

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

Call to Order

Disclosures of Pecuniary Interest

Closed Session - 5:30 p.m.

1) 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 or 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.

Jim Sheffield of Nicholson Sheffield to attend

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.

CP 2019-262

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 that one or more items be removed from the Consent Agenda for separate discussion and vote.

<u>September 9, 2019 – Consent Agenda</u>

Resolution – Committee of the Whole (Councillor Van Kooten-Bossence)

Minutes of Council Meetings

- 1) Minutes of Regular Council Meeting on August 12, 2019
- 2) Minutes of Special Meeting of Council on <u>August 26, 2019</u>

Special Staff Reports

1)	Appointment of Alternate Upper Tier Council Member	<u>C-036-19</u>
2)	Outdoor Ice Rink – Consideration for the MURC	CS-030-19
3)	Cycles of Life for Supportive Transitional Living – Community Sharing	Table <u>CS-031-19</u>
4)	Feasibility of the Continued Use of Centennial Lane	<u>CS-032-19</u>
5)	Community Services Fee By-Law Update	CS-033-19
6)	MURC Fundraising Campaign Coach	CS-034-19
7)	Zone Change ZN 6-18-05, Bonnie Brown and Xoana Corporation a) Correspondence regarding application ZN 6-18-05	CP 2019-246
	 b) Delegation 1: Ralph Benedict, independent planning advice re app 18-05 	olication ZN 6-
	c) Delegation 2: Bonnie Brown and Anthony Mota, further comments ZN 6-18-05	on application

7:00 p.m. Committee of Adjustment – Public Meeting

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

- 1) Minor Variance A-03-19, ERTH Corporation. 180 Whiting St.
 - a. Report Number CP 2019-283

Zone Change Application – Public Meeting

- 1) Zone Change ZN-6-19-06, 2187439 Ontario Inc.
 - a. Report Number CP 2019-276

Official Plan Amendment and Zone Change – Public Meeting

- 1) Application for Official Plan Amendment and Zone Change, OP 19-08-6 & ZN 6-19-05, The Incorporated Synod of the Diocese of Huron
 - a. Report Number CP 2019-271

Delegations & 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.
 - a. Aggregate Ontario Presentation
- Wendy Palen of Ingersoll Services for Seniors Presentation on the Seniors' Centre Lease Agreement

Correspondence & Resolution

Consideration of By-Laws

- 1) <u>By-Law 19-5064</u> To Amend Zoning By-Law Number 04-4160, as amended (75, 77, 81 King St. E.)
- 2) <u>By-Law 19-5066</u> To Amend Zoning By-Law 04-4160 (387 Bell St.)
- 3) By-Law 19-5067, To Amend Zoning By-Law 04-4160 (31 Thames St. S.)
- 4) <u>By-Law 19-5068</u> To Amend By-Law 18-5001 Fees or Charges for Certain Town Services
- 5) <u>By-Law 19-5069</u> September Confirmation By-Law

Third reading of Provisional By-Law 19-5059

6) <u>By-Law 19-5059</u> - To provide for Drainage Reassessment in the Town of Ingersoll (Thompson Drain)

Notice of Motion

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

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 August 12, 2019
- 2) Minutes of Closed Session on August 26, 2019
- 3) Section 239 (2) (c) a proposed or pending acquisition or disposition of land by the municipality or local board

Adjournment



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

Council Members Present:

Councillors: Freeman, Eus, Bowman, Lesser, and Petrie

Staff Present:

William Tigert
Michael Graves, Director of Corporate Services/Clerk-Deputy CAO
Iryna Koval, Director of Finance/Treasurer
Kyle Stefanovic, Director of Community Services
Ramesh Ummat, Engineer
Shannon Vanderydt, Chief Building Official

Media Present:

Rogers TV

Call to Order

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

Disclosures of Pecuniary Interest

Deputy Mayor Freeman declares a pecuniary interest on By-Law 19-5062, the general nature of the interest being that Deputy Mayor Freeman acted as the Realtor for the sellers of 423 Thames St. South, Ingersoll, the subject of By-Law 19-5062.

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

Moved by Councillor Lesser; seconded by Councillor Petrie

C19-08-209 THAT the items contained in the August 12, 2019 Consent Agenda be adopted.

CARRIED

Resolution – Committee of the Whole

Moved by Councillor Eus; seconded by Councillor Bowman

C19-08-210 THAT Council do now go into Committee of the Whole.

Council in Committee of the Whole, Councillor Petrie in the Chair.

CARRIED

Council Minutes

Moved by Councillor Bowman; seconded by Councillor Eus

C19-08-211 THAT the minutes from the July 8, 2019 Regular Meeting of Council be adopted as presented.

CARRIED

Special Staff Reports

1) Available Municipal Property for Rental Accommodation, A-014-19

Moved by Councillor Lesser; seconded by Councillor Petrie

C19-08-212 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 coordinate a Public Meeting on the matter.

CARRIED

2) Carnival in Downtown Ingersoll, A-015-19

Moved by Councillor Eus; seconded by Councillor Bowman

C19-08-213 THAT Staff report A-015-19 be received by the Council of 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;

AMD 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.

CARRIED

3) 164 Clark Rd. Gigg Express Update, A-018-19

Moved by Councillor Bowman; seconded by Councillor Eus

C19-08-214 THAT Staff report A-018-19 be received by the Council of the Corporation of the Town of Ingersoll as information;

AND THAT 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.

CARRIED

4) Strategic Priorities Update A-019-19

Moved by Councillor Lesser; seconded by Councillor Petrie

C19-08-215 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 directs staff to budget and plan for a community-wide strategic plan in 2020.

CARRIED

5) MURC Update, A-020-19

Moved by Councillor Eus; seconded by Councillor Bowman

C19-08-216 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.

CARRIED

6) Noise By-Law, C-034-19

Moved by Councillor Bowman; seconded by Councillor Eus

C19-08-217 THAT Staff report C-034-19 be received by the Council of the Corporation of The Town of Ingersoll as information;

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

CARRIED

7) Needles/Sharps in Parks, CS-028-19

Moved by Councillor Bowman; seconded by Councillor Eus

C19-08-218 THAT Staff report CS-028-19 be received by the Council of the Corporation of the Town of Ingersoll as information.

CARRIED

8) 2018 Audited Consolidated Financial Statements and Auditor's Report, T-018-19

Moved by Councillor Eus; seconded by Councillor Bowman

C19-08-219 THAT Staff report T-018-19 be received by the Council of the Corporation 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.

CARRIED

Moved by Councillor Bowman; seconded by Councillor Eus

C19-08-220 THAT the Committee now do rise out of Committee of the Whole.

CARRIED

Moved by Deputy Mayor Freeman; seconded by Councillor Bowman

C19-08-221 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

Court of Revision, Thompson Drain Reassessment – 7:00 p.m.

Moved by Councillor Petrie; seconded by Councillor Lesser

C19-08-222 THAT the Council of the Town of Ingersoll adjourns the August 12, 2019 Regular Meeting of Council at 7:04 p.m. to sit as the Court of Revision;

AND THAT the following members be appointed to sit as the Court of Revision for the Thompson Municipal Drain, 2019; Fred Freeman, Gord Lesser, Brian Petrie, Rick Eus; and Mike Bowman with the first member being the Chair of the Court of Revision, and further that the Court is now convened.

CARRIED

Moved by Councillor Eus; Seconded by Councillor Bowman

C19-08-223 THAT the Court of Revision for the Thompson Municipal Drain, 2019, allow appeal(s) to be heard in accordance with Section 52(4) of the Drainage Act.

CARRIED

Chair, Fred Freeman invited verbal appeals from those in attendance. No appeals were received in writing and no one in attendance appealed their assessment as outlined within the Report.

Moved by Councillor Bowman; seconded by Councillor Eus

C19-08-224 WHEREAS the Council for the Corporation of the Town of Ingersoll provisionally adopted the report by Spriet Associates at their meeting on July 8, 2019, for the reassessment of the drainage works known as the Thompson Drain 2019;

AND WHEREAS no appeals have been received by the Court;

THEREFORE the Court of Revision for the Thompson Drain Reassessment 2019 accepts Provisional By-Law 19-5053 as presented.

AND FURTHER THAT the Court is now adjourned.

CARRIED

Committee of Adjustment

Moved by Councillor Lesser; seconded by Councillor Petrie

C19-08-225 THAT the Council of the Corporation of the Town of Ingersoll now go into a Committee of Adjustment meeting to consider the following:

- 1) Update to Minor Variance Application A-01-19, 311 Wellington St. Report Number B-016-19;
- 2) Carol Turner's delegation concerning Minor Variance Application A-01-19
- 3) Minor Variance application A-02-19, Danny Hamm and Linda Durston, 24 Glenn Avenue.

CARRIED

Moved by Councillor Petrie; seconded by Councillor Lesser

C19-08-226 THAT Carol Turner's delegation concerning minor variance application A-01-19 be received as information.

CARRIED

Moved by Councillor Eus; seconded by Councillor Bowman

C19-08-227 THAT staff report B016-19 be received by the Town of Ingersoll Committee of Adjustment 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.

CARRIED

Chair Freeman 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.

The applicant Dan Hamm applicant speaks to the application and indicates that there is room on the property to build a garage but they would like a mudroom not a garage. They are in agreement with the planning report.

No persons from the audience to speak.

Moved by Member Bowman; seconded by Member Eus

C19-08-228 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:

 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 Bylaw 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.

CARRIED

Moved by Member Lesser; seconded by Member Petrie

C19-08-229 THAT the August 12, 2019 Regular Council meeting come back into order.

CARRIED

Zone Change Application - Public Meeting

Chair, Deputy Mayor Freeman declares the public meeting to be open to consider zone change applications ZN 6-19-04 and ZN 6-18-05. Chair Freeman 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, Adam Ager gives the report on application ZN 6-19-04.

Brian Conn speaks to the application on behalf of the applicant Len Reeves. He has no further comments but will take any questions.

Council asked questions regarding the units being built as a group and now be separated.

Planner Adam Ager explained that if they are to go through the part lot control – the interior units will be over the lot coverage but that the individual units will still have enough amenity space individually.

The CAO pointed out that report did point out that the builder and the owner were advised of the provisions of the by-law but once it was built that it was found to need lot coverage adjustment.

The CAO also advised that it is important to point out that if any future owner wants to put in a shed or anything they will not be allowed or will need a minor variance.

Councillor Rick Eus asked if this application sets a precedent. The CAO explained that it could be held up as a precedent for future applications of a similar nature; however; Council is not bound by that but it may have an effect.

Planner Ron Versteegen advised that the property is still meeting the front yard setbacks and the rear yard setbacks. Since it is strictly lot coverage planning is willing to support the application.

Moved by Councillor Petrie; seconded by Councillor Lesser

C19-08-230 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.

CARRIED

Chair, Deputy Mayor Freeman declares the public meeting to be open to consider the proposed Official Plan Amendment and Zone Change application ZN 6-18-05. Chair Freeman 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, Adam Ager gives the planning report and advises that due to the fact that the Official Plan's focus of growth should allow for intensification and range of housing needs.

The planner advised that we have received three emails with concerns or asking questions about the development. All the comments received have been attached to the report.

Planning staff are convinced that this application meets the requirements of the official plan. Concerns over drainage, privacy, siting, are subject to site plan and Planning staff are satisfied that those conditions can be meet through the site plan process.

Therefore, Planning Staff have given a favourable recommendation to the application.

Bonnie Brown and Anthony Mota speak for Xoana the applicants and advise that they are satisfied with the planning report.

Tim Lusher, resident of Ingersoll for 27 years. Research the regulations, design guidelines, and zoning by-law and said that everything the planner has said was true. But he asked council to consider the effect on his peace and quiet. If they put apartments there, he thinks it would impact the character of the neighbourhood. He expressed that he knows Council wants to bring more people to the town but I also think you should take into account the people that are here already.

Ralph benedict resident of 148 Carrol Street spoke to the application. He expressed that they have tried to contact a professional planner for advice and he asked Council to put off any decisions to be made until next month until we can get a professional planning advice. He said the balconies have been suggested to point into the yards. We ask that they point forward into a court yard. He also suggested a privacy fence and a buffer zone could perhaps be used in this case. We prefer that you keep it R2 zoning.

Reagan Franklin and Kirk Franklin of 152 Carrol Street spoke as their property backs onto this property. They expressed that they have the same concerns as their neighbours. The advised that their property starts at 14 feet below the subject property and so no fence is going to provide privacy. The barn acts as a retaining wall and houses many bats that are good for the environment and squirrels. They mentioned reversing the plan to put buildings on the opposite side of the property. They believe it

should remain R2 zoning. They also have concerns with it changing to geared to income as there are already problems with geared to income in the neighbourhood.

The applicant came forward to speak to some of the questions raised. They advised that they know that the barn is a beloved structure in the neighbourhood but it is unsafe and has to be torn down. The integrity of the framing and boarding is gone and it is collapsing on one side.

The applicants advised that the proposed development is intended to be for rental units but not for geared to income.

The applicants also advised that reversing the buildings to the other side is not feasible due to the grading but they did look into that.

Ruth McHale of 162 Carroll spoke to the application. She asked if they could lower the grading of the property.

Tim Lusher asked to speak again and asked if it remained R2 zoning could they develop it.

Adam Ager the planner spoke to the issue and advised that the R2 Zoning would not allow three multi-unit buildings. But in an R2 zone they could build at a higher height and a closer setback then what is proposed here.

Tim Lusher also asked about grading and if it would cause drainage to drain onto their property.

Adam Ager the planner stated that no property can drain onto a neighbouring property so the site plan would have to provide a plan that shows how they will deal with that.

Tim Lusher asked Council to consider if the neighbouring residents could be involved in as many decisions as possible to ensure our privacy concerns are met.

Michelle Dupras 156 Carrol Street. A lot of my concerns have been addressed but she asked how high these buildings are planned to be?

Planner Adam Ager advised that based on the elevation plans the ground floor is 10 feet and second story is 9 feet with a basement so 2 storey.

Michelle Depras expressed that she has a big problem with her dogs and asked if they could not make it one storey and seniors. She also has a son that works midnights and he's miserable if he doesn't sleep.

Reagan Franklin asked the developers if there could be a meeting with the developers and the property owners to meet and discuss our concerns.

The CAO advised that that is an invitation to the developer and not a requirement under the planning act.

Deputy Mayor Freeman advised that we are not in a position to impose that on the developers.

Councillors were now given the opportunity to ask questions.

Councillor Eus asked if there is a possibility of a grade change to the property.

The applicants spoke and advised that they did speak about that with their engineers and the cost of that is so prohibitive. It would make it easier for us to build but it is not feasible.

Councillor Bowman asked for clarification from the planner that the R2 zone that it is now the applicants could build higher and closer. Planner Adam Ager explains that R2 zone would allow for less intensive development but yes, the applicant could go higher and closer under the zoning.

The CAO advised Council that since there was a request to give the residents time to seek planning advice Council may wish to defer the decision to the next Council meeting.

Moved by Councillor Eus; seconded by Councillor Bowman

C19-08-231 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.

DEFERRED

Official Plan Amendment and Zone Change - Public Meeting

Planner Ron Versteegen gives planning report and advises that the property is subject to site plan. He pointed out that is important in the zoning to distinguish between a warehouse type use and a self-storage facility.

Tim McHugh the applicant spoke to the application and specifically to the concerns raised in the staff report that the outside of the building be improved and the possibility of discussing an easement to provide for a trail access in the area. The applicant advised that currently they are open to discussing a trail but currently we have no plans to modify the outside of the building.

There were no public comments.

Discussion centred on the façade.

Moved by Councillor Bowman; seconded by Councillor Eus

C19-08-232 THAT the Council of the Town of Ingersoll approve-in-principle, the zone change application file no. OP 19-07-6 & 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.

DEFERRED

Delegations and Presentations

1) Farhi Holdings Corporation – Requested modification of the Community Improvement Plan to permit a ten-year tax freeze.

Moved by Councillor Lesser; seconded by Councillor Petrie

C19-08-233 THAT the presentation from Farhi Holdings Corporation regarding the requested modification of the Community Improvement Plan to permit a ten-year tax freeze be received as information.

CARRIED

2) Cycles of Life for Supportive Transitional Living – Introduction to Council and Review of Plans to Operate a Community Sharing Table in Ingersoll

Moved by Councillor Petrie; seconded by Councillor Lesser

C19-08-234 THAT the presentation from Cycles of Life for Supportive Transitional Living be received as information.

AND THAT staff be directed to meet with the group and bring forward a report for Council consideration.

CARRIED

Correspondence and Resolution

Consideration By-Laws

Moved by Councillor Eus; seconded by Councillor Bowman

C19-08-235 THAT By-Law 19-5062 be considered separately.

CARRIED

Moved by Councillor Bowman; seconded by Councillor Eus

C19-08-236 THAT the mover have leave to introduce and go into Committee of the Whole on the following by- laws:

19-5060, 19-5061, 19-5063, and 19-5065

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

CARRIED

Deputy Mayor Freeman declares a pecuniary interest on By-law 19-5062 and leaves the meeting.

Moved by Councillor Lesser; seconded by Councillor Bowman

C19-08-237 THAT Councillor Petrie assume the Chair in Committee of the Whole to consider the following by-law: 19-5062.

On motion, the by-law is accepted as circulated. That constitutes the first and second reading of the by-law.

CARRIED

Moved by Councillor Eus; seconded by Councillor Bowman

C19-08-238 THAT the Committee do now rise out of Committee of the Whole.

CARRIED

Deputy Mayor returns to the meeting as assumes the Chair

Moved by Councillor Petrie; seconded by Councillor Lesser

C19-08-239 THAT by-laws 19-5060, 19-5061, 19-5063 and 19-5065 now read a third time, passed, signed and sealed and that this constitutes the third reading of the bylaws.

CARRIED

Deputy Mayor Freeman declares a pecuniary interest on By-law 19-5062 and leaves the meeting.

Moved by Councillor Eus; seconded by Councillor Bowman

C19-08-240 THAT Councillor Petrie assume the Chair.

AND THAT by-law 19-5062 be now read a third time, passed, signed and sealed and that this constitutes the third reading of the by-law.

CARRIED

Deputy Mayor Freeman returns to the meeting and assumes the Chair

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 Bowman; seconded by Councillor Eus

C19-08-241 THAT Council do now go into a Closed Meeting at 10:27 p.m. pursuant to Section 239 (2) of the Municipal Act, 2001, as amended to discuss the following matters:

- Minutes of a Closed Session Meeting on July 8, 2019;
- Section 239 (2) (c) a proposed or pending acquisition or disposition of land by the municipality or local board Industrial Lands
- Section 239 (2) (c) a proposed or pending acquisition or disposition of land by the municipality or local board
- 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 Petrie

C19-08-242 THAT the minutes from the Closed Session Meeting on July 8, 2019 be adopted as presented

CARRIED

Moved by Councillor Petrie; seconded by Councillor Lesser

C19-08-243 THAT Council do now rise out of a Closed Session meeting at 10:58 p.m.

CARRIED

Adjournment

Moved by Councillor Eus; seconded by Councillor Bowman

C19-08-244 THAT the Council for the Town of Ingersoll adjourns the August 12, 2019 Regular meeting of Council at 10:59 p.m.

CARRIED

Edward (Ted) Comiskey, Mayor
 Michael Graves, Clerk

OFFICIAL PLAN AMENDMENR AND ZONE CHANGE APPLICATION RECORD OF ATTENDANCE TOWN OF INGERSOLL PUBLIC MEETING

OP 19-07-6 & ZN 6-19-03, Ingrox Limited. – 50 Thames St. S. August 12, 2019

NAME	ADDRESS	POSTAL CODE	PHONE NUMBER
Tim McHagh	Trausol1	NSC 146	(519) 485-481
Tim McHugh Mary Canfreid	1 10 4	'c 'c	٠, ١/
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MINOR VARIANCE APPLICATION RECORD OF ATTENDANCE TOWN OF INGERSOLL COMMITTEE OF ADJUSTMENT HEARING

A-02-19 – Danny Hamm and Linda Durston – 24 Glenn Ave. August 12, 2019 →

NAME	ADDRESS	POSTAL CODE	PHONE NUMBER
aud Tuna	31 wellington	NIC 172	5794254307
PRICE PRICE	307 WELLINGTON	NEC 172	519-788-0798
Denis Blanchet	317 Wellinston St.	NSC lT2	519 185 6188,
Cheliea Nelson.	307 wellington st	NSC-172.	46-892-2315.
DAN HAMM LINDA DURSTON	24 Glenn Ave	NEC 2C8	519-425-4977
(PLEASE PHINT)			
(PLEASE PRINT)			
(PLEASE PRINT)			
(PLEASE PRIST)			

ZONING APPLICATION RECORD OF ATTENDANCE TOWN OF INGERSOLL PUBLIC MEETING

ZN 6-19-04, Reeves Realty Corporation – 1-15 Cash Cres. August 12, 2019

NAME	ADDRESS	POSTAL CODE	PHONE NUMBER
MICHELE	DUPRAS	NSC IWZ	226-883-04

ZONING APPLICATION RECORD OF ATTENDANCE TOWN OF INGERSOLL PUBLIC MEETING

ZN 6-18-05, Bonne Brown and Xoana Corp. – 75 & 77 King. St. E. August 12, 2019

NAME	ADDRESS	POSTAL CODE	PHONE NUMBER
K. The Troldelle	162 Carroll St. Ingresoll	NSCIW2	519 485- 6854
Paul McHale	11 "	11 11	11
Reagan Franklin	152 Carroll St, Ingersoll	" "	519-485-5912
Kirk Franklin	n " "	V ((519-788-8011
Holly Casher	144 Carrollst. Ingersoll	NGC IWZ	519-303-0159
Tim Lusher	((((519-670-8904
WINNIE FOSTER	140 CARROLLST INGERSOLL	NSC IWZ	519-485-3807
DAVE FOSTER	11		()
Ralph Benedict	148 Carroll St Ingersol	NSC 1W2	519-485-1298
Elizabeth Benedict	17	• 7	

NAME	ADDRESS	POSTAL CODE	PHONE NUMBER
Honey+Richards	143 Mi'llst Daniels	NSC-152	226 289 3755
Breioz + Dianne Flor		N5C1G8	519-303 0166
Vancy + Mike Mitchell	129 MICE Street	NSC 152	519 - 788-0146
THA MELLY	- Transl)	NSC 11-6	(1) 48 48
May Cantal	-T		



DECISION OF COMMITTEE OF ADJUSTMENT RE: APPLICATION FOR MINOR VARIANCE

Planning Act, 1990, Chapter 13, ss, 45 (8)

NOTICE – The last day for appealing this decision is August 31, 2019.

