fence along the exterior side yard, 29 feet into the exterior side yard, following the same line as the existing rear yard fence.

**CARRIED**

**Moved by Councillor Bowman; seconded by Councillor Van Kooten-Bossence**

**C18-07-214 THAT** the Council of the Corporation receive report B-017-18 as information.

**AND FURTHER THAT** Council approve the variance request at 129 Oakwood allowing for a perimeter fence to be constructed along the road side property line as determined by the applicable survey.

**CARRIED**

**Moved by Councillor Franklin; seconded by Councillor Lesser**

**C18-07-215 THAT** staff report C-030-18 be received as information.

**AND THAT** Council directs the Clerk to begin developing a consent agenda for publication 2 weeks prior to the regular agenda.

**AND THAT** Council adopt a special rule of order as in Appendix "A" to report C-030-18.

**CARRIED**

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

**C18-07-216 THAT** the Council of the Corporation of the Town of Ingersoll receives report CS-021-18 as information.

**CARRIED**

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

**C18-07-217 THAT** Council receives report CS-022-18 as information.

**AND FURTHER THAT** council approves the integration of structured programs at Fusion.

**CARRIED**

**Moved by Councillor Van Kooten-Bossence; seconded by Councillor Bowman**

**C18-07-218 THAT** Council of the Corporation of the Town of Ingersoll receives this report numbered CS-023-18 as information.

**AND FURTHER THAT** Council approves the dissolution of the formal Ingersoll Youth Committee, encouraging staff to regularly sit with members at the Fusion Centre to discuss youth issues, facing youth and youth needs in the community.

**CARRIED**

**Moved by Councillor Bowman; seconded by Councillor Van Kooten-Bossence**

**C18-07-219 THAT** Council for the Corporation of the Town of Ingersoll receives report CS-024-18 as information.

**AND FURTHER THAT** Council approves a trial to be conducted on the downtown core this summer with the home remedy solution used at VPCC.

**CARRIED**

**Moved by Councillor Franklin; seconded by Councillor Lesser**

**C18-07-220 THAT** the Council for the Town of Ingersoll receives staff report OP-021-18 as information.

**AND FURTHER THAT** No Parking be bylawed on the west side of Chatfield Street from 130 metres north of Chamberlain Avenue to 150 metres east of Hollingshead Road and on the east side of Chatfield Street from 126 metres north of Chamberlain Avenue to 163 metres east of Hollingshead Road.

**AND FURTHER THAT** No Parking be bylawed on the south side of Chamberlain from 91 metres west of Harris Street to 130 metres west of Harris Street.

**AND FURTHER THAT** the two accessible parking spots in the Town Centre parking lot be bylawed for one hour parking.

**CARRIED**

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

**C18-07-221 THAT** report the Council for the Town of Ingersoll receives staff report OP-022-18 as information.

**CARRIED**

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

**C18-07-222 THAT** the Council for the Town of Ingersoll receives staff report OP-023-18 as information.

**AND FURTHER THAT** Council authorize the temporary use of the pedestrian walkway for local residents to bypass the construction on North Town Line for motorcycles, under the terms and conditions identified within the report.

**AND FURTHER THAT** the Ontario Provincial Police and the Community at large be informed of the temporary allowance as approved.

**CARRIED**

**Moved by Councillor Van Kooten-Bossence; seconded by Councillor Bowman**

**C18-07-223 THAT** staff report T-017-18 be received as information.

**AND THAT** the request to refund taxes on the property owned by General Motors of Canada Company, being tax roll account 3218-030-065-31100-0000 for the period July 4, 2017 to December 31, 2017, be denied.

**CARRIED**

**Moved by Councillor Bowman; seconded by Councillor Van Kooten-Bossence**

**C18-07-224 THAT** the Committee do now rise out of Committee of the Whole.

**CARRIED**

**Moved by Mayor Comiskey; seconded by Councillor Franklin**

**C18-07-225 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**

### **Planning Report/Public Meeting**

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

**C18-07-226 THAT** the Council for the Town of Ingersoll adjourns the July 9, 2018 Regular Meeting of Council at 7:08 p.m. to go into a Committee of Adjustment meeting to consider the following Minor Variance application:

- 1) **A-02-18 and A-03-18 - 215 and 217 Cherry Street, Bentum Homes.**

No pecuniary interest declared

Clerk, Michael Graves reads out a letter of correspondence from Sandra Deroches against the severance due to the drainage issues on the property.

The Planner Adam Ager gives the report.

Member Brian Petrie asked if the final grading plan was a requirement a part of a building permit.

Town Engineer Sandra Lawson stated that staff want to ensure that we get a final grading plan.

Jennifer Rupert at 213 Cherry asked a question about why the variance is not on all three properties and suggests that a request for a \$5,000 deposit seems like a good idea.

Chief Building Official Shannon Vanderydt explains why the variance is only on the two properties.

The Chair asks the CBO and the Town Engineer to comment on the two properties.

The CBO states that the grading plan is for all three lots. Staff hope we will get a grading plan for all three lots.