Name of Committee: Ingersoll Committee of Adjustment

Name of Applicant and Address: Carol Turner, 311 Wellington Street, Ingersoll

Brief Description: The applicant is requesting relief from the provisions of Section 7.2 - Zone Provisions, Front Yard, minimum depth; to reduce the minimum required front yard minimum depth from 6.0 m (19.7 ft.) to 5.58 m (18.3 ft.) to permit the renovation and addition to an existing front porch veranda, including its enclosure.

WE, the undersigned, in making the decision upon this application have considered whether or not the variance requested was minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the zoning by-law and the official plan will be maintained or in the case of a change in a use of property which is lawfully non-conforming under the by-law as to whether or not this application has met the requirements of Section 45 (2) of the *Planning Act*.

the requirements of Section 45 (2) of the <i>Planning Act.</i>
Date of Decision: the 12th day of August, 2019.
DECISION: Approved
Effect of public input on the Decision:
CONDITION(S):
Granting of consent: REASONS FOR DECISION
 is a Minor Variance; is desirable for the appropriate development or use of land; is in keeping with the general intent and purpose of the Zoning By-Law No. 04-4160, as amended; and is in keeping with the general intent and purpose of the Official Plan for the County of Oxford Planning
Ted Comiskey, Mayor Free Freeman, Deputy Mayor Gord Lesser, Councillor
Kristy Van Kooten-Bossence, Mike Bowman, Councillor Rick Eus, Councillor Councillor
Brian Petrie Councillor

File No. A-01-19 Carol Turner 311 Wellington Street

CERTIFICATION

Planning Act, 1990, Chapter 13, ss. 45 (10)

I, Michael Graves, Secretary-Treasurer for the Committee of Adjustment, verify that the above is a true copy of the decision of the Committee, with respect to the application recorded therein.

Dated this 12th day of August, 2019

Michael Graves, Secretary-Treasurer Committee of Adjustment



DECISION OF COMMITTEE OF ADJUSTMENT RE: APPLICATION FOR MINOR VARIANCE

Planning Act, 1990, Chapter 13, ss, 45 (8)

NOTICE - The last day for appealing this decision is August 31, 2019.

Name of Committee: Ingersoll Committee of Adjustment

Name of Applicant and Address: Danny Hamm and Linda Durston, 24 Glenn Ave, Ingersoll

Brief Description: The applicant is requesting 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.

WE, the undersigned, in making the decision upon this application have considered whether or not the variance requested was minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the zoning by-law and the official plan will be maintained or in the case of a change in a use of property which is lawfully non-conforming under the by-law as to whether or not this application has met the requirements of Section 45 (2) of the *Planning Act*.

Date of Decision: the 12th day of August, 2019.
DECISION: APPRILLO
Effect of public input on the Decision:
CONDITION(S):
Granting of consent: REASONS FOR DECISION (i) is a Minor Variance; (ii) is desirable for the appropriate development or use of land; (iii) is in keeping with the general intent and purpose of the Zoning By-Law No. 04-4160, as amended; and (iv) is in keeping with the general intent and purpose of the Official Plan for the County of Oxford Planning
Ted Comiskey Fred Fredman Gord Lesser
Kristy Van Kooten-Bossence Mike Bowman Rick Evs
Brian Petrie

CERTIFICATION

Planning Act, 1990, Chapter 13, ss. 45 (10)

I, Michael Graves, Secretary-Treasurer for the Committee of Adjustment, verify that the above is a true copy of the decision of the Committee, with respect to the application recorded therein.

Dated this 12th day of August, 2019

Michael Graves, Secretary-Treasurer

Committee of Adjustment



Corporation of the Town of Ingersoll Special Meeting of Council Minutes Town Centre, Council Chambers Monday, August 26, 2019, 6:00 p.m.

Council Members Present:

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

Staff Present:

William Tigert, Chief Administrative Officer Kyle Stefanovic, Director of Community Services Danielle Richard, Deputy Clerk

Call to Order

Mayor Comiskey is in the chair and opens this special meeting of Council at 6:00 p.m.

Disclosures of Pecuniary Interest

None declared

Special Staff Reports

Moved by Councillor Petrie; seconded by Councillor Lesser

C19-08-245 THAT Staff Report A-021-19 be received by the Council of the Corporation of the Town of Ingersoll as information.

CARRIED

Moved by Deputy Mayor Freeman; seconded by Councillor Petrie

C19-08-246 THAT the following uses be included in the first phase of the MURC as identified in the consultant's report as Phase 1A, to be represented in the application to the Investing in Canada Infrastructure Program: Community, Culture and Recreation Stream:

- Single Pad Arena
- Change Rooms
- Warm Viewing Space
- Washrooms

- Lobby
- Snack Bar
- Arena Staff Offices

CARRIED

Moved by Councillor Lesser; seconded by Councillor Bowman

C19-08-247 THAT the following uses be included in the first phase of the MURC as identified in the consultant's report as Phase 1B, to be represented in the application to the Investing in Canada Infrastructure Program: Community, Culture and Recreation Stream:

- Second Floor with Walking Track
- Washrooms

 Open Space for Future Multi-Purpose Community Rooms

CARRIED

Moved by Councillor Van Kooten-Bossence; seconded by Deputy Mayor Freeman

C19-08-248 THAT the following uses be included in the first phase of the MURC as identified in the consultant's report as Phase 2, to be represented in the application to the Investing in Canada Infrastructure Program: Community, Culture and Recreation Stream:

 Multi-Purpose Community Room of approximately square feet accommodating up to 350 people, and Commercial Kitchen

CARRIED

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

C19-08-249 THAT THAT the following uses be included in the first phase of the MURC as identified in the consultant's report as Phase 3, to be represented in the application to the Investing in Canada Infrastructure Program: Community, Culture and Recreation Stream:

Double Gymnasium and Change Rooms

CARRIED

Moved by Councillor Petrie; Seconded by Councillor Bowman

C19-08-250 THAT the following uses be included in the first phase of the MURC as identified in the consultant's report as Phase 4, to be represented in the application to the Investing in Canada Infrastructure Program: Community, Culture and Recreation Stream:

Second Ice Pad and Change Rooms

DEFEATED

Moved by Councillor Bowman; seconded by Councillor Lesser

C19-08-251 THAT the following uses be included in the first phase of the MURC as identified in the consultant's report as Phase 5, to be represented in the application to the Investing in Canada Infrastructure Program: Community, Culture and Recreation Stream:

• Seniors Activity Centre

DEFEATED

Moved by Councillor Lesser; seconded by Councillor Petrie

C19-08-252 THAT the following uses be included in the first phase of the MURC as identified in the consultant's report as Phase 6, to be represented in the application to

the Investing in Canada Infrastructure Program: Community, Culture and Recreation Stream:

Fitness Centre

DEFEATED

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

C19-08-253 THAT Staff being back a report to the September 9, 2019 regular meeting of Council detailing the cost estimate of an outdoor rink facility for incorporation into the design phase of the multi-use recreation centre application.

CARRIED

Closed Session

Moved by Councillor Eus; seconded by Councillor Bowman

C19-08-254 THAT Council do now go into a Closed Meeting at 8:07 p.m. pursuant to Section 239 (2) of the Municipal Act, 2001, as amended to discuss the following matter:

1) 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 or 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 Bowman' seconded by Councillor Eus

C19-08-255 THAT Council now do rise out of a Closes Session Meeting at 8:21 pm.

CARRIED

Special Staff Reports

Moved by Deputy Mayor Freeman; seconded by Councillor Eus

C19-08-256 THAT Staff Report A-022-19 be received by the Council of the Corporation of the Town of Ingersoll as information;

AND FURTHER THAT Council report that it gave direction to staff during the closed session meeting to negotiate with Nicholson Sheffield and to report back to Council at the next regular meeting on September 9, 2019.

CARRIED

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

Adjournment

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

C19-08-257 THAT the Council for the Town of Ingersoll adjourns the August 26, 2019, Special Meeting of Council at 8:22 p.m.

CARRIED
Edward (Ted) Comiskey, Mayor
Michael Graves, Clerk



Department: Clerk's Department

Report Number: C-036-19

Council Meeting Date: September 9, 2019

Title: Appointment of Alternate Upper Tier Council Member

Objective

To appoint an alternate to the Upper Tier (County of Oxford) for the purpose of attending County Council meetings when the Mayor (Ingersoll's representative to County Council) is unable to be attend for any reason.

Background

The Deputy Mayor position is currently defined in the procedural by-law as:

'Deputy Mayor' means the member of Council elected to act in the place of the head of Council (Mayor) when the head of Council is absent or refuses to act or, when the office of the head of Council is vacant, and while so acting such member has all the power and duties of the head of Council.

The position was previously called Councillor-at-large, but the name was changed to Deputy Mayor in 1997. At that time, the Deputy Mayor was also a representative on County Council before the size of County Council was reduced.

Council previously considered a report on January December 12, 2016, regarding the Deputy Mayor position. In that report one of the reasons put forth to maintain the position was the eventual enactment of Bill 68 and the ability to appoint an alternate.

Section 268 of the Municipal Act says:

Temporary replacement, member of upper-tier council

268 (1) Subject to subsection (2), the council of a local municipality may appoint one of its members as an alternate member of the upper-tier council, to act in place of a person who is a member of the councils of the local municipality and its upper-tier municipality, when the person is unable to attend a meeting of the upper-tier council for any reason. 2017, c. 10, Sched. 1, s. 31.

Limitation

- (2) Subsection (1) does not authorize,
- (a) the appointment of more than one alternate member during the term of council;
- (b) the appointment of an alternate member to act in place of an alternate member appointed under subsection 267 (1) or (2); or
- (c) the appointment of an alternate head of council of the upper-tier municipality. 2017, c. 10, Sched. 1, s. 31.

Other temporary replacement

(3) Despite clause (2) (a), if the seat of the member who has been appointed as an alternate member under subsection (1) becomes vacant, the council of a local municipality may appoint another of its members as an alternate member for the remainder of the council term. 2017, c. 10, Sched. 1, s. 31.

Analysis

The issue of the Deputy-Mayor position has been decided previously by Council to remain directly elected. Direct election is the most democratic method of electing representatives as opposed to the member being chosen from the elected councilors by the elected councilors. What could be more democratic than letting the community elect who acts in the place of the Mayor, rather than selected by council itself.

This is especially important if the individual elected to that position automatically acts as the alternate representing the constituents at the County Council level.

Recently it has been suggested that no other municipalities directly elect the Deputy-Mayor position. This statement could not be further from the truth; in fact the 2018 election saw over 100 municipalities directly elect Deputy-Mayors. Many others directly elected similar positions such as Deputy-Reeve, Councillor-at-Large, etc. Thames Centre, Strathroy-Caradoc, Middlesex Centre, South Huron, Brockton, Hanover, and Owen Sound are just a few local examples from Southwestern Ontario that directly elected a Deputy Mayor (for the full list see attachment).

It should be noted that the appointment of an alternate is discretionary in that the Act says "the council of a local municipality MAY appoint one of its members as an alternate member of the upper-tier council."

It should also be pointed out that this clause does not allow for more than one alternate during the term of Council and it also does not allow for the appointment of an alternate for the alternate.

Although not mandatory, staff recommend making the appointment as it would ensure that the Town of Ingersoll has representation on County Council in the event that our Mayor cannot be present at a meeting.

Further, as indicated above, the Deputy-Mayor position is already defined in the Ingersoll procedure by-law as being responsible for acting in place of the Mayor in his or her absence. The position of Deputy Mayor previously served as a member of the County Council prior to a reduction in membership.

In the eyes of the public, this position was elected for this very purpose.

It is for these reasons that staff would recommend that the alternate be the Deputy-Mayor.

Interdepartmental Implications

None

Financial Implications

There really should be no further financial impacts as the Deputy-Mayor would be filling in for the Mayor.

Recommendation

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.

Attachments

Municipalities with elected Deputy Mayor Positions – AMO 2018 Municipal Election Results

Prepared by: Michael Graves, Director of Corporate Services, Clerk-Deputy CAO

Approved by: William Tigert, Chief Administrative Officer

Municipalities with elected Deputy Mayor Positions:

Township of Adelaide Metcalfe

Township of Adjala-Tosorontio

Township of Alnwick/Haldimand

Township of Amaranth

Town of Amherstburg

Municipality of Arran-Elderslie

Township of Ashfield-Colborne-Wawanosh

Township of Asphodel-Norwood

Township of Augusta

Town of Aylmer

Municipality of Bayham

Township of Beckwith

Municipality of Bluewater

Town of Bradford West Gwillimbury

Municipality of Brighton

Municipality of Brockton

Town of Carleton Place

Township of Cavan Monaghan

Municipality of Central Elgin

Municipality of Central Huron

Municipality of Centre Hastings

Township of Chatsworth

Township of Clearview

Town of Cobourg

Town of Collingwood

Township of Cramahe

Town of Deseronto

Township of Douro-Dummer

Municipality of Dutton/Dunwich

Municipality of Dysart Et Al

Township of East Garafraxa

Township of East Zorra-Tavistock

Township of Edwardsburgh/Cardinal

Township of Essa

Town of Essex

Township of Georgian Bluffs

Town of Goderich

Town of Grand Valley

Town of Greater Napanee

Municipality of Grey Highlands

Township of Hamilton

Town of Hanover

Municipality of Hastings Highlands

Township of Havelock-Belmont-Methuen

Township of Howick

Township of Huron-Kinloss

Town of Ingersoll

Town of Innisfil

Town of Kingsville

Town of LaSalle

Town of Lakeshore

Municipality of Lambton Shores

Township of Lanark Highlands

Municipality of Leamington

Loyalist Township

Township of Lucan Biddulph

Township of Malahide

Municipality of Marmora and Lake

Township of McNab/Braeside

Municipality of Meaford

Township of Melancthon

Municipality of Middlesex Centre

Town of Midland

Township of Minden Hills

Town of Minto

Town of Mono

Township of Montague

Township of Mulmur

Town of New Tecumseth

Town of Newmarket

Township of North Dundas

Township of North Glengarry

Township of North Kawartha

Municipality of North Middlesex

Municipality of North Perth

Township of North Stormont

Municipality of Northern Bruce Peninsula

Town of Orangeville

Township of Oro-Medonte

City of Owen Sound

Town of Penetanguishene

Township of Perth East

Town of Perth

Town of Plympton-Wyoming

Township of Ramara

Town of Saugeen Shores

Township of Selwyn

Township of Severn

Town of Shelburne

Town of South Bruce Peninsula

Municipality of South Dundas

Township of South Glengarry

Municipality of South Huron

Township of South Stormont

Township of Southgate

Municipality of Southwest Middlesex

Township of Southwold

Township of Springwater

Township of St. Clair

Municipality of Strathroy-Caradoc

Township of Tay

Town of Tecumseh

Municipality of Thames Centre

Town of The Blue Mountains

Township of Tiny

Municipality of Tweed

Town of Wasaga Beach

Municipality of West Elgin

Municipality of West Grey

Municipality of West Perth

Taken from AMO's 2018 Municipal Election Results Website



Department: Community Services

Report Number: CS-030-19

Council Meeting Date: September 9, 2019

Title: Outdoor Ice Rink- Consideration for MURC

Objective

To provide Council with information on the potential of adding an outdoor ice pad to the proposed MURC facility.

Background

At the August 26 MURC Special Council Meeting, Council directed staff to investigate the cost and feasibility of adding an outdoor ice pad to the proposed Multi-Use Recreation Complex (MURC) and to bring a report forward at the next meeting.

Staff reached out to the Community of Tillsonburg on this matter as they recently added an outdoor ice rink next to their arena. Their outdoor ice pad is connected to their ice plant, which allows them to make and maintain ice even when outside conditions are not ideal.

Analysis

The Outdoor Ice Pad in Tillsonburg cost approx. \$750,000 to install and functions as a basketball court in the summer months. The ice pad base is concrete, and there are boards around its exterior. The outdoor rink is 11,680 sq. ft., which is smaller than a traditional 17,000 sq. ft. rink.

With Tillsonburg just completing this project they are not yet able to directly determine annual operational costs as the pad works off of their main ice plant; however they did see increased hydro and utility costs as a result of the outdoor pad.

Tillsonburg Staff noted that the outdoor pad was highly used by the community and that a few items of consideration have come up since the rink was installed.

First, when it snows, it is very difficult for patrons to shovel off the pad as they have to lift the snow up and over the boards. This year they are proposing to add the snow removal of the outdoor ice pad to their snowplow contract, which will be an added operational expense.

Another operating expense to consider is that the ice surface would have to be flooded and maintained by arena staff so there would be time taken out of their schedule of maintaining the indoor ice pad which is rented out to user groups at a per hour charge while the outdoor rink is free.

The second item to consider is that Tillsonburg staff noted that they have seen a significant decrease in their public skate usage and revenue on their indoor rink since the outdoor pad was installed.

Financial Implications

Approximately \$750,000 in added capital costs to the proposed MURC Facility plus additional yearly operating expenses for snow removal, utilities, staff wages, etc.

Recommendation

THAT Staff report CS-030-19 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: Community Services

Report Number: CS-031-19

Council Meeting Date: September 9, 2019

Title: Cycles of Life for Supportive Transitional Living – Community Sharing Table

Objective

To provide Council with an update on the Cycles of Life delegation from the August 12, 2019, regular Council Meeting.

Background

At the August 12 regular meeting, Council received as information the Cycles of Life presentation on the group's purpose and its plans to operate a community-sharing table. Council further directed staff to schedule a meeting with the group to obtain further information and to follow up with a report for their consideration.

Analysis

Staff met with representatives from Cycles of Life on Friday August 30, 2019 to discuss potential locations within Town to operate the sharing table program. Cycles of Life has requested the use of Heritage Park on Tuesday between 1 p.m. and 3 p.m. Indoor spaces were offered to the group, but their preference is to be centrally located and visible to those that need their services.

Staff are of the opinion that a more appropriate fit would be to allow Cycles of Life to operate a table at the weekly farmers' market in the Town Hall parking lot for the period of time during the year that the market operates. Winter operations could take place there as well and independent of the market.

Since the market and the Heritage Park (The requested location) fall within the BIA district, it would be appropriate to circulate the proposal to both the Kiwanis Club and the BIA Board for comments.

Financial Implications

None

Recommendation

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 circulate the request to the Kiwanis Club and the BIA Board for comment.

Attachments

None

Prepared by: Kyle Stefanovic, Director of Community Services

Approved by: William Tigert, CAO.



Department: Community Services

Report Number: CS-032-19

Council Meeting Date: September 9, 2019

Title: Feasibility of the Continued Use of Centennial Lane

Objective

To provide Council with information concerning the feasibility of the continued vehicular use of the Centennial Laneway.

Background

At the July 8, 2019, Regular Meeting, Council received a delegation from Henning Langosch regarding his concerns with vehicle traffic passing through Centennial and Victoria Park. Council directed staff to bring forward a report to discuss the feasibility of the continued use of Centennial Lane.

Analysis

Centennial Lane runs though Centennial and Victoria Parks past the Museum and Creative Arts Centre. It is open to one-way westbound traffic from the Museum towards the Creative Arts Centre. Centennial Lane is closed during the winter months except during the Festival of Lights from the end of November until the beginning of January and then reopens for the summer months.

In the summer months, this route is used by those that are renting campsites in Centennial Park as well as any other westbound traffic that chooses to use the route as it is a one way street from the Museum to the Creative Arts Centre.

The route is not a short cut to Canterbury St. as it takes considerably more time to travel Centennial Lane than it does to travel down Canterbury St.

Community Services Staff have discussed the feasibility of the continued use of Centennial Lane and have determined that there is no need or purpose to have the road

open to regular traffic save and except for during the Festival of Lights and during the summer months for campers to be able to access the campsites in Centennial Park.

The Ingersoll Fire Department also provided comment on this topic, stating that they would have no issues or concerns if they laneway was to be closed to through traffic.

As a result, staff are recommending that the laneway be closed to through traffic and the gate located by the Cheese Museum be moved further west down the lane past the campsites in Centennial Park to allow campers access in and out of the park. Staff also recommend that the route be signed appropriately to indicate that it is not a through route.

Financial Implications

Cost to move the gate located on the east end of the laneway located by the Cheese Museum.

Recommendation

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 save and expect for during the Festival Lights;

AND FURTHER THAT Council approves moving the east gate past the campsites to allow campers to access the Centennial Park Camp Sites during the summer months.

Attachments

None

Prepared by: Kyle Stefanovic, Director of Community Services

Approved by: William Tigert, CAO.



Department: Community Services

Report Number: CS-033-19

Council Meeting Date: September 9, 2019

Title: Community Services Fee Bylaw Updates

Objective

To provide Council with updated Community Services Rates and Fees charges.

Background

At the March 2019 Regular Meeting, Council approved a rates and fees by-law for all departments, and it was noted at that time that there would be subsequent updates to Community Services' rates and fees as the Department transitioned to the new BookKing software system.

Analysis

With the transition to the new recreation management software (BookKing) now complete, the Community Services Department has compiled a list of rates and fees that were updated or changed during the transition process.

Financial Implications

Increased revenue from updated fees.

Recommendation

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.

Attachments

2019 Community Services Rates and Fees Bylaw Updates

Prepared by: Kyle Stefanovic, Director of Community Services

Approved by: William Tigert, CAO.

SCHEDULE "A" The Corporation of the Town of Ingersoll 2019 Fees and Charges By-law 18-5001

Effective Date

April 1 2019

- * Rates may be adjusted annually based on the CPI
 ** If no effective date is provided than this fee is effective on the day this by-law is passed
- *** Applicable taxes apply. The Town reserves the right to review HST applicability for any regulatory changes.

Description of Service	Unit of Measure	2018 Fee Before	2019 Fee	Subject	Increase
2000.151.011.01.001.1100		Taxes	Before Taxes	to HST	
	Parks	& Recreation			
Facility Rentals					
Arena					
Ice Rental *					
Prime Time – Adult	per hour	\$163.72	\$163.72	Yes	0.00%
Non-Prime Time – Adult	per hour	\$110.62	\$110.62	Yes	0.00%
Minor Sports Prime Time	per hour	\$125.66	\$125.66	Yes	0.00%
Minor Sports Non-Prime Time	per hour	\$84.07	\$84.07	Yes	0.00%
Arena Floor - Summer Months *					
Sunday to Thursday	per date	\$508.85	\$508.85	Yes	0.00%
Friday and Saturday	per date	\$752.21	\$752.21	Yes	0.00%
Hourly	per hour	\$48.67	\$48.67	Yes	0.00%
Auditorium *					
Daily Rate					
Sunday to Thursday	daily rate	\$234.51	\$234.51	Yes	0.00%
Friday and Saturday	daily rayte	\$442.48	\$442.48	Yes	0.00%
After 2am additional charge	flat rate, 1 time fee	\$35.40	\$35.40	Yes	0.00%
Hourly rate	per hour	\$44.25	\$44.25	Yes	0.00%
Hourly rate - User Group/Service	per hour	\$22.12	\$22.12	Yes	0.00%
Club	per flour	ΨΖΖ. 1Ζ	ΨΖΖ. 1Ζ	163	0.00 %
Minor Sports and Service Clubs elig reduction i			torium (where Lid or any town prog		ot attached) Rate
West Oxford Inferno	per ice season	\$221.24	\$221.24	Yes	0.00%
	Remo	oved ticket ice			
Admissions					
Public Skate *					
Youth	per visit	\$3.50		No	0.00%
Student/Senior	per visit	\$3.54		Yes	0.00%
Adult	per visit	\$3.98	\$3.98	Yes	0.00%
Family	per visit	\$8.85	\$8.85	Yes	0.00%
Parents & Tots	per visit	\$3.98	\$3.98	Yes	0.00%
Other Skates *					
Shinny	per visit	\$6.19	\$6.19	Yes	0.00%
Huff and Puff	per visit	\$4.42	\$4.42	Yes	0.00%

Description of Service	Unit of Measure	2018 Fee Before Taxes	2019 Fee Before Taxes	Subject to HST	Increase
	VPCC Memb	erships & Other Fe	es		
Multi-Purpose Room *					
	Removed Full Mult	tipurpose Room Rei	ntal Rate		
Fitness Room	per day	\$130.97		Yes	0%
Fitness Room	per hour	\$26.55		Yes	0%
VPCC Meeting Room *					
Per hour	per hour	\$26.55	\$26.55	Yes	0.00%
Per day	per day	\$130.97	\$130.97	Yes	0.00%
VPCC Board Room *					
Weekday or evening	per day	\$66.37	\$66.37	Yes	0.00%
Weekday or evening	per hour	\$13.27	\$13.27	Yes	0.00%
Weekend	per day	\$132.74	\$132.74	Yes	0.00%
Weekend	per hour	\$26.55	\$26.55	Yes	0.00%
	Remove	d Gym Equipment			
Staff Time Charge	per one staff		\$26.55	Yes	0.00%
Projector Rental	per hour		\$30.09	Yes	0.00%
Pool Rental *					
Private (1 guard included)	per hour	\$95.58	\$110.00	Yes	New
Private (2 guards included)	per hour	\$121.24	\$133.00	Yes	New
Private (3 guards included)	per hour	\$141.59	\$155.00	Yes	New
User Group/Service Club (1 guard)	per hour	\$58.41	\$61.98	Yes	New
Swim Team - Full Pool	per hour		\$58.41	Yes	New
Swim Team - Per Lane	per hour		\$14.60	Yes	New
All rentals extra guard	per hour	\$16.81	\$18.20	Yes	New
Schools (up to 38 students)(2 guards) per student		To be negotiated as per reciprocal agreement	To be negotiated as per reciprocal agreement	No	0.00%
Pool Admissions *					
Youth	per visit	\$3.50	\$3.50	No	0.00%
Teen/Senior	per visit	\$3.54	\$3.54	Yes	0.00%
Adult	per visit	\$3.98	\$3.98	Yes	0.00%
Family	per visit	\$8.85	\$8.85	Yes	0.00%
Kids 2 and under	per visit	FREE	FREE		
Drop In Programs *					
Visit Pass	per visit	\$7.08	\$7.08	Yes	0.00%
Visit Pass Senior	per visit	\$6.19	\$6.19	Yes	0.00%
Visit Pass Youth	per visit	\$6.00		No	0.00%
Drop in Youth Programs *	İ				
·	Remo	ved Flick N Dip			
Friday Night Fun - Member	per visit		\$4.00	No	0.00%
Friday Night Fun - Non Member	per visit		\$6.00	No	0.00%
	Removed	d Pre Teen Dances			

Description of Service	Unit of Measure	2018 Fee Before Taxes	2019 Fee Before Taxes	Subject to HST	Increase	
Programs *						
1 hr. youth or preschool	per class	\$5.50	\$5.50	No	0.00%	
1 Hr Youth or Preschool Member	per class		\$2.25	No	0.00%	
1 Hr Youth or Preschool Non Member	per class		\$5.50	No	0.00%	
Adult Seasonal programs	per class	per class \$5.75		Yes	0.00%	
Time for Tot's	per class	per class \$13.00		No	0.00%	
Time for Tots Non Members	per class		\$13.00	No	0.00%	
Time for Tots - Member	per class		\$6.50	No	0.00%	
KinderKids Non Member	per class		\$11.00	No	New	
KinderKids - Members	per class		\$5.50	-	New	
Kinder Prep Non Member	per class		\$13.00		New	
Kinder Prep Members	per class		\$6.50	-	New	
Kilider Prep Members	per class		Фб.50	NO	New	
Baby Sitting Course - Member	per course		\$0.00	No	New	
Baby Sitting Course - Non Member	per course		\$0.00	No	New	
Babysitting Course Book	per book		\$9.50	Yes	0.00%	
Stranger Smarts - Member	per course		\$15.00	No	New	
Stranger Smarts - Non Member	per course		\$20.00	No	New	
Stranger Smarts book	per book		\$5.00	Yes	0.00%	
Home Alone Course - Member	per course		\$35.00	No	New	
Home Alone Course - Non Member	per course		\$40.00	No	New	
Home Alone Course Book	per book		\$7.75	Yes	0.00%	
	Remove	d Old Camp Rates				
Day Camp - Member	per day		\$35.00	No	New	
Day Camp - Member	per week		\$140.00		New	
Day Camp - Non Member	per week		\$40.00		New	
Day Camp - Non Member	per day per week		\$40.00 \$150.00		New	
Extended Care AM	per week	\$15.00		No	0.00%	
Extended Care AM	per day	ψ13.00	\$2.00	No	0.00%	
Extended Care PM	per week	\$10.00	,	No	0.00%	
Extended Care PM	per day	Ψ10.00	\$3.00	No	0.00%	
Day Camp trips	per trip	\$20.00	,	No	0.00%	
Tennis Lessons 1/2 hr lesson	per lesson	\$5.00		No	0.00%	
Tennis Lessons 1 hr lesson	per lesson	\$3.00 \$10.00	,	No	0.00%	
Tennis Camp	per day	\$110.00	\$110.00	No	0.00%	
Coed Ball	per team	\$450.00	\$398.30	Yes	0.00%	
Ladies Basketball	per season	Ψ-30.00	\$26.55		New	
Men's Basketball	per season	\$130.00		Yes	0.00%	
Drop in Volleyball (recreational &	23. 0000011	,	,			
competitive)	per season	26.55	26.55	Yes	0.00%	

	l e	2018 Fee Before	2019 Fee	Subject	
Description of Service	Unit of Measure	Taxes	Before Taxes	to HST	Increase
Swim Lessons - 1/2 hr lesson	per lesson	\$6.25			New
Swim Lessons - 1 hr. lesson				No	
Swmming Lessons Members	per lesson	ψ1.20	\$3.13	No	
Swimming Lessons Non Membes	per lesson		\$6.25	No	
Adult swim lessons	per lesson	\$6.25			New
Private Lessons	per lesson	\$20.00	• • • •	No	
Bronze Star	per course	\$74.00		No	
Bronze Medallion	per course	\$128.32			New
Bronze Cross	per course	\$137.17	\$137.17		New
Lifesaving Assistant instructor	per course	\$100.00		Yes	
Lifesaving Assistant instructor	per course	ψ100.00	ψ100.00	163	
instructor	per course	\$150.00	\$150.00	Yes	0.00%
Lifesaving Instructor	per course		\$150.00	Yes	New
Instructor Recertification	per course	\$49.56		Yes	
National Lifeguard Service	per course	\$221.24	,		New
NLS Recertification	per course	\$49.56			New
Lifesaving First Aid Course	per course	\$ 10.00	\$110.61		New
Lifesaving First Aid Recert	per course		\$75.22		New
Synchro Club	per lesson	\$7.25		No	
Pool Parties *	por 1000011	Ψ1.20	Ψ1.23	110	0.0070
1 doi 1 di des					
	Removed Old	d Pool Party Packag	es		
Zumba Party	per party		\$170.00	No	New
Group Games	per party		\$170.00	No	New
Pool Party	per party		\$170.00	No	New
Miscellaneous Fees					
Program Cancellation	per cancellation	\$20.00	\$20.00	No	0.00%
N.S.F. cheque	per cheque	\$25.00		No	0.00%
Post-dated cheques	per cheque	\$20.00	\$20.00	No	0.00%
·			, , , , , ,		
	Removed O	<mark>ld Memberhsip Rate</mark>	s		
Community Services Memberships*					
NEW*					
1 person household	per month		\$37.61		New
2 person household	per month		\$53.10		New
3 person household	per month		\$61.95		New
4 person household	per month		\$70.80	Yes	New
5+ person household	per person/per month		\$17.70	Yes	New
Senior/Student 1 person household	per month		\$28.76	Yes	New
Senior/Student 2 person household	per month		\$48.67	Yes	New

Description of Service	Unit of Measure	2018 Fee Before Taxes	2019 Fee Before Taxes	Subject to HST	Inc	rease
Personal Training – Member *		Taxes	Deloie Taxes	เบทจา		
1/2 hour session	per session	\$26.55	\$26.55	Yes		0.00%
5- ½ hour sessions	per package	\$125.00			New	0.0070
1 hr. session	per session	\$35.40			New	
5 -1hr. sessions	per package	\$150.00	•		New	
10 -1 hr. sessions	per package	\$250.00			New	
Personal Training - Non-Member *	рег раскаде	Ψ230.00	Ψ203.20	163	INCM	
1 hr. Session	per session	\$44.25	\$44.25	Yes		0.00%
5 - 1hr. Sessions	per package	\$205.00			New	0.0070
10 - 1 hr. Sessions	per package	\$360.00	•		New	
Advertising *	per package	φ300.00	\$442.50	162	ivew	
Arena – rink boards	nor voor	\$398.23	\$398.23	Yes		0.00%
Arena – 4 x 8 wall ads	per year		·	Yes		0.00%
	per year	\$243.36	·			0.00%
Arena – 4 x 4 wall ads	per year	\$132.74		Yes		
VPCC 2 x 2 wall ads	per year	\$221.24	\$221.24	Yes		0.00%
Main Vic 2 sided sign, visible from ball diamond & parking lot	per year	\$243.36	\$243.36	Yes		0.00%
Fusion Skate park 4 x 8	per year	\$243.36	\$243.36	Yes		0.00%
GE #1 Only sold once Main Vic is sold out 4 x 8	per year	\$132.74	132.74	Yes		0.00%
out 4 x 6		Parks			_	
One time diamond rental with lights	per HOUR	\$48.67	\$48.67	Yes		0.00%
One time diamond rental without lights		\$39.82		Yes		0.00%
Extra Diamond Dragging	per rental	ψ39.02	\$50.00		New	0.0070
Minor Soccer	per player	\$5.00		Yes		0.00%
Centennial Park – Camping	per player	\$3.00 \$14.60	,	Yes		0.00%
Festival of Lights	per SEASON	\$14.00 \$26.55				0.00%
1 estivat of Lights	per 3LA30N	Ψ20.55	Ψ20.00	163		0.00 /6
	REM	MOVE STAGE				
Picnic tables – non-profit *	per table	\$5.31	\$5.31	Yes		0.00%
Picnic tables – private*	per table	\$8.85	\$8.85	Yes		0.00%
Tables/chairs & portable fencing – nor	Flat Delivery Fee	\$22.12	\$40.00	Voc	New	
profit *	riat Delivery Fee	ΦΖΖ. 1 Ζ	\$40.00	res	ivew	
Parks Staff Service Time	per hour		\$20.00	Yes	New	
Tables/chairs & portable fencing –	Flat Delivery Fee	\$44.25	\$100.00	Vos	New	
private*	_	•	ψ100.00	163	.40 **	
	Fusion T	echnology Centre				
Gym Rental *						
Weekday or Evening	per day	\$130.09	\$361.04	Yes	New	
Weekday or Evening	per hour	\$45.13	\$45.13	Yes		0.00%

Removed Redundent Rates

Description of Service	Unit of Measure	2018 Fee Before Taxes	2019 Fee Before Taxes	Subject to HST	Incr	rease
Lounge Rental *						
Weekday, evening and weekend	per day	\$130.09	\$244.26	Yes	New	
Weekday, evening and weekend	per hour	\$40.71	\$40.71	Yes		0.00%
Art Room Rental *						
Weekday, evening and weekend	per day	\$75.22	\$90.24	Yes	New	
Weekday, evening and weekend	per hour	\$15.04	\$15.04	Yes		0.00%
Conference Room A						
Weekday, evening and weekend	per day	\$75.22	\$180.54	Yes	New	
Weekday, evening and weekend	per hour	\$20.35	\$30.09	Yes	New	
Youth Technology Centre (The "YTLC")*						
Weekday, evening and weekend	per day	\$120.35	\$180.54	Yes	New	
Weekday, evening and weekend	per hour	\$30.09	\$30.09	Yes		0.00%
Imac Lab *						
Weekday, evening and weekend	per day	\$100.84	\$180.54	Yes		0.00%
Weekday, evening and weekend	per hour	\$20.35	\$30.09	Yes		0.00%
Conference Room B						
Weekday or Evening	per day	\$66.37	\$66.37	Yes		0.00%
Weekday or Evening	per hour	\$13.27	\$13.27	Yes		0.00%
Weekend	per day	\$186.73	\$186.73	Yes		0.00%
Weekend	per hour	\$28.32	\$28.32	Yes		0.00%
Kitchen *						
Weekday, evening and weekend	per day	\$150.44	\$150.44	Yes		0.00%
Weekday, evening and weekend	per hour	\$35.40	\$35.40	Yes		0.00%
	Remov	red Radio Booth				
PROGRAMS *						
Yearly Membership fee age 12-14	per child	\$5.00	,	No		0.00%
Yearly Membership fee age 15-18	per child	\$4.42	\$4.42	Yes		0.00%
Replacement Card	per card Removed Nu	\$1.76 trition Prepared Mea		Yes	New	
Fee for Service Programs Member	per class		\$2.25	No	New	
Fee for Service Programs Non Member	per class		\$5.50	No	New	
Cooking / baking Class	per class		\$7.00	No	New	
Staff prep time	per hour	\$26.55	\$26.55	Yes		0.00%
Staff program time	per hour	\$26.55	\$26.55	Yes		0.00%

Removed Senior Camp Rates - same as VPCC Camp Rates

Description of Service	Unit of Measure	2018 Fee Before Taxes	2019 Fee Before Taxes	Subject to HST	Increas	se
Birthday Parties - based on 10 participa	ants, birthday cake, ch	nips, and balloons inclu	ded			
Art Birthday party – includes art activity and 1 staff member, plus time in party room.	per party		\$170.00	No	New	
Gym Birthday party – includes sports activities and 1 staff member, plus time	per party		\$170.00	No	New	
in party room. Technology Birthday party – includes technology activity (multimedia, gaming tournaments, etc.) and 1 staff member, plus time in party room.	per party		\$170.00	No	New	
Cooking Birthday party – includes cooking activities and 1 staff member, plus time in party room.	per party		\$170.00	No	New	
Multi Media Services *						
AV Equipment External Rental * Sound System Rental: One 12-channel compack mixer, two speakers, and one wired microphone are included in the rental package						
1 Day	1 day rate	\$110.62	\$200.00	Yes	New	
	Remove 2 ar	nd 3 Day Rental Rate	es			
Sound technician - hourly	per hour	\$40.71	\$40.71	Yes	0	0.00%
Staff Hours - Additional to service	per hour		\$26.55	Yes	New	
Photographer (4 hour)	per rental		\$80.00		New	
Videographer (4 hours)	per rental		\$80.00	Yes	New	
Editing Service	per hour		\$26.55	Yes	New	
Set up, delivery and take down	per hour	\$40.71	\$40.71	Yes		
Microphone, Sennheiser freeport *wireless handheld microphone						
1 Day	1 day rate	\$30.09	\$30.09	Yes	0	0.00%
	Remove 2 ar	nd 3 Day Rental Rate	es			
Microphone, Sennheiser freeport *wireless lapel microphone 1 Day	1 day rate	\$30.09	\$30.09	Yes	0	0.00%
	Remove 2 ar	nd 3 Day Rental Rate	es			
Optoma EP758 DLP Projector *						
1 Day	1 day rate	\$85.84	\$85.84	Yes	0	0.00%
	Remove 2 ar	nd 3 Day Rental Rate	es			
Set up, delivery and take down fee applies to rentals without sound technician each way	flat rate	\$40.71	\$40.71	Yes	0).00%

Description of Service	Unit of Measure	2018 Fee Before Taxes	2019 Fee Before Taxes	Subject to HST	Increase
	Removed Sound E	Equipment External	Rental *		
Digital Recording & Audio Recording * Recording					
Five hours or less	per hour	\$65.49			New
Six - Fifteen hours	per hour	\$45.13	\$35.00		New
16 - 31 hours	per hour		\$30.00	Yes	New
32 + mores	per hour		\$25.00	Yes	New
	Removed	Mixing or Mastering			
Conference Room C					
Weekday or Evening	per hour		\$13.27	Yes	New
Weekday or Evening	per day		\$66.37	Yes	New
Weekend	per hour		\$28.32	Yes	New
Weekend	per day		\$186.73	Yes	New
Fusion Program Space					
Weekday or Evening	per hour		\$13.27		New
Weekday or Evening	per day		\$66.37		New
Weekend	per hour		\$28.32	Yes	New
Weekend	per day		\$186.73	Yes	New



Department: Community Services

Report Number: CS-034-19

Council Meeting Date: September 9, 2019

Title: MURC Fundraising Campaign Coach

Objective

To provide Council with information on a MURC Fundraising Campaign.

Background

It was identified during the 2019 Capital Budget process that in order to start a community fundraising campaign, Council would have to establish a location for the MURC and determine what would be included in its first phase.

During the Special Council Meeting on August 26, 2019, Council was able to determine what components the first phase of the MURC would entail and where it would be located. With those two major steps of the process completed, it is staff's recommendation that a fundraising committee and a community fundraising goal be established so that fundraising efforts for the MURC can begin as soon as possible.

Analysis

Staff are recommending the hiring of a Philanthropic Firm/ Campaign Coach to facilitate the fundraising campaign. This firm would be responsible for coordinating a fundraising committee and community fundraising goal and would work with the fundraising committee to raise funds for the MURC Project.

Naming rights, sponsorships, donor walls, etc. would all be within the purview of the Campaign Coach. The Coach or firm would be chosen through an open and competitive RFP process, and Council and staff would have the opportunity to work closely with the successful firm

In staff's previous experience, the campaign coach has been responsible for formulating the fundraising committee as they strategically identify and ask various members from within the community to establish the committee that will ultimately be responsible for the fundraising efforts. Through this process, the campaign coach assembles a team of volunteers that give the campaign the best opportunity for success. They accomplish this by having volunteers on their committee that fill various roles or subcommittees, all of which are equally important to the campaign's success. In staff's previous experience, there have been three main subcommittees:

- Corporate- The Corporate Campaign volunteer committee with the help of the campaign coach are responsible for asking Corporations and Businesses to sponsor and support the project.
- 2. Community- The Community Campaign volunteer committee with the help of the campaign coach are responsible for making the fundraising pitch to people within the community. These volunteers make a donation to the campaign and then meet with friends, family, etc. to make a pitch to them on why they should also make a similar donation.
- 3. <u>Awareness</u>- Awareness Campaign volunteer committee with the help of the Campaign Coach are responsible for hosting various community events to raise funds but most importantly, raise awareness of the fundraising campaign. Community Suppers, Bake Sales, Concerts, Dances etc. are a few examples.

Hiring a philanthropic firm to facilitate the fundraising component of this project is an important and essential piece of a successful fundraising campaign. In the absence of a fundraising facilitator, we would likely see significantly less money donated to the campaign. They are professional fundraisers that have a track record of success in raising significant funds for community projects just like this.