The Town Engineer identifies that there are wells at the back that we will need to confirm their placement.

Member Brian Petrie asks if staff are asking for a new grading plan because these steps effect the grading plans. Staff respond yes.

Member Kristy Van Kooten-Bossence asks a question about timing for a grading plan. The CBO explains the grading plan and timing of open permits. The request has been made to the builder to provide the final for these three lots.

The Applicant Tim Bentum submits pictures of the minor variance and states it does not affect the drainage in that area. He further states that they are working on getting the grading plan at the moment and that he will have to get Brooks Engineering and they will see if it conforms to the grading plan that has been proposed.

Member Fred Freeman asks when we can expect to see a new final grading plan.

Applicant Tim Bentum states we should have the surveyor review this week.

**Moved by Councillor Franklin; seconded by Councillor Lesser**

**C18-07-227 THAT** the Town of Ingersoll Committee of Adjustment approve Application File A02-18, submitted by Bentum Family Homes for lands described as Part 2, Plan 41R9417 in the Town of Ingersoll and further identified as 215 Cherry Street, as it relates to:

1. Relief from the provisions of Section 5.34.1 - Permitted Projections into Required Yards; to increase permitted projection into the required side yard from 0.6 m (2 ft.) to 0.9 m (3 ft.) on the subject lands;

And further that the Town of Ingersoll Committee of Adjustment approve Application File A03-18, submitted by Bentum Family Homes for lands described as Part 3, Plan 41R9417 in the Town of Ingersoll and further identified as 217 Cherry Street, as it relates to:

1. Relief from the provisions of Section 5.34.1 - Permitted Projections into Required Yards; to increase permitted projection into the required side yard from 0.6 m (2 ft.) to 0.9 m (3 ft.) on the subject lands.

Subject to the following conditions:

- i) That this relief shall only apply to concrete stairs located in the westerly and easterly interior yards of 215 and 217 Cherry Street, respectively, as illustrated on Plate 3 of Report Number CP 2018-203;
- ii) That a final grading plan for 215 and 217 Cherry Street is submitted to the satisfaction of the Town.
- iii) That the applicant enter into an agreement with the Town for the purposes of collecting securities to ensure that the final grading is completed in accordance with the final grading plan to the satisfaction of the Town.
- iv) 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 are minor variances from the provisions of the Town of Ingersoll Zoning By-law in that the relief is not anticipated to affect neighbouring properties and adequate space is available to ensure proper maintenance, drainage, grading, parking, and access;

The proposed relief are desirable for the use of the land as the said relief will permit the location of concrete steps for an existing single detached dwelling that is permitted by the Zoning By-law and is compatible with surrounding uses;

The proposed relief maintains the general intent and purpose of the Town of Ingersoll Zoning By-law as the development generally maintains the provisions in the R2 zone and is in-keeping with similar development in the immediate area; and

The relief maintains the intent and purpose of the Official Plan as the proposed relocation of an existing single detached dwelling is complimentary to the low density residential development contemplated by the Official Plan.

**CARRIED**

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

**C18-07-228 THAT** the July 9, 2018 Regular Council meeting come back to order.

**CARRIED**

### Consideration By-Laws

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

**C18-07-229 THAT** the mover have leave to introduce and go into Committee of the Whole on the following by- laws:

18-5009 through 18-5012

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 Bowman**

**C18-07-230 THAT** the Committee do now rise out of Committee of the Whole.

**CARRIED**

**Moved by Councillor Bowman; seconded by Councillor Van Kooten-Bossence**

**C18-07-231 THAT** by-laws 18-5009 through 18-5012 be now read a third time, passed, signed and sealed and that this constitutes the third reading of the by-laws.

**CARRIED**

### **Upcoming Council Meetings**

**Regular Meeting of Council**  
Monday, August 13, 2018, 6:00 p.m.  
Town Centre, Council Chambers

### **Closed Session**

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

**C18-07-232 THAT** Council do now go into Committee of the Whole at 8:33 p.m. for a Closed Meeting pursuant to Section 239 (2) of the Municipal Act, 2001, as amended to discuss the following matters:

- 1) Minutes of Closed Session Meeting on June 11, 2018
- 2) Section 239 (2) (c) a proposed or pending acquisition or disposition of land by the municipality or local board

**CARRIED**

**Moved by Councillor Franklin; seconded by Councillor Lesser**

**C18-07-233 THAT** Council do now rise out of the Committee of the Whole from a Closed Session meeting at 9:32 p.m.

**CARRIED**

Moved by Councillor Lesser; seconded by Councillor Petrie

**C18-07-234** THAT the Closed Session Council meeting minutes from June 11, 2018 be adopted as presented.

**CARRIED**

### Adjournment

Moved by Councillor Petrie; seconded by Councillor Lesser

**C18-07-235** THAT the Council for the Town of Ingersoll adjourns the July 9, 2018 Regular Meeting of Council at 9:35 p.m.

**CARRIED**

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Edward (Ted) Comiskey, Mayor

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Michael Graves, Clerk