With the announcement of the Investing in Canada Infrastructure Program: Community Culture and Recreation stream, campaign coaches and philanthropic services will be in high demand as many communities will be in a similar situation as the Tow. As a result, staff recommend engaging with these companies as soon as possible.

Financial Implications

Fundraising facilitators can range from anywhere between \$50,000 and \$100,000 but through a competitive RFP process staff will be able to better determine the exact cost. As mentioned previously, by hiring a fundraising facilitator, we should also see increased donations to the Campaign.

Recommendation

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.

Attachments

None

Prepared by: Kyle Stefanovic, Director of Community Services

Approved by: William Tigert, CAO.



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 Entrepreneurial District

Land Use Plan

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, <u>Location Map & Existing Zoning</u>, 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, <u>Applicant's Concept Plan</u>, illustrates the dimensions of the subject property and the location of the proposed multiple dwelling units.

Plate 4, <u>Applicant's Concept Elevations</u>, 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 <u>Planning Act</u>, 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 <u>Town of Ingersoll Chief Building Official</u> 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 <u>Town of Ingersoll Fire Chief</u> commented that they have no comment or concerns with the proposed application.

The <u>County of Oxford Public Works Department</u> 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 <u>Upper Thames River Conservation Authority</u> 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 <u>approve</u> 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

201010|

Approved for submission: Original Signed byGordon K. Hough, RPP

Director

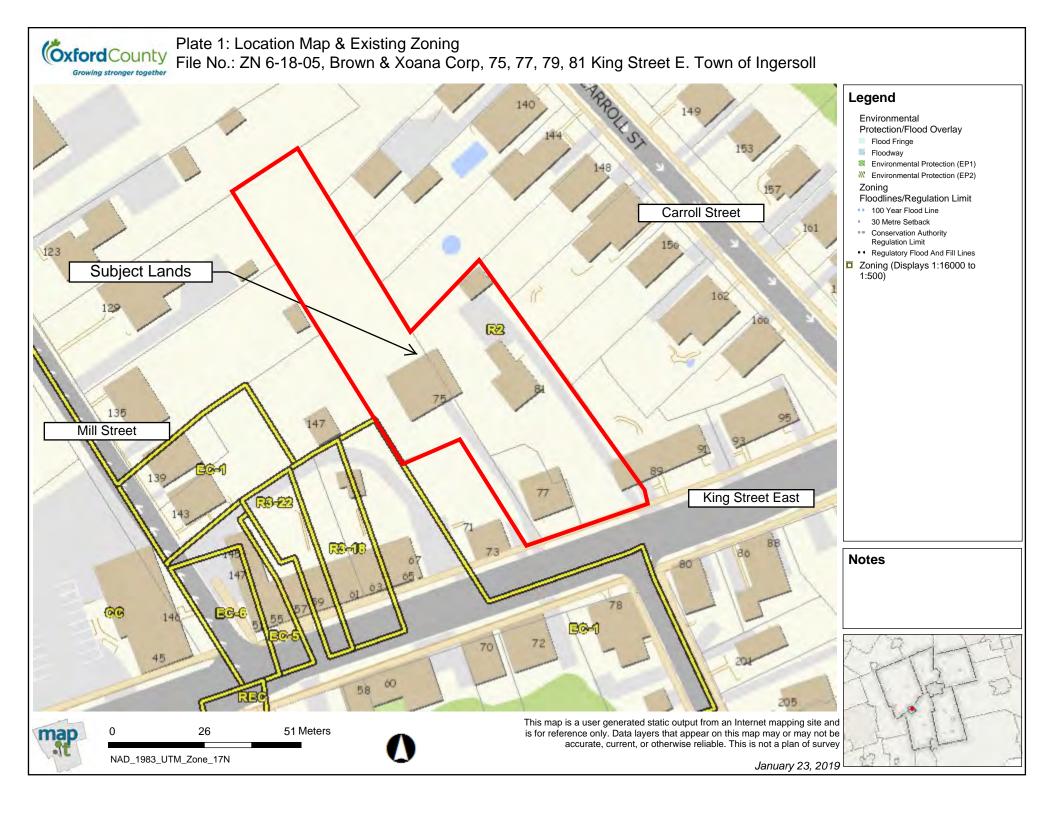




Plate 2: Air Photo (2015)

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





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



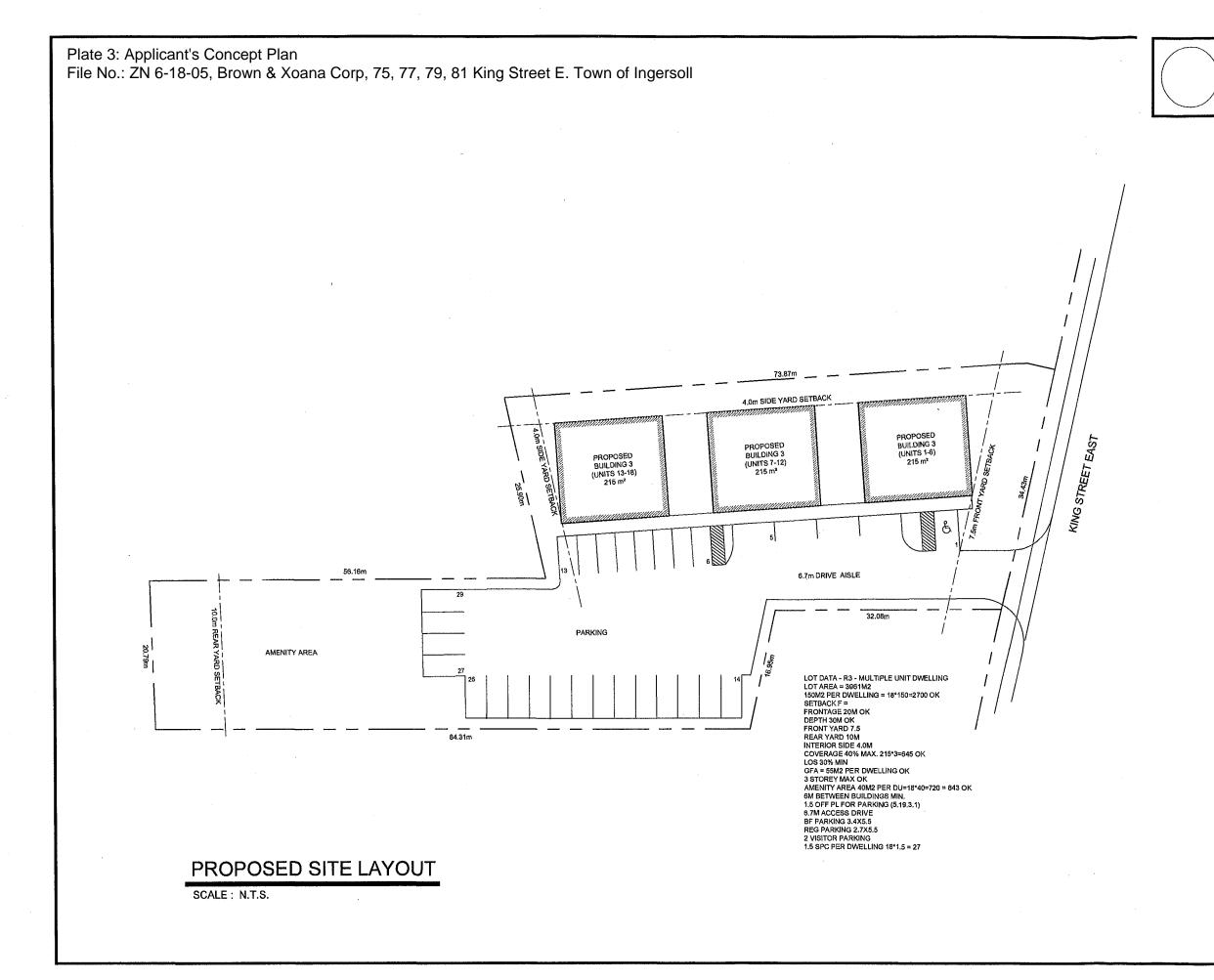


51 Meters

26

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





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- 4. DRAWINGS NOT TO BE SCALED.
- DIMENSIONS AND SPECIFICATIONS OF ROOF TRUS ARE TO BE DESIGNED BY A PROFESSIONAL ENGIN OR OTHER APPROVED AUTHORITY.
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No.	DATE	DESCRIPTION
A	21/08/18	ISSUED FOR CLIENT REVIEW
ŀ		

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

PROPOSED LOT DEVELOPMENT KING STREET EAST INGERSOLL, ONTARIO



DESIGN, DRAFTING AND RENDERING

SPECIALIZING IN CUSTOM RESIDENTIAL BUILDING DESIGNS SINCE 1989

107 FIRE STREET, SUITE 2, STRATFORD, OMARKO, INA 245
PH. (519) 273-7220 FAX, (519) 273-7133

80 ALBERT STREET, LONDON, ONTARIO, INA 1L8
PH. (519) 433-5002 FAX, (519) 422-1313

933 QUEEN STREET, KINCAROINE CNTARIO, INZ 272
PH. (519) 386-1000 FAX, (519) 386-1010

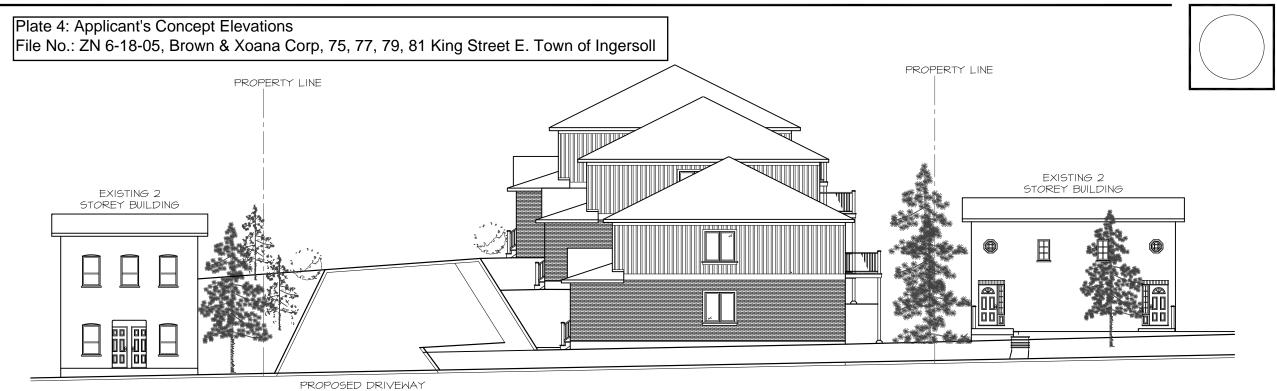
WWW. arkydesigns.com



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	Α



RIGHT SCREETSCAPE ELEVATION



NOTES:

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

CLIE

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

PROJECT:

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



PH. (314) 493-3062 FAX. (314) 492-1313 433 QUEN STREET, KINCARDINE, ONTARIO. N2Z 2Y2 PH. (514) 346-1000 FAX. (514) 346-1010 www.arkydesigns.com



DRAWING TITLE: STREET VIEW

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

DRAWING No.:	ISSUE No.:
18-5015_A	Α

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.

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

Sent from Mail for Windows 10

September 4, 2019

Attention Michael Graves,

I would like to thank the council for allowing me the opportunity to express my concerns about the venture on August 12th. At the conclusion of the meeting the council did state that they would be supporting the motion to change the zoning laws in favour of this new development as it would bring much needed affordable housing to the area as well as support the town of Ingersoll's growth plan. They also stated that one cannot change what one doesn't own... inferring the we have no say as to what Bonnie Brown and Xoana Corp do with the property as they now own it. I also agree... but what they own at present is residential 2 land.... and are restricted to building within those guidelines. We, the neighbouring homes to that parcel of land have enjoyed the privacy and peace that a residential 2 offers for over 25 years (my neighbour -70 yrs!). As I stated during the public meeting, I am not opposed to change, but I do think the council, who was elected by people of the town of Ingersoll need to consider the needs of their long-time residents who have supported the community for many years. I am in support of growth and believe it is needed to keep a community alive... but I also believe we need to take into account the established green space, mature trees, "rural setting" of the neighbourhood. Simply plopping 3 multi unit buildings (18 families in total) in the space where two family dwellings have existed which happen to back on to an established residential neighbourhood for the sake of increasing population through affordable housing needs to be considered carefully. Increased population, noise level and lack of privacy in that area would have an adverse affect on present neighbouring families both physically and mentally. What is generating this change...need or want? Surely there are other, less evasive, more suitable areas of Ingersoll that would support this type of housing. I strongly ask the council, whom we have elected to represent us to carefully consider all sides in this ..if they vote to approve this zoning change that they look at the property and see if this project could be "flipped" or altered to be agreeable to everyone involved. All too often we hear of developers coming in and buying up land, forcing the small homeowners out, in turn creating a sterile environment or one that is less desirable, decreasing the quality of living. At this time, I do not support the zoning change as the present plans suggest. I know it is not required by the developers, but I would also like to suggest that all parties involved come together to discuss a proposed plan for design and development of the land so that we can reach a win/win situation.

Sincerely, Tim Lusher 144 Carroll St. Ingersoll, Ontario To: Town of Ingersoll

From: Carroll Street Residents Abutting the proposed development

Re: File ZN 6 -18-05 - rezoning application by Xoana Corporation

We have consulted with a planner and submit the attached draft of a R3-Special Zone By-law.

The present established building line at King Street is the edge of the sidewalk to the west and widens to the semi-detached dwellings to the west of the site. The reduction to 2.0 metres would be in keeping with the neighbourhood and allow a reduction in the front yard. All 3 buildings can to be shifted closer to King Street and allow for a larger clearance at the Leusher property. The width of the driveway can be reduced to allow the buildings to be shifted westerly and give a clearance of 6 metres rather than the proposed 4 metres at the rear of the buildings. This will be of benefit to the abutting Carroll Street properties.

The provision for Special Privacy Fence was taken from the R3-5 by-law to insure that it is a requirement of the special zone.

A reduction in the amenity area will allow for additional parking spaces.

The Carroll Street residents also request that permission be granted for review of the site plan for comments before it is finalized.

Sincerely:

Elizabeth Benedict of 148 Carroll Street.

4 September 2019

SECTION 8.0 RESIDENTIAL TYPE 3 ZONE (R3) SPECIAL R3

LOCATION: PART OF LOTS 1D, 2D, 3D, BLOCK 43, PLAN 279, municipally known as 75, 77, 81 King Street East, in the Town of Ingersoll.

8.3. SPECIAL R3

Notwithstanding any provisions of this By-Law to the contrary, no person shall within R3- SPECIAL Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

RESIDENTIAL USES

Three multiple unit buildings; with six dwellings in each apartment building.

8.3. SPECIAL R3

INTERIOR SIDE YARD and REAR YARD

Minimum width 6.0 m (19.69 ft.)

8.3. SPECIAL R3

FRONT YARD and FRONT YARD SETBACK

Minimum width 2.0 m (6.56 ft.)

8.3. SPECIAL- HEIGHT OF BUILDING

Maximum 2 storeys

8.3. SPECIAL -

Driveway Aisle width Maximum 4.7 m (15.4 ft.)

8.3. SPECIAL R3

PRIVACY FENCE PROVISION

Notwithstanding any provisions of this By-Law to the contrary, a solid privacy fence, 1.8 m (5.9 ft) in height, shall be provided along those portions of the interior side lot lines and rear lot lines abutting the residential lots fronting on Carroll Street.

8.3. SPECIAL R3

Amenity Area 15 sq. metres per dwelling unit.

8.3. SPECIAL R3

That all the provisions of the R3 Zone in Section 8.2 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. (Added by By-Law 19-).



Report No: CP 2019-262 COMMUNITY PLANNING Council Date: September 9, 2019

To: Mayor and Members of Ingersoll Town Council

From: Ron Versteegen, Senior Planner, Community Planning

Application for Zone Change ZN 6-19-01 – Robert & Carol Stuart Supplementary Report

REPORT HIGHLIGHTS

- Council approved in-principle a Zone Change application on June 18, 2019 to rezone the subject lands from 'Highway Commercial Zone (HC)' to 'Special Residential Type 2 Zone (R2-sp)' to enable the construction of a semi-detached dwelling and also provide site specific zoning provisions that reduce the exterior side yard width along the Haines Street road allowance from the required 6 m (19.7 ft.) to 2 m (6.56 ft.).
- A related application for Official Plan Amendment (Official Plan Amendment 229) was approved by Oxford County Council on August 14, 2019, that redesignated the subject lands from 'Service Commercial' to 'Low Density Residential'.
- Planning staff are recommending that Town Council pass the attached By-law to support its approval in-principle resolution passed on June 18, 2019 that implements the policies established by OPA 229.

DISCUSSION

Background

OWNER/APPLICANT: Robert & Carol Stuart

387 Haines Street Ingersoll, OIN N5C 2S3

•

LOCATION:

The subject lands are described as Lots 1 & 2, Block 96, Plan 279, Town of Ingersoll. The subject property is located on the north side of Bell Street, immediately southeast of the Haines Street road allowance, and are known municipally as 387 Bell Street.

COUNTY OF OXFORD OFFICIAL PLAN:

Report No: CP 2019-262 COMMUNITY PLANNING Council Date: September 9, 2019

Schedule "I-2" Town of Ingersoll Residential Density Low Density Residential

Plan

Town of Ingersoll Zoning By-Law 04-4160:

Existing Zoning: 'Highway Commercial Zone' (HC)

Requested Zoning: 'Special Residential Zone 2' (R2-Special)

BACKGROUND:

As a point of background for Council's information applications for Official Plan Amendment and Zone Change were submitted to the County of Oxford and Town of Ingersoll for the purpose of developing a semi-detached dwelling on a vacant parcel that was designated and zoned for highway commercial purposes.

The subject lands are approximately 1,701.5 m² (18,314.8 ft²) in area and are currently vacant.

Plate 1 – <u>Location Map with Existing Zoning</u> shows the location of the subject property and the existing zoning in the immediate vicinity.

The Town of Ingersoll held a public meeting on June 18, 2019 to consider the zone change application as well as the proposed Official Plan Amendment. At this meeting Town Council passed the following resolutions:

"C19-06-175 THAT That the Council of the Town of Ingersoll support-in-principle the zone change application File No. ZN 6-19-01, submitted by Robert and Carol Stuart, for lands described as Lot 1-2 and 12, Block 96, Plan 279, Town of Ingersoll, to rezone the subject lands from 'Highway Commercial Zone (HC)' to 'Special Residential Type 2 Zone (R2-sp)' to facilitate a proposed semidetached dwelling.

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 19-03-6, submitted by Robert and Carol Stuart, for lands described as Lots 1-2 and 12, Block 96, Plan 279, Town of Ingersoll, to redesignate the subject lands from 'Service Commercial' to 'Low Density Residential' to facilitate a proposed semi-detached dwelling."

Following this on July 10, 2019, Oxford County held a public meeting to consider the proposed Official Plan Amendment (OP 19-03-6). At this meeting County Council passed the following resolution with respect to the proposed Official Plan Amendment:

"That Oxford County Council approve Application No. OP 19-03-6 submitted by Robert and Carol Stuart, for lands legally described as Lots 1, 2 and 12, Block 96, Plan 279, in the Town of Ingersoll, to redesignate the subject lands from 'Service Commercial' to 'Low Density Residential', to facilitate the development of a semi-detached dwelling."

Report No: CP 2019-262 COMMUNITY PLANNING Council Date: September 9, 2019

Subsequent to this, on August 14, 2019, County Council passed Official Plan Amendment 229 that redesignated the subject lands from 'Service Commercial' to 'Low Density Residential'. The proposal is currently in the appeal period that is scheduled to lapse on September 9, 2019.

As a further note, as Council may recall Oxford County Public Works Department had originally indicated that access to Bell Street from the subject lands would not be permitted and that access must be from Haines Street. Subsequent to the Town public meeting, Public Works revised their position and indicated that access to the subject lands from Bell Street may be permitted, subject to the owners applying for and obtaining an entrance permit from County Public Works.

In light of the above, Planning staff are recommending Council approval of the attached by-law to enable the development of a semi-detached dwelling on the subject lands.

RECOMMENDATION

It is recommended that the Council of the Town of Ingersoll <u>approve</u> the attached Zoning By-law Amendment to implement the approval in-principle of Zone Change Application ZN 6-19-01, as outlined in Supplementary Report CP 2019-262.

SIGNATURES

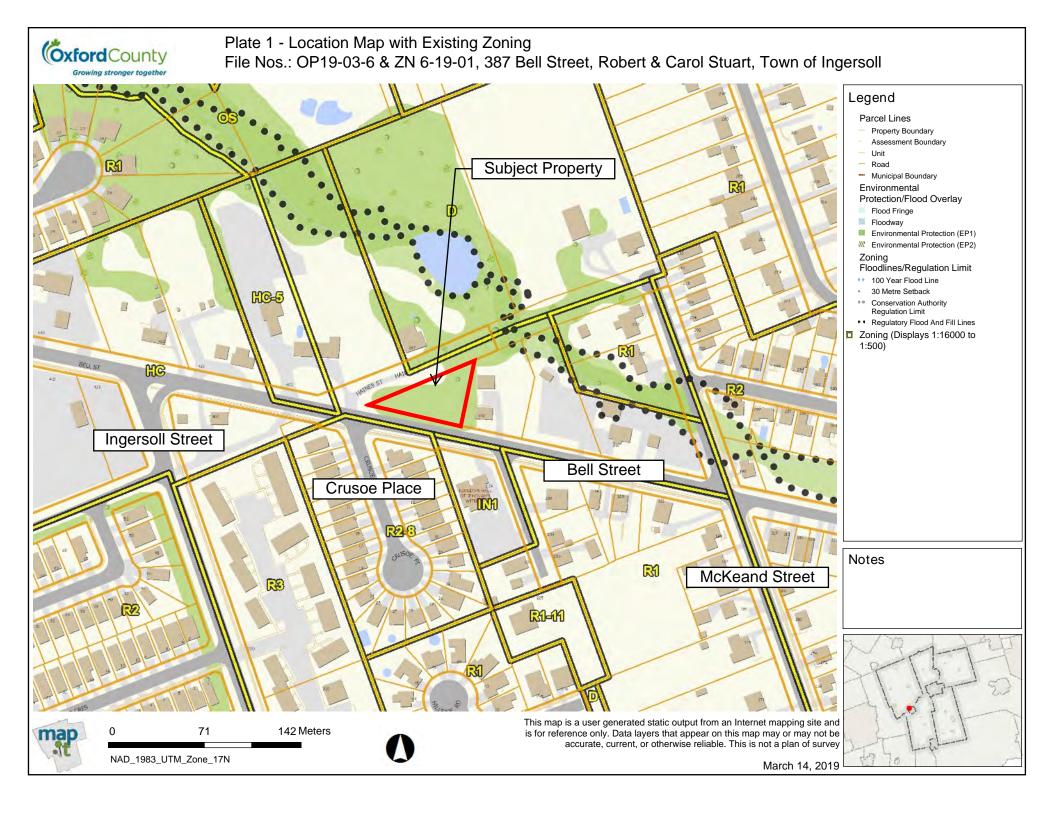
Authored by: "Original signed by" Ron Versteegen, MCIP, RPP

Senior Planner

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

Director

RV/rv Aug 14/19



THE CORPORATION OF THE

TOWN OF INGERSOLL

BY-LAW NUMBER 19-___

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 'R2-24' the zone symbol of the lands so designated 'R2-24' on Schedule "A" attached hereto.
- 2. That Section 7.3 to By-law 04-4160, as amended, is hereby amended by adding the following subsection at the end thereof.
 - "7.3.24 LOCATION: LOTS 1, 2 & 12, BLOCK 96, PLAN 279, BELL STREET, R2-24
 - 7.3.24.1 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any R2-24 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:
 - a duplex dwelling;
 - a *home occupation*, in accordance with the provisions of Section 5.10; a *semi-detached dwelling*;
 - 7.3.24.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R2-24 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* except in accordance with the following provisions:
 - 7.3.24.2.1 Exterior Side Yard

Minimum

2 m (6.56 ft.)

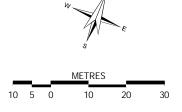
7.3.24.2.2 That all provisions of the R2 Zone in Section 7.2 of this By-law, as amended, shall apply, and further that all other provisions of this By-law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis."

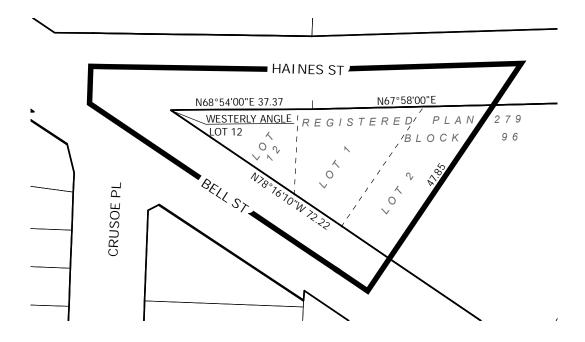
3.	This By-Law comes into force in Planning Act, R.S.O. 1990, as amo		th Sections	34(21)	and	(30)	of	the
READ	a first and second time this 9 th day	of September, 2	019.					
READ	a third time and finally passed this	9 th day of Septe	mber, 2019.					
		Mayor Ted Comiskey						
		Clerk Michael Graves						

SCHEDULE "A"

TO BY-LAW No.

LOTS 1, 2 AND 12, BLOCK 96, REGISTERED PLAN 279
TOWN OF INGERSOLL





	AREA OF ZONE CHANGE TO R2-24	
NOTE:	ALL DIMENSIONS IN METRES	
Oxford County Growing stronger together		
	he Department of Corporate Services Information Services ©2019	

	THIS IS SCHEDULE "A"		
TO BY	-LAW No	, PASSED	
THE	DAY OF	, 2019	
		MAYOR	
		CLERK	



Our File: A-03-19

<u>APPLICATION FOR MINOR VARIANCE</u>

TO: Town of Ingersoll Committee of Adjustment

MEETING: September 9, 2019

REPORT NUMBER: CP 2019-283

OWNER: ERTH Corporation

180 Whiting Street, Ingersoll ON N5C 3B5

AGENT: Romano Tome

R. Tome & Associate Inc.

51 Wimbledon Court, London, ON N6C 5C9

VARIANCES REQUESTED:

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

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

LOCATION:

The subject lands are described as Part Lot 264 and Lot 256, Plan 717, Town of Ingersoll. The lands are located on the west side of Whiting Street, between Thomas Street and Minler Street, and are municipally known as 180 Whiting Street.

Report No: CP 2019-283 COMMUNITY PLANNING

Committee Date: September 9, 2019

BACKGROUND INFORMATION:

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule "I-1" Town of Ingersoll Traditional Industrial

Land Use Plan

TOWN OF INGERSOLL ZONING BY-LAW: Restricted Industrial Zone (MR)

SURROUNDING USES: surrounding uses are a mix of service commercial

lands to the south as well as low density residential uses (single detached dwellings – south and east)

and industrial uses to the north and west.

COMMENTS:

(a) Purpose of the Application:

The owners are requesting relief from the above noted provisions of the Town's Zoning By-law in order to facilitate additions to the existing industrial building. In particular, two additions are proposed; the first includes a 17.17 m² (184.9 ft²) addition to the entrance (canopy), while the second is an approximately 110.6 m² (1,190.5 ft²) second storey addition to the existing building for office space purposes. While the additional office space triggers the need for additional onsite parking, sufficient area exists to accommodate parking and this additional parking is reflected on the proposed site plan.

The subject property is approximately 0.78 ha (1.93 ac.) in area that contains an approximately 1,858.4 m² (20,003.7 ft²) warehouse/office facility as well as accessory outside storage that has direct access to Whiting Street.

For Committee's information, the applicant has submitted a site plan amendment application (File No.: SP 6-19-05), that is currently being processed by Town staff.

Upon further review of the subject application, Town staff noted that an additional variance is required to permit a reduction in the minimum front yard setback from 25.0 m (82 ft.) to 13 m (42.7 ft.) where the subject lands are on the opposite side of a street from residentially zoned property. That said, Planning staff are of the opinion that further circulation of the application is not warranted as the intent of the variance applications and scope of the development are being maintained.

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

Plate 2, <u>Air Photo (2015)</u>, shows the existing building, parking and open storage area on the subject property.

Plate 3, <u>Applicant's Site Plan</u>, illustrates the location of the building and proposed additions to the building as well as the parking area.

Committee Date: September 9, 2019

(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 <u>Town of Ingersoll Chief Building Official</u> commented that through further review a variance is also required 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.).

In addition, the development is subject to site plan approval by the Town. And, to ensure compliance with relief requested an Ontario Land Surveyor will need to pin the location of canopy and any supports.

The <u>Town of Ingersoll Fire Department</u> 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 'Traditional Industrial' designation according to the Land Use Plan for the Town of Ingersoll, as contained in the Official Plan. Traditional Industrial areas include those lands that are primarily developed or planned for a variety of industrial uses that may include warehousing, communication and utility industries assembling, manufacturing, fabricating, processing, environmental industries, wholesaling, construction industries, as well as transportation and cartage industries. Accessory uses may include associated office, sales and management activities within the Industrial Areas designation.

The use of the lands for warehousing and a utility industry along with accessory uses (office) thereto conform to the 'Traditional Industrial' policies of the Official Plan.

(e) <u>Intent and Purpose of the Zoning By-law:</u>

The subject property is zoned 'Restricted Industrial Zone (MR)' in the Town's Zoning By-Law. The MR zone permits a warehouse as well as a business office accessory to a permitted use.

The By-law requires a setback of a parking area from street line to ensure sufficient area exists on private property for landscaping purposes between the parking area and the municipal road allowance in addition to ensuring area exists for drainage purposes in that runoff from the parking area will not impact on the municipal road allowance.

Similarly, the required setback of parking areas from an interior lot line is in place to ensure that area is provided along property boundaries for landscaping purposes as well as providing area for drainage purposes thereby ensuring resulting runoff does not impact neighbouring properties.

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The front yard building setback opposite of a residential zoned property is required for compatibility purposes to ensure sufficient area between industrial and residential uses exist for buffering purposes.

The building setback from the centreline of an arterial road is a provision established to ensure that sufficient area exists between a structure and a major artery in the event road widening is required by the road authority and that sufficient area is maintained for public safety purposes, such as the provision of sidewalks (if deemed appropriate by the municipality).

The limitation of parking in the front yard of an industrial building is for streetscape purposes as well as providing sufficient area for landscaping purposes in the front of the building.

With respect to the required setbacks of parking areas from the street line as well as the interior side yard, Planning staff note that no changes to parking areas are proposed as a result of the proposed addition(s). Consequently, the requested variances are to recognize existing conditions on the subject lands, which appears to have existing for a significant period of time. Additionally, stormwater management is being considered as part of the review of the site plan amendment application.

Similarly, parking already exists in front of the building, and as detailed above, no changes to the parking area is necessary to accommodate the proposed addition(s). Consequently, this requested variance is to recognize existing parking conditions on the subject lands.

Regarding the front yard building setback opposite of a residential zoned property, Planning staff note that the existing building already extends into the required setback area and that the proposed addition is an entrance feature to the building (canopy) and is not to be utilized for warehousing or office space purposes. As a result, it is Planning staff's opinion that the impact on neighbouring properties will be minimal.

As for the building setback from the centreline of an arterial road, Whiting Street is a Town owned road and Town staff have not expressed a concern that the proposed addition will impact the future maintenance of Whiting Street. As noted the proposed addition to the front of the building is limited to being an entrance feature to the building and is not anticipated to have any negative impacts on the ability of the Town to maintain Whiting Street going forward. It is of note that other buildings along Whiting Street are setback a similar distance as proposed by the applicant, including the commercial building to the immediate south.

With respect to the above, Planning staff are of the opinion that the proposed minor variances meet the general intent of the Zoning By-law, and that the resulting development is not anticipated to impact the Whiting Street road allowance or neighbouring properties.

(f) Desirable Development/Use:

It is the opinion of this Office that the requested minor variances can be considered minor and represents desirable for the development of the subject property.

The proposed relief regarding the setback of a parking area from street line, setback of parking areas from an interior lot line, and limits of parking in the front yard of an industrial building can be considered minor as it is not anticipated that the proposal will negatively impact on the Whiting Street road allowance, neighbouring properties, streetscape or landscaping as no changes to the existing parking configuration is proposed as a result of the proposed additions.

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The requested relief from the front yard building setback (opposite of a residential zoned property), as detailed above is appropriate given the existing building already extends into the required setback area and the proposed addition is an entrance feature to the building.

Similarly, the reduction in the setback from the centreline of Whiting Street proposed is not anticipated to impact the future maintenance of Whiting Street and that other buildings along Whiting Street are setback a similar distance as proposed by the applicant.

In light of the foregoing, it is the opinion of this Office that the requested relief is in keeping with the general intent and purpose of the Official Plan and City Zoning By-law and can be given favourable consideration.

RECOMMENDATION:

That the Town of Ingersoll Committee of Adjustment <u>approve</u> 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.

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

The proposed relief are minor variances from the provisions of the Town of Ingersoll Zoning Bylaw in that the relief is not anticipated to impact on the municipal road allowance or the ability of the site to provide adequate space for parking, access, grading/drainage, 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 'MR' zone; and

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The relief maintains the intent and purpose of the Official Plan as the proposed addition(s) do not impact the industrial form of development 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 Sept 3/19

Plate 1 - Location & Existing Zoning Map **Oxford**County File No.: A-03-19, ERTH Corporation, 180 Whiting Street, Town of Ingersoll Legend Parcel Lines Property Boundary Assessment Boundary Unit Road Municipal Boundary Environmental Protection/Flood Overlay **Whiting Street** Flood Fringe **Thomas Street** Floodway Environmental Protection (EP1) Floodlines/Regulation Limit 100 Year Flood Line 30 Metre Setback Conservation Authority Regulation Limit • • Regulatory Flood And Fill Lines **Subject Property** □ Zoning (Displays 1:16000 to 1:500) **Hemlock Street Chisholm Drive** Notes Minler Street REG This map is a user generated static output from an Internet mapping site and 58 115 Meters 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 NAD_1983_UTM_Zone_17N August 8, 2019



Plate 2 - Air Photo (2015)

File No.: A-03-19, ERTH Corporation, 180 Whiting Street, Town of Ingersoll

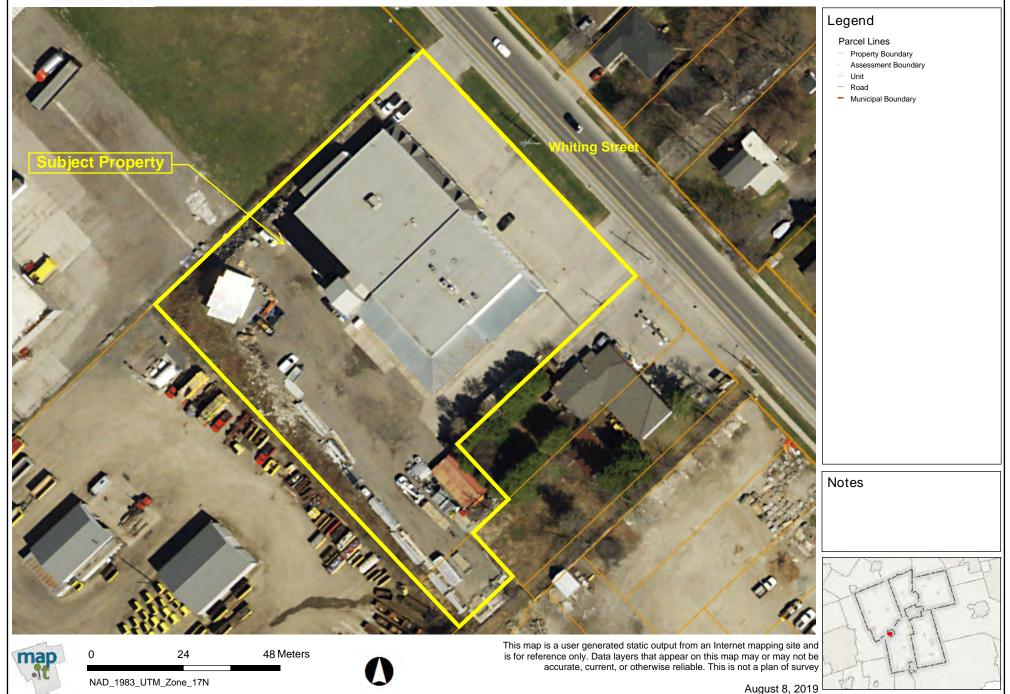
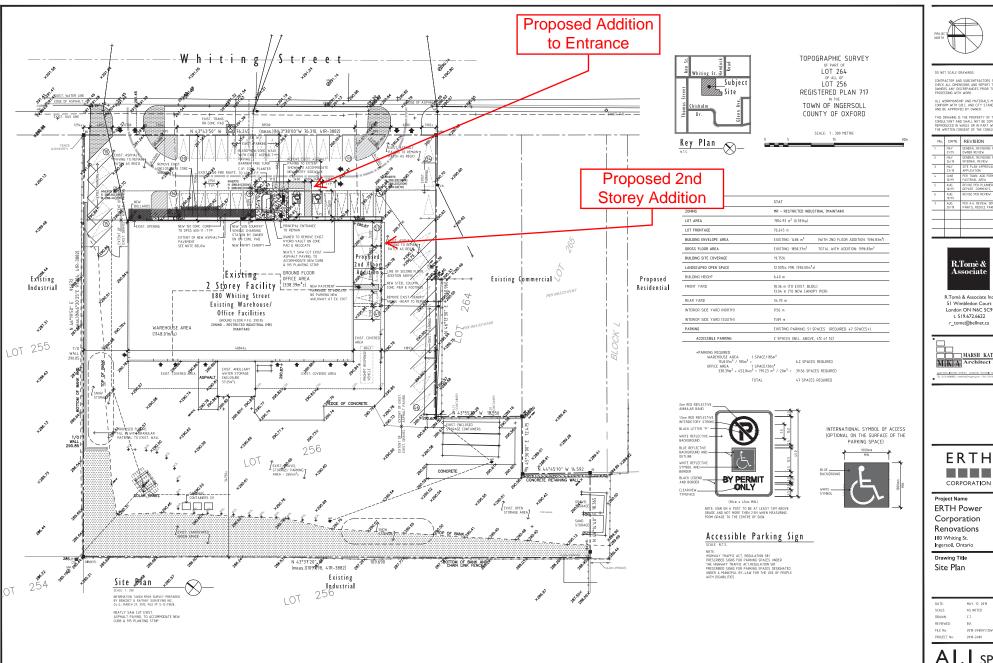


Plate 3 - Applicant's Site Plan

File No.: A-03-19, ERTH Corporation, 180 Whiting Street, Town of Ingersoll





No.	DATE	REVISION
1	MAY 21/19	GENERAL REVISIONS PER OWNER REVIEW
2	MAY 26/19	GENERAL REVISIONS PER INTERNAL REVIEW
3	MAY 23/19	SITE PLAN APPROVAL APPLICATION
ŕ	JUNE 10/19	PER TOWN, ADD FORMER FASTENAL AREA
5	AUS. 10/19	REVISE PER PLANNER DEPART, COMMENTS
6	AUG. 19/19	REVISE PER REVIEW
3	AUG. 20/19	PER A.A. REVIEW, DIM'S AT PARK'G, REDUCE PARK'G #



London ON N6C 5C9 t. 519.672.6622



ERTH

DATE:	MAY. 17, 2019
SCALE:	AS NOTED
ORAWN:	C.T.
REVIEWED	B.K.
LE No.	2018-2480A1.1.DWG
DOD IFCT No.	2019-2180

AI.I SPA



Report No: CP 2019-276 COMMUNITY PLANNING Council Date: September 9, 2019



To: Mayor and Members of Town of Ingersoll Council

From: Ron Versteegen, Senior Planner, Community Planning

Application for Zone Change ZN 6-19-06 – 2187439 Ontario Inc.

REPORT HIGHLIGHTS

- The application proposes to rezone the subject lands from 'Central Commercial Zone (CC)' with a Flood Plain Overlay to 'Special Central Commercial Zone (CC-Special)' with a Flood Plain Overlay to permit a modular house manufacturing business within an existing building for a temporary period not to exceed three years.
- Staff are recommending that the temporary zoning application be approved for a period of one year.
- Town staff have indicated that they can support the proposed temporary zoning for a one year period.

DISCUSSION

Background

OWNER: 2187439 Ontario Inc.

11 St. Andrew Street, Ingersoll ON, N5C 1K6

LOCATION:

The subject lands are described as Part Lots 18-20, 23-26, 170 and 293, and Lots 27-31, and 169, Block 35, Plan 279, Part Creek, Plan 477 and Part of Thames River, in the Town of Ingersoll. The lands are located on the east side of Thames Street South, between the Thames River and St. Andrew Street and are municipally known as 31 Thames Street S.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule "I-1" Town of Ingersoll Land Use Plan

Central Business District and

Open Space

Council Date: September 9, 2019

Town of Ingersoll Zoning By-Law No. 04-4160:

Existing Zoning: Central Commercial Zone (CC) with Flood Fringe and Floodway

Overlay

Proposed Zoning: Special Central Commercial Zone (CC-Special) with Flood

Fringe and Floodway Overlay

PROPOSAL:

An application for Zone Change has been submitted for the purpose of rezoning the subject lands from "Central Commercial Zone (CC)" with a Flood Plain Overlay to "Temporary Special Central Commercial Zone (CC-T)" with a Flood Plain Overlay to permit a modular house manufacturing business within an existing building for a temporary period not to exceed 3 years.

The commercial building to accommodate the use is approximately 668.9 m² (7,200 ft²) in area. No additions to the building are required to accommodate the zone change application. Two other commercial buildings exist on the subject lands.

Surrounding land uses include commercial businesses fronting on Thames Street. The Thames River is located to the immediate north and the Canadian Pacific Railway is located to the south. A tributary of the Thames River on lands owned by the Upper Thames River is located to the east.

Plate 1, <u>Location & Existing Zoning Map</u>, shows the location of the subject property, as well as the existing zoning in the immediate vicinity.

Plate 2, <u>Air Photo (2015)</u>, depicts an aerial view of the subject property, and the area proposed to be rezoned to permit the temporary use.

Plate 3, <u>Applicant's Sketch</u>, depicts the building to be devoted to the modular house manufacturing business as provided by the applicant.

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 1.1.1 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 1.3 of the PPS provides that planning authorities shall promote economic development and competitiveness by:

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- 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 1.1.3.3 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.

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, 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 as the most functionally diverse area of the Town and serving as the primary business, cultural and administrative centre. Within the Central Business District, the full range of commercial, office, administrative, cultural, entertainment, recreation, institutional, open space and multiple residential uses are permitted. Industrial uses are not permitted uses within the Central Business District.

Section 10.3.9 [TEMPORARY USE] provides policies and criteria to be considered when contemplating a Temporary Use By-law. Notwithstanding the requirement of Zoning By-Laws to comply with the Official Plan, County Council recognizes that the Official Plan represents the long-term direction to the development of the municipality. As such, Town Council may permit uses for specific temporary periods, up to a maximum of three years, as set out in the Planning Act, which would otherwise not conform to the Official Plan and/or comprehensive zoning by-law, subject to re-application at 3-year intervals thereafter.

Such uses may be permitted upon individual application and careful consideration by Town Council of the need and appropriateness of a temporary use by-law and to ensure that the

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objectives and policy direction of the Official Plan are not adversely affected by the temporary use. Town Council shall also take into consideration the following matters:

- compatibility of the proposed use with surrounding land uses;
- any requirement for temporary buildings or structures in association with the proposed use;
- any requirement for temporary connection to municipal services and utilities;
- The potential impact of the proposed use on transportation facilities and traffic in the immediate area:
- access requirements for the proposed use;
- parking required for the proposed use, and the ability to provide adequate parking on site.

Council may extend a temporary use by-law beyond the three year time period, as set out in the Planning Act, provided such extension does not exceed a three year time period and does not jeopardize the long-term development intentions for the subject lands as specified in the Official Plan.

TOWN OF INGERSOLL ZONING BY-LAW:

The subject property is zoned 'Central Commercial Zone (CC)' with Floodway and Floodfringe Overlay in the Town Zoning By-Law No. 04-4160.

The proposed development will occur wholly within the existing building in the area that is zoned CC Zone with Floodfringe Overlay.

The Central Commercial Zone permits a wide variety of commercial and residential uses, including an apartment dwelling, a multiple unit dwelling, a dwelling unit in a portion of a non-residential building, a converted dwelling, a boarding and lodging house, a long-term care facility, an amusement arcade, an assembly hall, an automobile service station, a bank or financial institution, a bar or tavern, a billiard or pool hall, a bowling alley, a bus station, a business or professional office, a building supply store, a business service establishment, a commercial school, a convenience store, a daycare centre, a dry cleaning establishment, an eating establishment, a fitness club, a fraternal lodge or association, a funeral home, a government administrative office, a hotel or motel, a laundromat, a medical centre, a motor vehicle dealership, a parking lot, a personal service establishment, a place of worship, a printing shop, a public garage, a public library, a recreation building (indoor sports), a retail store, a service shop, a studio, theatre or cinema, a veterinary clinic, a wholesale outlet.

As note previuously, industrial uses are generally not permitted in the CC 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 <u>Town of Ingersoll Chief Administrative Officer</u> noted that administration would recommend only supporting the temporary use for a 1-year period.

The <u>Town of Ingersoll Chief Building Official</u> commented that changing the usability of the site will result in site plan control and that no outdoor storage is permitted as part of the proposed development. Further, it was noted that a building permit is required for the temporary change of use.

The <u>Upper Thames River Conservation Authority</u> stated that they have no objection to the application for zone change and that a Section 28 permit and/or clearance letter may be required prior to undertaking any construction works.

The <u>County of Oxford Public Works Department</u> indicated that they have no comment or concerns with the proposed application.

PUBLIC CONSULTATION:

In accordance with the requirements of the Planning Act, Notice of Complete Application was provided to surrounding neighbours on July 23, 2019 and Notice of Public Meeting was provided to public agencies and surrounding property owners on August 26, 2019. As of the date of this report no comments have been received from the general public or adjacent property owners.

Planning Analysis

As noted this application seeks to permit a modular house manufacturing business as a temporary use, for a period of three years on the subject lands.

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 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 in that the proposed use promotes activity on an underutilized parcel within the Town's Central Area.

The subject lands are designated Central Business District and zoned Central Commercial Zone, which permit a wide variety of residential, commercial, business, office, administrative, cultural, entertainment, and institutional uses. The intent of the Official Plan policies in the Central Area are to encourage the widest variety of compatible residential, employment, and institutional uses to promote the Central Area as the vibrant centre of the Town, and a desirable place to live, dine, and shop.

Industrial uses are not permitted in the Central Business District and the applicant has submitted this application to permit the proposed industrial use on a temporary basis.

As per Section 10.3.9 of the Official Plans, proposed temporary uses may be permitted for a period of up to three years and need not necessarily conform to Official Plan policies and zoning regulations. These polices direct that Town Council must be satisfied that there is a legitimate need, that the request is appropriate and that the objectives and policy direction of the Official Plan are not adversely impacted by the temporary use.

Planning staff note that while the proposed use is not the preferred activity within the Core Area, the manufacturing use is to take place entirely within an existing building and that no further addition to the building is required to accommodate the use.

In this particular instance, planning staff are of the opinion that the key element of the proposal is the compatibility of the proposed use with surrounding land uses. It is of note that the Town's

Report No: CP 2019-276 COMMUNITY PLANNING Council Date: September 9, 2019

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Chief Building Official commented that no outdoor storage is permitted as part of the proposed development and the Town's Administrator recommended supporting the temporary use for a one year period as opposed to three years.

In light of the above and the property's location within the Town's Central Area, the historic use of the lands (former lumber yard), Planning staff anticipate that impacts on surrounding properties is to be negligible in the short term and the proposal does not jeopardize the long-term development intentions for the subject lands as set out in Central Area policies of the Official Plan.

Regarding the other relevant criteria, Planning staff are of the opinion that the proposal addresses each in that no further buildings are required to accommodate the use, the property is connected to municipal services and utilities, no additional impact on transportation facilities and traffic in the immediate area is anticipated relative to what historically existed on the property and sufficient on-site parking exists.

Further, in permitting the use on a temporary basis and also idenitifying that no accessory outside storage is permitted assists the Town in not creating an unwanted precedent associated with permitting industrial development within the Town's Core Area.

Based on the foregoing, Planning staff are of the opinion that, if approved for a maximum of one year, the proposed zone change is supportable from a planning perspective.

RECOMMENDATION

That the Council of the Town of Ingersoll <u>approve</u> 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.

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 Sept 3/19

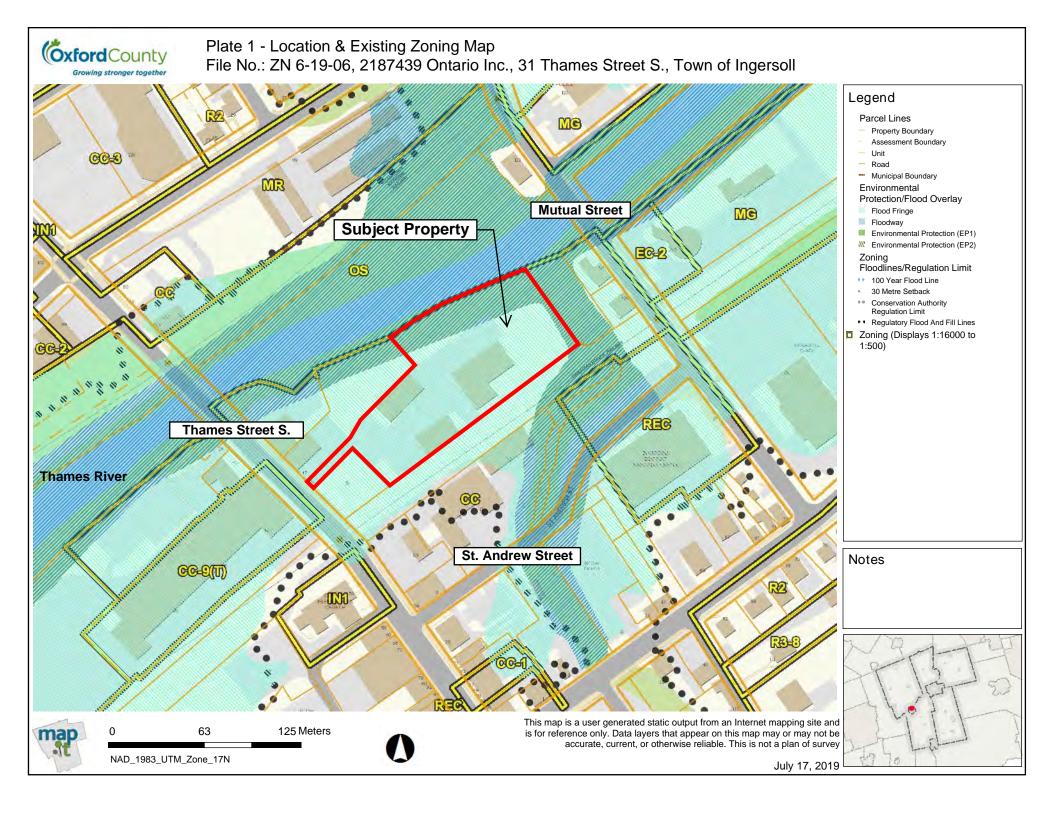
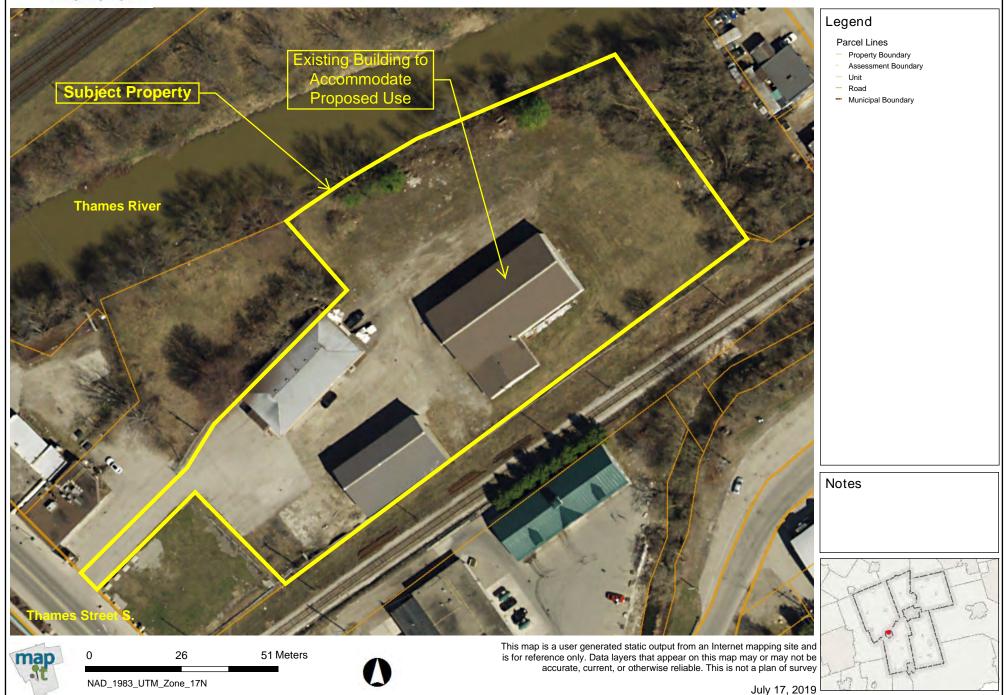




Plate 2 - Air Photo (2015)

File No.: ZN 6-19-06, 2187439 Ontario Inc., 31 Thames Street S., Town of Ingersoll





THE CORPORATION OF THE

TOWN OF INGERSOLL

BY-LAW NUMBER 19-____

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 "CC-10(T)" the zone symbol of the lands so designated "CC-10(T)" on Schedule "A" attached hereto.
- 2. That Section 10.3 to By-Law Number 04-4160, as amended is hereby amended by adding the following subsection at the end thereof.
 - "10.3.10 LOCATION: 31 THAMES STREET SOUTH, CC-10(T)
 - 10.3.10.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any CC-10(T) Zone *use* any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except for the following:
 - all *uses* permitted in Section 10.1 to this By-law; a modular home manufacturing business
 - 10.3.10.2 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any CC-10(T) zone *use* any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:
 - 10.3.10.2.1 Time Period for a Modular Home Manufacturing Business:
 - 10.3.10.2.2 Maximum September 9, 2019 to September 9, 2020
 - 10.3.10.2.3 Outside Storage associated with a Modular Home Manufacturing Business:

Not permitted

10.3.10.2.4 That all the provisions of the CC Zone in Section 10.2 to By-Law Number 04-4160, as amended, shall apply, and further that all other provisions of By-Law Number 04-4160, 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 this 9th day of September, 2019.

READ a third time and finally passed this 9th day of September, 2019.

Mayor

Ted Comiskey

Clerk

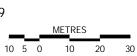
Michael Graves

SCHEDULE "A"

TO BY-LAW No. ___



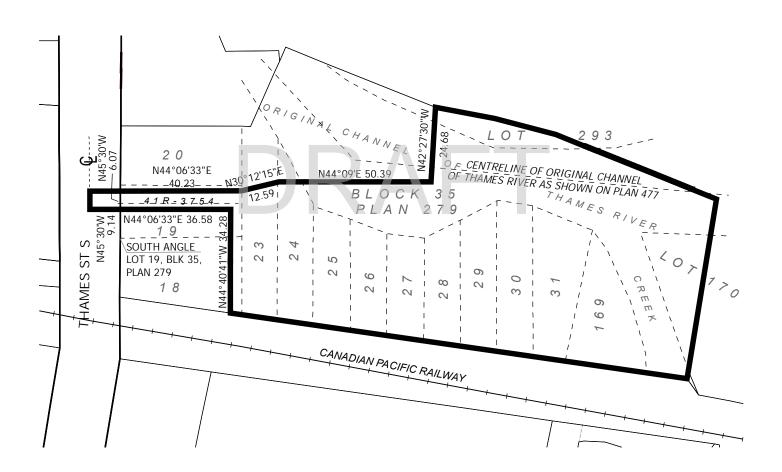
LOTS 27-31,169 AND PT LOTS 18-20, 23-26, 170, 293 AND PT CREEK, BETWEEN LOTS 169 AND 170, BLOCK 35, PLAN 279 AND PT OF ORIGINAL CHANNEL OF THAMES RIVER, AS SHOWN ON PLAN 477 (WEST OXFORD)



MAYOR

CLERK

TOWN OF INGERSOLL



THIS IS SCHEDULE "A" AREA OF ZONE CHANGE TO CC-10(T) TO BY-LAW No. _____, PASSED NOTE: ALL DIMENSIONS IN METRES THE _____, 2019 **Oxford**County Growing stronger together Produced By The Department of Corporate Services Information Services ©2019



Report No: CP 2019-271 COMMUNITY PLANNING Council Date: September 9, 2019

To: Mayor and Members of Ingersoll Town Council

From: Ron Versteegen, Senior Planner, Community Planning

Applications for Official Plan Amendment and Zone Change OP 19-08-6 & ZN 6-19-05 - The Incorporated Synod of the Diocese of Huron

REPORT HIGHLIGHTS

- The purpose of the Official Plan Amendment is to redesignate the subject lands to from 'Entrepreneurial District' to 'Central Business District' to enable the conversion of the former St. James Anglican Church building into a multi-tenant commercial building.
- The Zone Change proposes to rezone the whole of the lands to "Central Commercial Zone (CC)" (a portion of the lands are currently zoned "Minor Institutional Zone (IN1") to allow the lands to be used for the full range of uses permitted in the CC Zone, including an assembly hall; bar/tavern; eating establishment; fitness club; medical centre; microbrewery; place of entertainment; and a recreational building (indoor sports) and also recognize the existing on-site parking spaces (36) and allow for an outdoor patio on the easterly side of the existing building.
- The proposal is generally is 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: The Incorporated Synod of the Diocese of Huron

190 Queens Avenue London, ON N6A 6H7

APPLICANT: Sigalas Investments Inc. c/o Apostolos Sigalas

840 Pape Avenue Toronto, ON M4S 2X2

AGENT: Ron Davidson Land Use Planning Consultant

263 Beattie Street

Owen Sound, ON N4K 6X2

Council Date: September 9, 2019

LOCATION:

The subject property is described as Lots 3 and 4 and Part Lots 1A, 1, 2, 9, 10 & 11, Block 14, Plan 279, in the Town of Ingersoll. The lands are located on the northwest corner of Oxford Street and Frances Street, and are municipally known as 170 & 184 Oxford Street.

COUNTY OF OXFORD OFFICIAL PLAN:

Existing:

Schedule "I-1" Town of Ingersoll Land Use Plan Entrepreneurial District

Proposed:

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

Town of Ingersoll Zoning By-Law No. 04-4160:

<u>Existing</u>: 'Central Commercial Zone' (CC) & 'Minor Institutional Zone' (IN1)

<u>Proposed</u>: 'Special Central Commercial Zone' (CC-Special)

PROPOSAL:

Applications for Official Plan Amendment and Zone Change have been submitted 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.

The Zone Change proposes to rezone the whole of the lands to "Central Commercial Zone (CC)" to allow the lands to be used for the full range of uses permitted in the CC Zone, including an assembly hall; bar/tavern; eating establishment; fitness club; medical centre; microbrewery; place of entertainment; and a recreational building (indoor sports). The proposed zoning will also include special provisions to recognize the existing on-site parking spaces (36) and to allow for an outdoor patio on the easterly side of the existing building.

The applicant has submitted the following studies/reports in support of the planning applications:

- a) Preliminary Traffic Impact Study, dated June 10, 2019, prepared by Paradigm Transportation Solutions Ltd;
- b) Planning Report, dated June 10, 2019, prepared by Ron Davidson Planning Consultant Inc.; and
- c) Preliminary Site Plan, dated August 7, 2019, prepared by Allan Avis Architects Inc.(see Plate 3).

Council Date: September 9, 2019

Surrounding land uses include residential uses to the east, west and south and commercial businesses to the north.

No specific tenants have been identified/confirmed by the applicant at this time. The applicant has indicated that the exterior of the church building and lands will remain substantially the same, however a $113.3~\text{m}^2~(1,220~\text{ft}^2)$ addition is proposed to function as an entrance lobby as shown on the conceptual site plan (Plate 3). The previously noted outdoor patio may be established as part of the development as shown on the conceptual site plan.

The subject lands are approximately 0.33 ha (0.83 ac.) in area and contain the St. James Anglican Church and attached accessory building (parish hall and gymnasium)

- Plate 1, <u>Location & Existing Zoning Map</u>, 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 in greater detail.
- Plate 3, <u>Applicant's Conceptual Site Plan</u>, shows the extent of existing versus proposed development intended on the subject lands as part of the proposal.
- Plate 4, <u>Land Use Designations & Existing Zoning</u>, illustrates the location of the subject lands relative to the existing land use policies in the Official Plan and the zoning contained in the Town's Zoning By-law.

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 <u>Planning Act</u>, 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

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COMMUNITY PLANNING

Council Date: September 9, 2019

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 located within the 'Entrepreneurial District' designation according to the Town of Ingersoll Land Use Plan in the Official Plan. The Entrepreneurial District represents a transitional area between the residentially designated lands that surround the downtown area and the Central Business District, which functions as the business and commercial core of the Town. The Entrepreneurial District area is intended to accommodate a limited range of commercial and business development opportunities through the conversion of existing residential dwellings in addition to a range of residential 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 this 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 as well as creating opportunities that may draw people to the downtown.

The Official Plan policies contained 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

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administrative centre. Accordingly, in the Central Business District the full range of commercial, office, administrative, cultural, entertainment, recreation, institutional, open space and residential uses (medium and high density residential development) are permitted.

In light of the proposal to extend the Central District Business designation to include the subject lands it is relevant to consider Section 9.3.2.4 [EXPANSIONS TO THE CENTRAL AREA SUB-DISTRICTS] which relates to the expansion to the Central Area sub-districts. These policies indicate that development will generally be permitted within existing designated areas prior to the orderly extension of the Central Area sub-districts. Any such expansion will be evaluated on the basis of the following criteria:

- The compatibility of the proposed use or development with surrounding land uses and the likely impact of the proposed development on the ability to implement planned uses in the vicinity.
- The expansion is in an orderly and progressive manner and maintains the pedestrian orientation of the Central Area.
- The availability of utilities and sewer and water facilities.
- The availability of suitable vehicular access, the potential impact of traffic from the proposed use on the road network, and the effect of the traffic on surrounding land uses; and
- The effect of the proposed expansion on environmental resources and the effect of environmental constraints.

ZONING BY-LAW

The subject property is zoned 'Minor Institutional Zone (IN1)' and 'Central Commercial Zone (CC)' in the Town's Zoning By-Law.

The IN1 zone permits a number of community based uses such as but not limited to a community centre, a daycare centre, a long term care facility (containing less than 20 beds), a place of worship, (not exceeding 650 m² (7,000 ft²)) of gross floor area, a public library and a public or private school.

The applicant is proposing to rezone the entirety of the property 'Central Commercial Zone' (CC) to enable a number of potential commercial uses in the existing building including an assembly hall (banquet hall), an eating establishment, microbrewery, studio, retail store, a business or professional office, a fitness club, along with other community based uses such as a community centre, a library and a museum. As shown on Plate 3, the applicant has also indicated the intent of building an outdoor patio that would be accessory to an eating establishment or a microbrewery.

In terms of on-site parking, the applicants have indicated in their conceptual plan that 36 parking spaces currently exist on the subject lands. As noted by the Town's Chief Building Official, based on the initial information provided by the applicant, the proposed use(s) would require 77 on-site spaces in addition to 4 accessible parking spaces.

Concerning the proposed patio, Section 5.18 of the Zoning By-law identifies provisions relating to the establishment of outdoor patios accessory to a commercial use. Specifically, Section 5.18.2 of the By-law states that:

"Any outdoor patio will be established in accordance with the following criteria:

- (a) an outdoor patio is prohibited in a required yard abutting a Residential and Institutional Zone:
- (b) an outdoor patio is prohibited with any yards abutting a street if a Residential Zone is located on the opposite side of the street; and
- (c) a terraced or rooftop patio is not permitted on any property abutting a Residential Zone."

The Chief Building Official also commented that the CC zone provisions (Section 10.2 – Side Yard Setback Adjacent to a Residential Zone) requires a minimum 5 m (16.4 ft.) setback along the west building faces to the property line. Given that these building faces are existing, the actual setback will need to be recognized in the site specific zoning by-law.

AGENCY COMMENTS

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

The <u>Town of Ingersoll Chief Administrative Officer</u> noted support of the proposal and advised that the applicant will be required to pay for cash-in-lieu of parking for deficient on-site parking. And, through the site plan review process, staff will negotiate with the applicant the issuing of parking permits in appropriate Town owned parking lots for special events. It would also be appropriate to extend the parking exempted area of the downtown to include the subject property.

The <u>Town of Ingersoll Building Department</u> noted that the square footages provided are only building area, whereas the zoning by-law parking provisions require gross floor area to be considered. Based on the areas provided the parking requirements thus far as a worst case scenario would be 77 spaces in addition to 4 accessible parking spaces. Further, details are required to establish the exact parking requirements based on the actual gross floor area of the building(s) along with the actual uses.

The proposed location for the accessible parking spaces do not meet the requirements of the Ontario Building Code (Sections 3.8.2.2 and 3.8.3.2) or Section 5.19.2.2.3 (Location of Accessible Parking Spaces) of the Town's Zoning By-law.

As per Section 5.11 of the Zoning By-law, 1 loading space is required on-site for the proposed development.

A buffer/planting strip complying with Section 5.20 of the Zoning By-law will need to be shown along the west property line where the property abuts the residential zoned properties.

Frances Street is to be considered to be the frontage of the property from a zoning perspective. Therefore, as per the Zoning By-law, the Central Commercial zone provisions require a minimum 5 m setback along the west building faces to the property line. Given that these building faces are existing, the actual setback will need to be recognized through the zoning.

The proposal is also subject to site plan approval by the Town of Ingersoll.

The <u>County of Oxford Public Works Department</u>, <u>Ingersoll Fire & Emergency Services</u>, and <u>Upper Thames River Conservation Authority</u> 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 August 12, 2019 and Notice of Public Meeting was provided to public agencies and surrounding property owners on August 19, 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 conversion of a former church into a multi-tenant commercial building. The applicant has indicated that the exterior of the church building and lands will remain substantially the same, but is proposing an approximate 113.3 m² (1,220 ft²) addition that will function as an entrance lobby to the proposed facility as well as a potential outdoor patio.

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, and 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 primary 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 reuse of the former church in the central area of Ingersoll as a multi-use commercial building promotes a mix of land uses as well as an efficient use of land and infrastructure within a settlement area. Further, the proposed use of the lands promotes commercial activity in the Town's Core Area to further aid in ensuring that this area is a focus for commercial, business and cultural activities within the community.

From an Official Plan policy perspective, it is the opinion of Planning staff that the key aspects of the application are land use compatibility with adjacent land uses and whether the expansion of the Central Business District designation represents an orderly and progressive expansion that maintains the pedestrian orientation of the Central Area, as directed in Section 9.3.2.4 of the Official Plan.

With respect to compatibility with neighbouring residential uses, Planning staff note that the building has historically functioned as a church, and as such, impacts of a use that attracts increased numbers of patrons, traffic, parking (on-site and street) and noise are long established. The applicant has indicated that the only changes to the existing building is an addition to the east side of the building that is to function as an entrance lobby along with a potential outdoor patio immediately adjacent to the proposed entrance.

In regard to potential noise resulting from the outdoor patio, Planning staff suggest that through site plan review, opportunities exist (screening/walls etc.) to ensure that the patio is designed in a manner that will internalize noise and limits the potential impact adjacent residential properties.

Based on the above, it is Planning staff's opinion that the impacts in the change of use from a community based use (church) to a commercial use on neighbouring residential properties are anticipated to be negligible. If approved, it is Planning staff's opinion that provisions should be

included in the zoning by-law that enable the development of an accessory outdoor patio as part of the development, as illustrated on Plate 3.

Concerning the expansion of the Central Business District (CBD) designation, as shown on Plate 4, staff advise that a portion of the subject lands are already zoned CC and also that additional lands to the immediate north are zoned CC that have historically functioned as commercial/business uses. While these lands are shown as being designated for Entrepreneurial District use, (pale yellow shaded area on Plate 4) according to the Official Plan, the long-standing CC Zoning more accurately reflects and implements the policies of the CBD designation. In light of this long-standing situation regarding the use and zoning of the lands, it is the opinion of this Office that the consideration of the 'intervening' lands as being within the CBD designation is appropriate.

Section 1.5 [INTERPRETATION] of the Official Plan provides guidance with respect to this matter whereby the policies state that land use designations are intended to show general land use areas except where established through a fixed boundary, such as a zoning boundary. Considering a portion of the subject property and lands to the north are zoned for and have historically functioned as part of the Town's Central Business District, in Planning staff's opinion this further justifies the interpretation of the above-noted 'intervening' area between the CBD and the subject lands.

In light of the foregoing, the redesignation of the subject lands for CBD use is considered to be an orderly and progressive expansion of Ingersoll's Central Business District land use designation. Utilities and sewers and water facilities are adequate to accommodate the proposal. The proposal is well served by arterial access, being within one block for King Street to the north and Thames Street South to the east. The proposal is also not anticipated to have any negative environmental effects.

Another aspect with the proposed development warranting consideration relates to parking to accommodate events taking place in the multi-tenant building.

The preliminary site plan provided by the applicant (Plate 3) indicates that area exists for 36 parking spaces (including 5 accessible parking spaces) on the subject lands. The Town's Chief Building Official (CBO) commented that based on the information provided, as a worst case 77 parking spaces are required on-site in addition to 4 accessible parking spaces. While parking is deficient for proposed commercial uses, it is also acknowledged that services and other functions at the church typically generated parking demands in excess of the site's capacity over the last number of years. Based on the comments provided by the CBO, the proposed use is deficient by approximately 45 on-site parking spaces.

On-street parking within the immediate vicinity of the subject lands is available along the east and west sides of Oxford Street in limited amounts. No on-street parking is permitted along either side of Oxford Street adjacent to or to the south of the subject property. On-street parking is permitted along the south side of Frances Street while no on-street parking is permitted along Earl Street to the west.

Two municipal parking lots are located within close proximity of the site that may address parking concerns to some extent. That said, the municipal parking lot on the east side of Oxford Street (opposite the subject property) is a permit only lot while the municipal lot at the northeast corner of King Street and Oxford Street, within approximately 90 m (295.3 ft.) of the subject property is a 3-hour parking lot.

The policy framework exists within the Official Plan to enable Council to establish areas where payment of cash-in-lieu of required parking may be accepted. Specifically, the policies state that where a new use in the downtown area cannot accommodate the Town's parking requirements, Council may accept cash-in-lieu where the parking can reasonably be accommodated on the street or off-site (either in municipally owned or operated lots, or on other private land).

Cash-in-Lieu of parking is a commitment by the municipality to take payment from a property owner and in return provide the agreed upon parking for the property. The Planning Act states that upon payment of the required cash-in-lieu, at the request of the property owner, the municipality would provide a certificate that could be registered on title. Also, any funds collected are put in a reserve fund to be used for the development of new parking facilities or the maintenance of existing parking facilities.

The Town's Zoning By-law also outlines an area in the downtown core that exempts non-residential uses (other than a motel or hotel) from requiring the establishment of parking spaces. The southern limit of the parking exempt area is bounded by the rear lot line of lots fronting on the south side of King Street. As a result, the subject lands are outside of the downtown parking exempt area.

The Town's CAO commented that the applicant will be required to pay for cash-in-lieu of parking for deficient on-site parking and also, that through the site plan review process, staff will negotiate with the applicant the issuing of parking permits in appropriate Town owned parking lots for special events. Further, the CAO commented that it would also be appropriate to extend the parking exempted area of the downtown to include the subject property.

The traffic study provided by the applicant evaluated potential traffic and parking issues that may arise if the renovated building was to be used as an assembly hall, a land use which could generate a considerable amount of vehicular traffic. The applicant's report concluded that the increase in traffic generated by an assembly hall can be accommodated by the existing road network, but also identified that the existing on-site parking supply is deficient and further recommended that a parking utilization survey be conducted of the surrounding area prior to site plan approval. This survey would be used to determine whether parking options exist within a short distance from the site and assist in counteracting the lack of parking onsite. And, once the parking supply and potential variations are determined, specific parking locations can be identified for the patrons of the facility. The traffic report also recommended that a full-scale transportation impact study be conducted to determine the full extent of the impacts on the surrounding road network.

In addition, site layout, access, street presence, screening, fencing and buffering will be addressed through the site plan control review process to minimize impacts on surrounding residential uses.

Aside from parking provisions the site specific by-law would also need to incorporate specific provisions relating to the listing of appropriate uses, the outdoor patio, existing setback of the building from the adjacent residential zoned lots, loading space requirements, and parking lot setbacks.

In light of the outstanding matters regarding the final determination of required/deficient parking spaces, cash-in-lieu of parking, leasing of parking spaces in Town owned parking lot, a parking utilization survey and a recommended traffic impact study to determine the extent of potential impacts on the road network in the immediate area, Planning staff recommend that the rezoning

Report No: CP 2019-271 COMMUNITY PLANNING Council Date: September 9, 2019

be deferred, until the matters regarding parking are fully addressed to Town staff's satisfaction. Further, it is the opinion of Planning staff that the proposed Official Plan Amendment application can proceed to establish the appropriate policy framework that would implement the intended development.

With a view to the foregoing, it is opinion of this Office that the proposal to amend the Official Plan to permit the reuse of a former church for commercial purposes is in-keeping with the planned function of the Central Area policies as being the focus for commercial and business activity within the Town and can be supported from a planning perspective.

Once the matter of parking has been addressed to Town staff's satisfaction, a subsequent planning report can be brought forward for Council's consideration with a site specific zoning bylaw for Council's consideration.

RECOMMENDATION

That the Council of the Town of Ingersoll <u>defer</u>, 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 address parking matters to Town staff's satisfaction.

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.

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 Sept 3/19

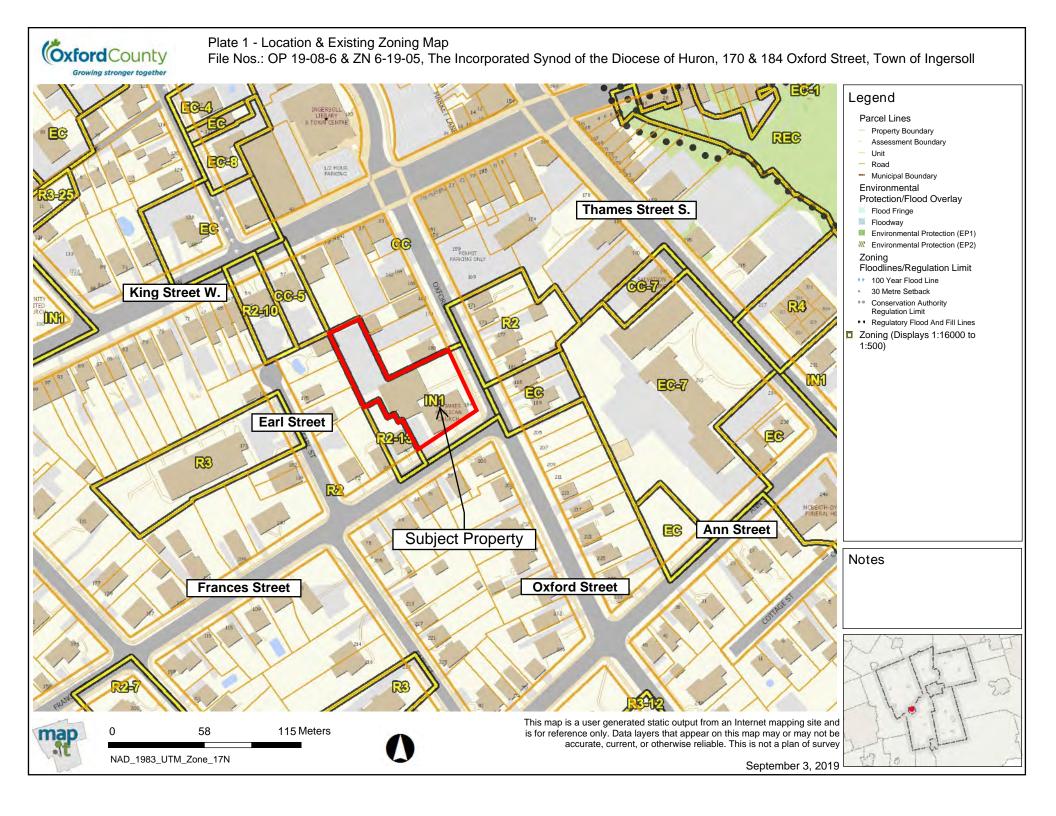
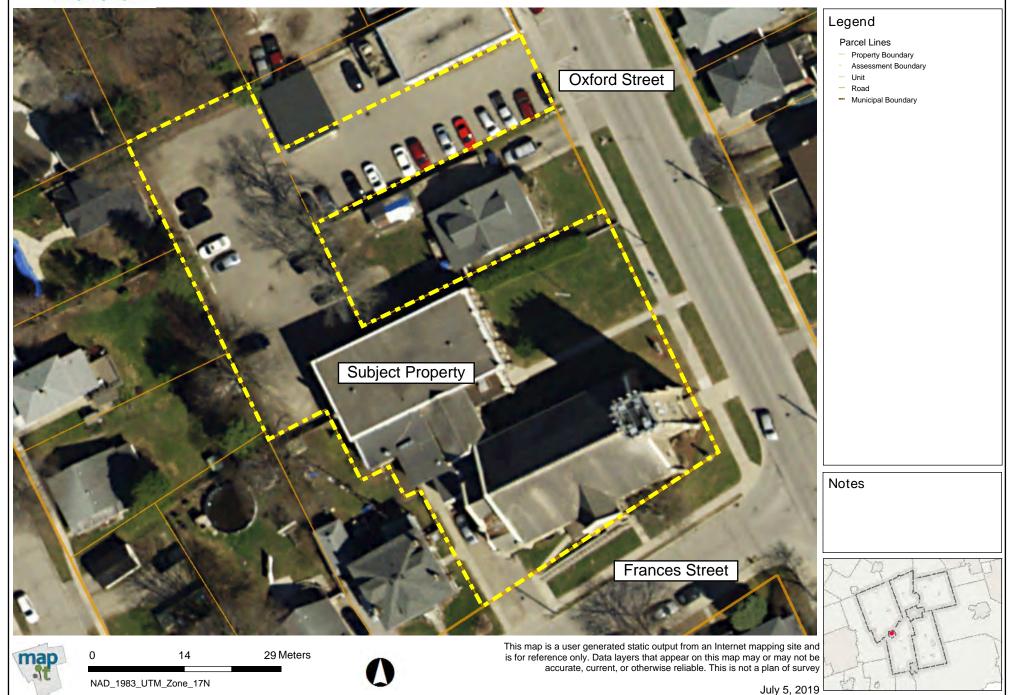
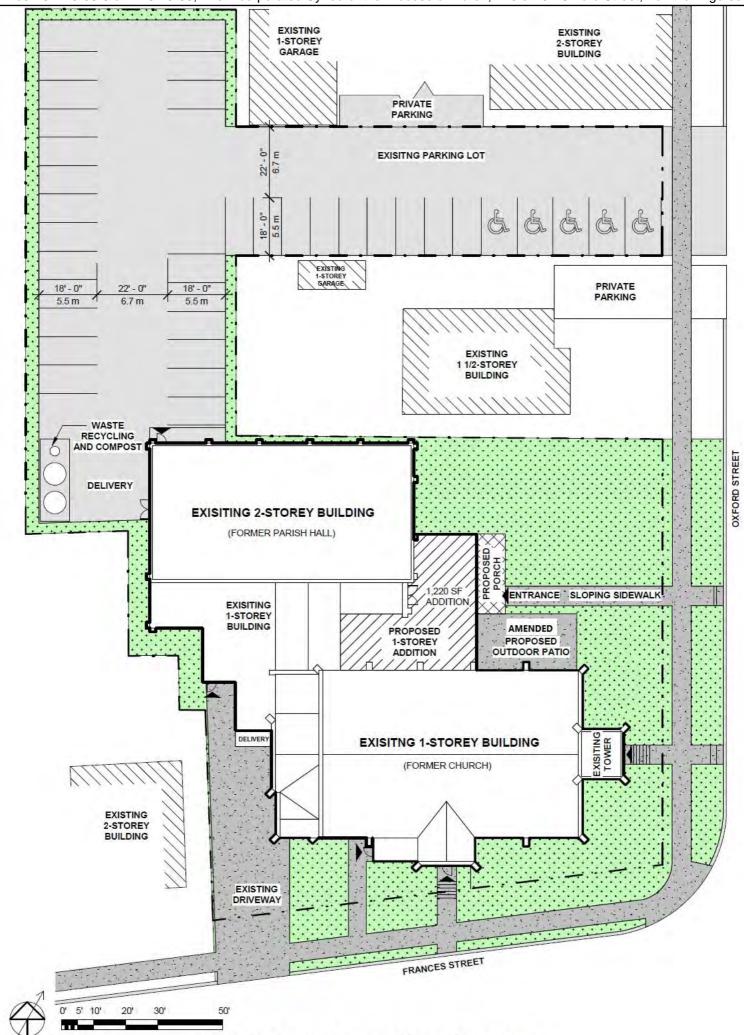




Plate 2 - Air Photo (2015)

File Nos.: OP 19-08-6 & ZN 6-19-05, The Incorporated Synod of the Diocese of Huron, 170 & 184 Oxford Street, Town of Ingersoll





Site Plan

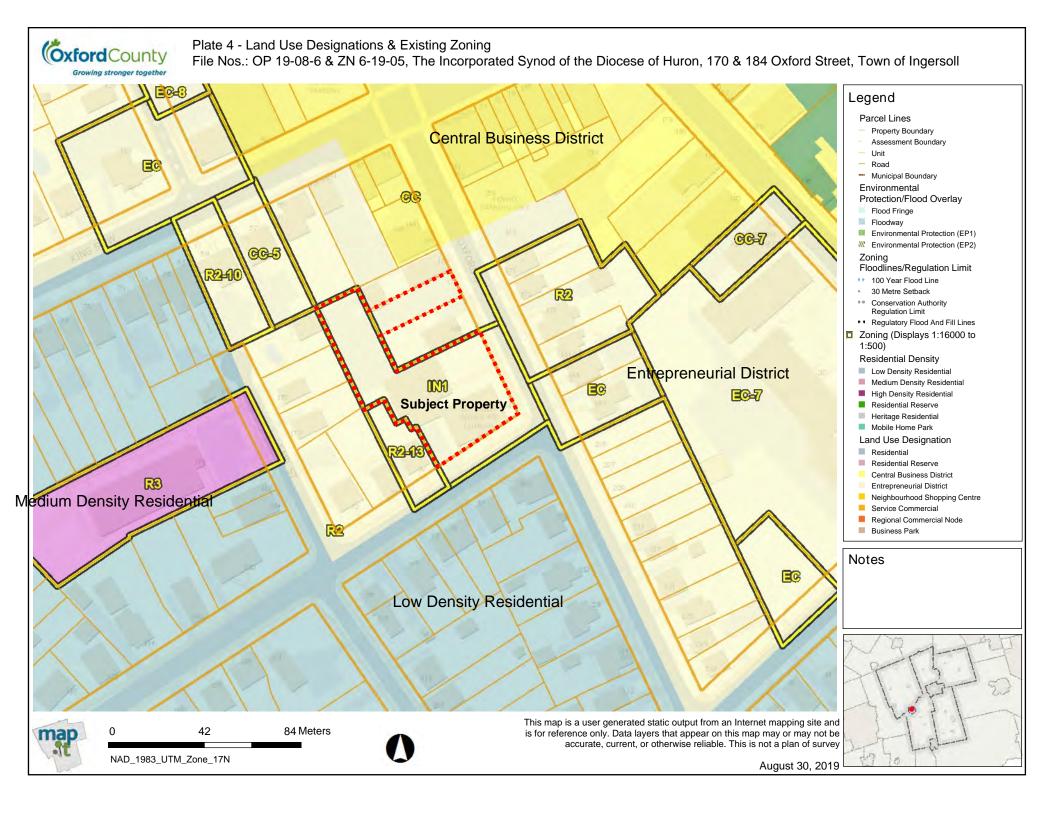
Project North

Ingersoll, Ontario

184 Oxford Street Development

60 West Street, Goderich, Ontario, N7A 2K3 www.allanavisarchitects.com

1774.00 12-June-2019



1.0 PURPOSE OF THE AMENDMENT

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

2.0 LOCATION OF LANDS AFFECTED

The subject property is described as Lots 3 and 4 and Part Lots 1A, 1, 2, 9, 10 & 11, Block 14, Plan 279, in the Town of Ingersoll. The lands are located on the northwest corner of Oxford Street and Frances Street, and are municipally known as 170 & 184 Oxford Street.

3.0 BASIS FOR THE AMENDMENT

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

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 that the expansion of the Central Business District designation is an orderly and progressive expansion that maintains the pedestrian orientation of the Central Area that does not generate significant noise, odour or significant traffic volumes and is not anticipated to impact neighbouring properties relative to the historical use.

It is noted that a portion of the subject lands are already zoned Central Commercial Zone and also that additional lands to the immediate north are zoned Central Commercial Zone that have historically functioned as commercial/business uses. While these lands are shown as being designated for Entrepreneurial District use according to the Official Plan, the long-standing CC Zoning more accurately reflects and implements the policies of the CBD designation. In light of this long-standing situation regarding the use and zoning of the lands, it is the opinion of Council that the consideration of the 'intervening' lands as being within the CBD designation is appropriate.

Council is further of the opinion that utilities and sewers and water facilities are adequate to accommodate the proposal, that the proposal is well served by arterial access, being within one block of King Street to the north and Thames Street South to the east and that the proposal is also not anticipated to have any negative environmental effects.

Accordingly, it is the opinion of Council that the reuse of the former church for commercial purposes is in-keeping with the planned function of the Central Area policies as being the focus for commercial and business activity within the Town.

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 <u>DETAILS OF THE AMENDMENT</u>

4.1 That Schedule "I-1" – Town of Ingersoll Land Use Plan, is hereby amended by changing to "Central Business District" the land use designation of those lands identified as "ITEM 1" on Schedule "A", attached hereto.

5.0 <u>IMPLEMENTATION</u>

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

6.0 <u>INTERPRETATION</u>

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

SCHEDULE "A"

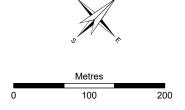
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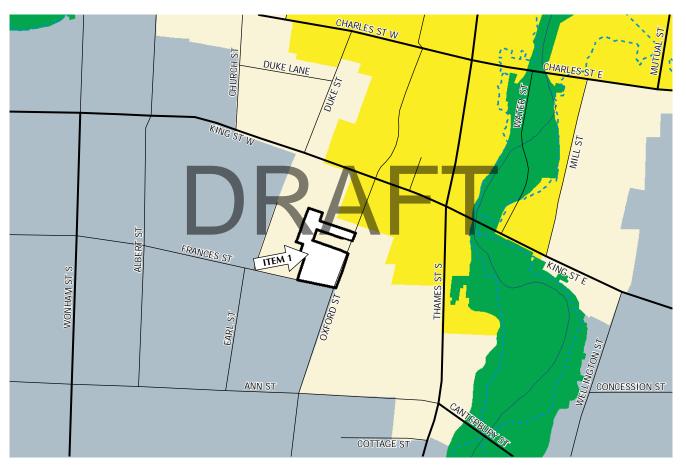
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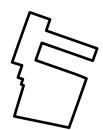
COUNTY OF OXFORD OFFICIAL PLAN

SCHEDULE "I-1"

TOWN OF INGERSOLL LAND USE PLAN







- AREA OF THIS AMENDMENT

ITEM 1 - CHANGE FROM ENTREPRENEURIAL DISTRICT TO CENTRAL BUSINESS DISTRICT



LAND USE PLAN LEGEND

Central Business District

Entrepreneurial District

Open Space

Residential

Floodline



Aggregate Ontario

Embro, Ontario (519) 301-2049

https://aggregateontario.ca

Town of Ingersoll

Mayor and Council,

I will be making a presentation to council on Sept 9th and speak to the documentation provided related to *Aggregate Ontario* and the *Aggregate Ontario Alliance*.

Some of you may have heard me speak in the past about our efforts to improve how we extract aggregate, specifically about ensuring secondary uses of aggregate properties are considered, be it: the creation of green spaces, public space, tourist attractions (see R.O.A.M Park below), As well as unique farming opportunities and other uses that can contribute to sustainable communities. We are also trying to improve standard rehabilitation practices and making efforts to protect source water and improve the sustainability of aggregate sites.

Through our travels over the past three years in and around Oxford County, it became very apparent that there is a disconnect between local government, citizens and aggregate producers. There is a considerable amount of conflict and little to no conversation. One of the reasons for this is little representation in the region from the Ontario Stone, Sand and Gravel Association, the main voice of the industry. Most of the producers in our area are not members and therefore operate almost independently. This includes Carmeuse.

We are making efforts to rectify this problem through the creation of the Aggregate Ontario Alliance and by hosting regional *Summits* were we intend to bring local government, aggregate producers and affiliates together to educate and talk about local policy and programs: such as source water protection, natural heritage, parks and green spaces, sustainability, tourism, job creation, additional sources of revenue etc, in other words, ensuring aggregate sites contribute to sustainable communities.

Aggregate Ontario has been established as a social enterprise. Revenues and profits go towards education and reducing the costs of products that should be used for improved rehabilitation of pits and quarries.

I will be specifically asking the Town of Ingersoll to put forth a resolution to become a member of the Aggregate Ontario Alliance (a cost of \$300/year available on-line) to add to the voice for improving the industry. I will also ask that the Town have representatives present at the all-day summit in Embro on November 5th. There is no cost for the first two people from each organization and a \$20 fee per additional person to cover food costs. It is important to have as many local governments represented as possible in order to help implement change.

Gavin Houston



Welcome to

Aggregate Ontario and the

Aggregate Ontario Alliance

1-(519) 301-2049

"If there is such a thing as good leadership, it is to give a good example." Ingvar Kamprad Founder of IKEA

Aggregate Ontario is an organization dedicated to helping improve the aggregate industry by providing products and services related to improving rehabilitation and the sustainability of the industry. Working with aggregate producers, local government, land owners, and affiliates, we want to ensure that the land is rehabilitated in a manner in keeping with the goals of local government and improves sustainability by: **protecting source water**, contributing to **natural heritage goals**, creating public **green spaces**, providing unique opportunities for **returning aggregate lands back to agriculture**, and ensuring that aggregate sites continue to contribute to sustainability through **tourism opportunities and job creation**.

One of the ways we can achieve these goals is by bringing everyone involved in the aggregate industry together to educate and collaborate to achieve common goals and help reduce conflict. Everyone needs to be on the same page, for example: protecting source water or, reaching the 30% Natural Heritage threshold-What is this all about and how can aggregate producers help achieve these goals?

This is why we have established the *Aggregate Ontario Alliance*, a members organization dedicated to bringing everyone together with an interest in the aggregate industry to educate, collaborate and work together to improve the industry. We provide a website, regular news and updates, and are hosting regular *Aggregate Summits* in various regions starting in November of 2019 (see https://aggregateontario.ca)

As both upper and lower tier governments own or utilize gravel pits, there is considerable opportunity to lead by example. How are Municipalities and Townships conducting their own operations in order to contribute to sustainable aggregate extraction? Are they using MTO seed mix or Native Seed Mix? Are they performing progressive rehabilitation that protects source water? How will the land contribute to sustainable communities once extraction ends? Are governments purchasing aggregate from sustainable producers?

Please visit us at aggregateontario.ca and become a member of the Aggregate Ontario Alliance.

In order to help improve the aggregate industry, lead by example and join us in making a difference.

Conflict causes instability...

Collaboration creates Sustainability!





Covering Oxford, Middlesex and Norfolk Counties

Aggregate Summit

Tuesday, November 5th,2019 Embro Recreation Centre

8:00 – reception: coffee/pastries

8:30 – introductions and opening comments

9:00 - Local Government and vision for the future

- I. Upper tier programs
 - > Future Oxford
 - > Source Water Protection
 - ➤ Natural Gas conversions (Guest speaker Murray)
- II. Lower tier programs

- **➤** Guest speaker (Mayor Ryan)
- III. Provincial/Federal Programs
 - > Tax incentives
 - > Carbon reduction

10:00 – Coffee break 10:15 – Collaborators

➤ Aggregate Ontario, Stewardship Oxford, Ducks Unlimited (Guest speaker), SOFE Initiative, Carolinian Canada (Guest Speaker), County/Township, Nature Conservancy (Guest speaker), OMAFRA, TOARC/OSSGA (?), Gravel Watch, Lions Club, 4H Ontario and many more

11:30 – Q and A – open discussions

12:00 - Lunch

1:00 – Rehabilitation (Aggregate Ontario)

- > Definition and Divergence explained
- **➤** Simple changes/Recent changes better outcome
- > Options for producer/landowner
- > Assistance
- > Secondary uses
- > Incentives

4:00 - Conservation Agreements/Easements and taxes

4:30 – Q and A – open discussions

End – (distribution of contact information)

A complete and detailed itinerary will be provided prior to the actual event.



Why the little things matter.

Some perspective on rehabilitation



In 2018 I brought milk weed seeds with me everywhere I went. I started out with about 500,000 seeds and would toss out a hundred or so here and there whenever I found a suitable place. Entrances to gravel pits I was visiting was a preferred spot and places with MTO grass mixes as well. In the fall I got another 500,000 and dispersed them from Niagara to Goderich, wherever I was traveling, no plan, just casually as I went about my day. No one was aware. As MTO seed mix has been the standard for rehabilitation for a long time, for highway jobs and rehabilitation of pits and quarries, it does little to help the environment and appease conservation-minded people. So what difference can adding a little extra seed make?

It is common knowledge that the Monarch Butterfly is in trouble. This butterfly migrates to places like California and Mexico every fall and returns in the spring just like many birds, but its numbers are dwindling. Why? Mainly due to loss of habitat, that being the common Milk Weed. The Monarch *ONLY* lays its eggs on the milkweed plant. No milkweed, no Monarch. But here is the part that many people don't know and what will give a little perspective as to why small changes to rehabilitation can make such a huge difference.

When a female Monarch returns in the spring, it will lay, on average, 400 eggs, one egg per milkweed as it travels along, after which it will die. The egg hatches into a caterpillar and, after a few weeks, morphs into a butterfly that will lay 400 eggs on 400 milkweed plants. This cycle continues until the fall. The last batch of Monarchs to hatch in the fall are the ones that migrate to the south to over-winter. Each year we get 4 batches of butterflies and a migratory set that survives the winter to start the process over each spring.

At a driveway approach I dropped a few seeds last fall and there are ten milkweeds growing there now where there was just grass before. In June when I checked, there were 10 caterpillars munching away on the leaves. Odds are only one of the ten will survive to become a butterfly and lay eggs, but that means 400 new caterpillars. Of those 400, only 40 (10%) will survive and only half will be females. That means 20 butterflies laying 400 eggs. That's 8,000 eggs of which 800 will survive and if half are females,



Actual picture of the ten plants



that's 160,000 eggs! (400x400). If 10 percent survive, that's 16,000 butterflies of which half are female laying 400 eggs which means **3,200,000** eggs. The survivors will be the ones to migrate and return in the spring and start the cycle all over again.

A handful of seeds. Ten plants. One survivor to 3,200,000 eggs in one summer.

And I planted a million seeds!

Now this is rather simplistic. Not all plants will get eggs on them and survival of the caterpillars and butterflies is far from guaranteed, especially for the ones that migrate. One storm at the wrong time can decimate the entire years population. But...

For the cost of a single tandem of gravel per acre, the difference in the type of rehabilitation being performed can

be significant. It can go a long way to improving not only the environment, but company image and the relationship with those opposed to aggregate extraction.

Thank you to Bryan Smith of Gravel Watch for his contribution of milkweed seeds last fall.

Little things matter, if you put it in perspective.





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		

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







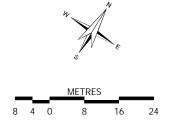
Growing stronger together

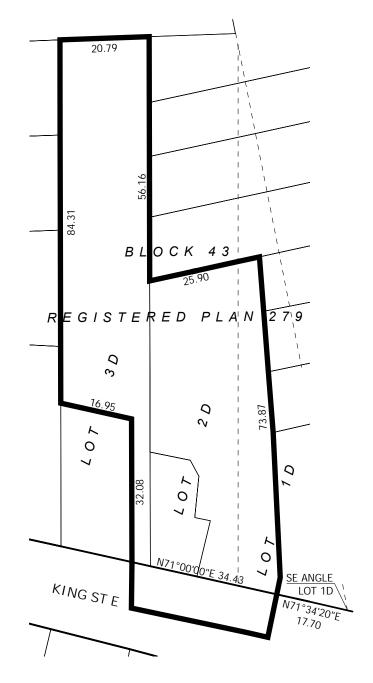
SCHEDULE "A"

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



Growing stronger together

THIS IS SCHEDULE "A	" T(
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BY-LAW No. 19-5064, PASSED

THE ___ DAY OF ____ 2019

MAYOR

CLERK



Corporation of the Town of Ingersoll By-Law 19-5066

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 'R2-24' the zone symbol of the lands so designated 'R2-24' on Schedule "A" attached hereto.
- 2. That Section 7.3 to By-law 04-4160, as amended, is hereby amended by adding the following subsection at the end thereof.
 - "7.3.24 LOCATION: LOTS 1, 2 & 12, BLOCK 96, PLAN 279, BELL STREET, R2-24
 - 7.3.24.1 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any R2-24 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:
 - a duplex dwelling;
 - a *home occupation*, in accordance with the provisions of Section 5.10; a *semi-detached dwelling*;
 - 7.3.24.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R2-24 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* except in accordance with the following provisions:
 - 7.3.24.2.1 Exterior Side Yard

Minimum

2 m (6.56 ft.)

7.3.24.2.2 That all provisions of the R2 Zone in Section 7.2 of 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 this 9th day of September, 2019.

READ a third time and finally passed this 9th day of September, 2019.

Mayor	 	
Ted Comiskey		
Clerk		 -
Michael Graves		

TOWN OF INGERSOLL

BY-LAW NUMBER 19-5066

EXPLANATORY NOTE

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

The Town of Ingersoll, after conducting the public hearing necessary to consider the Zone Change application, adopted the amending By-law Number 19-5066. The public hearing was held on June 18, 2019.

Any person wishing further information relative to Zoning By-Law Number 19-5066 may contact the undersigned.

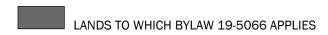
Michael Graves, CMO Clerk Town of Ingersoll 130 Oxford Street, 2nd Floor Ingersoll, Ontario N5C 2V5

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

File: ZN 6-19-01 Report No: 2019-167

KEY MAP



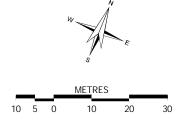


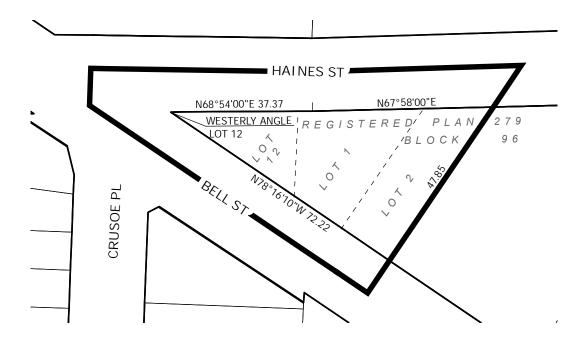


SCHEDULE "A"

TO BY-LAW No. 19-5066

LOTS 1, 2 AND 12, BLOCK 96, REGISTERED PLAN 279
TOWN OF INGERSOLL





	AREA OF ZONE CHANGE TO R2-24
NOTE:	ALL DIMENSIONS IN METRES
-	ford County Growing stronger together
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THIS IS SCHEDULE "A" TO
BY-LAW No. 19-5066, PASSED
THE, 2019
MAYOR
CLERK



Corporation of the Town of Ingersoll By-Law 19-5067

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.

AND WHEREAS Sections 39 (1) and (2) of the Planning Act, R.S.O. 1990, as amended allows for the passing of by-laws to authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited by the by-law.

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 "CC-10(T)" the zone symbol of the lands so designated "CC-10(T)" on Schedule "A" attached hereto.
- 2. That Section 10.3 to By-Law Number 04-4160, as amended is hereby amended by adding the following subsection at the end thereof.
 - "10.3.10 LOCATION: 31 THAMES STREET SOUTH, CC-10(T)
 - 10.3.10.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any CC-10(T) Zone *use* any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except for the following:
 - all *uses* permitted in Section 10.1 to this By-law; a modular home manufacturing business
 - 10.3.10.2 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any CC-10(T) zone *use* any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:
 - 10.3.10.2.1 Time Period for a Modular Home Manufacturing Business:
 - 10.3.10.2.2 Maximum September 9, 2019 to September 9, 2020
 - 10.3.10.2.3 Outside Storage associated with a Modular Home Manufacturing Business:

Not permitted

- 10.3.10.2.4 That all the provisions of the CC Zone in Section 10.2 to By-Law Number 04-4160, as amended, shall apply, and further that all other provisions of By-Law Number 04-4160, 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.
- 4. This By-law shall expire within one year of the date of passing and shall cease to have force and effect, unless renewed by Council of the Corporation of the Town of Ingersoll.

READ a first and second time this 9th day of September, 2019.

READ a third time and finally passed this 9th day of September, 2019.

Mayor	· · · · · · · · · · · · · · · · · · ·	
Ted Comiskey		
Clerk		
Michael Graves		

TOWN OF INGERSOLL

BY-LAW NUMBER 19-5067

EXPLANATORY NOTE

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

The Town of Ingersoll, after conducting the public hearing necessary to consider the Zone Change application, adopted the amending By-law Number 19-5067. The public hearing was held on September 9, 2019.

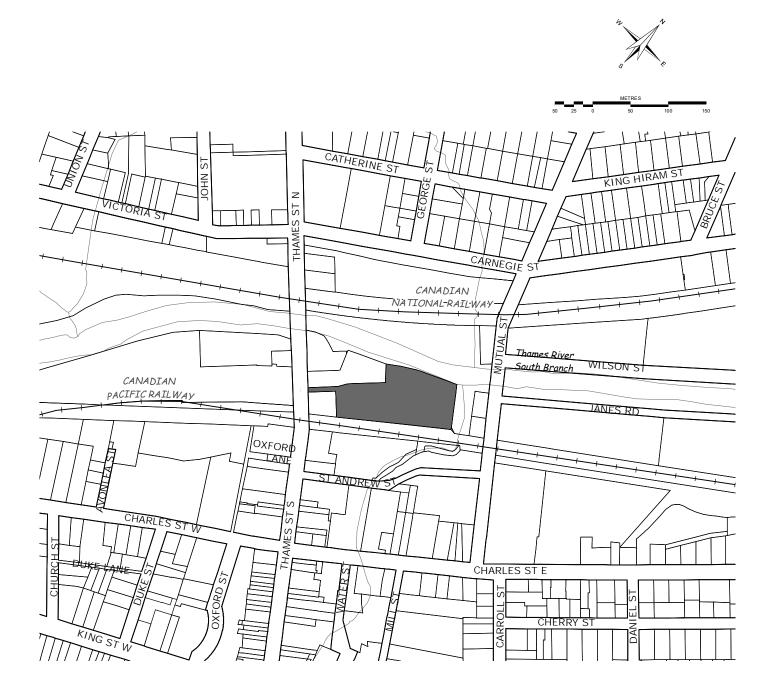
Any person wishing further information relative to Zoning By-Law Number 19-5067 may contact the undersigned.

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 6-19-06 Report No: 2019-276

KEY MAP







SCHEDULE "A"

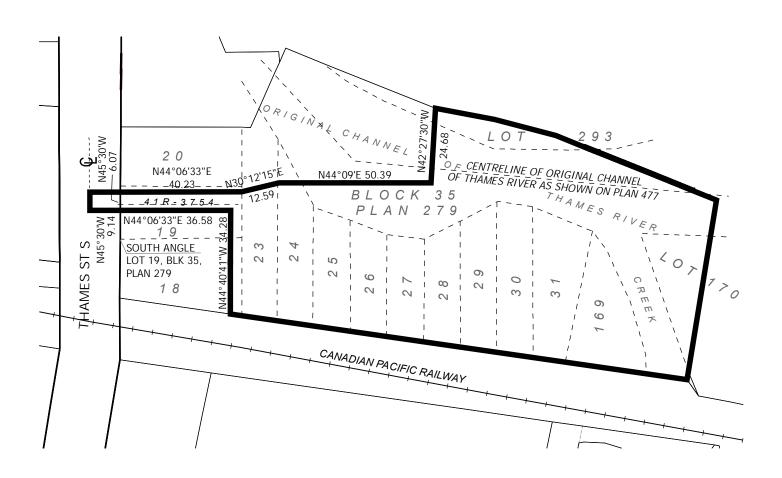
TO BY-LAW No. 19-5067



LOTS 27-31,169 AND PT LOTS 18-20, 23-26, 170, 293
AND PT CREEK, BETWEEN LOTS 169 AND 170, BLOCK 35, PLAN 279
AND PT OF ORIGINAL CHANNEL OF THAMES RIVER,
AS SHOWN ON PLAN 477 (WEST OXFORD)

METRES 10 5 0 10 20 30

TOWN OF INGERSOLL



AREA OF ZONE CHANGE TO CC-10(T)

TO BY-LAW No. 19-5067, PASSED

NOTE: ALL DIMENSIONS IN METRES

THE _____ DAY OF ______, 2019

CoxfordCounty

Growing stronger together

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THIS IS SCHEDULE "A"

TO BY-LAW No. 19-5067, PASSED

THE _____ DAY OF ______, 2019

MAYOR

CLERK



Corporation of the Town of Ingersoll By-law 19-5068

A by-law to amend by-law 18-5001 fees or charges for certain Town services

WHEREAS Section 391 (1) of the Municipal Act, 2001, S.O. 2001, c. 25, as amended, authorizes a municipality of local board to pass by-laws impose fees or charges on persons;

AND WHEREAS Section 398(1) of the Municipal Act, 2001, S.O. 2001, c. 25, as amended, allows for the fees and charges imposed on a person to be constituted as a debt of the person to the municipality;

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

- (1) That attached fees and charges as set out in Schedule "A" to this by-law shall apply and may be amended from time to time as deemed necessary by Council.
- (2) That the parks and recreation portion of by-law 18-5001 be amended by substituting Schedule "A" to this by-law
- (3) That Schedule "A" to this by-law will be subject to the Harmonized Sales Tax (H.S.T.), where applicable.
- (4) That fees and charges may be adjusted annually on January 1 of each year, without amendment to this by-law, in accordance with the Statistics Canada Consumer Price Index (All-items) for October of the prior year, where feasible.
- (5) That in those instances where the fee is not adjusted by the Consumer Price Index in one year, the cumulative adjustment for past years may be made in future years, as approved by Council.
- (6) That this by-law be effective on the date of passing and that the fees be effective as indicated in Schedule "A".

READ a first and second time in Open Council this 9th day of September 2019.

READ a third time and passed in Open Council this 9th day of September 2019.

Edward (Ted) Comiskey, Mayo
Michael Graves, Cler

SCHEDULE "A" The Corporation of the Town of Ingersoll 2019 Fees and Charges

Effective Date

April 1 2019

- * Rates may be adjusted annually based on the CPI
 ** If no effective date is provided than this fee is effective on the day this by-law is passed
- *** Applicable taxes apply. The Town reserves the right to review HST applicability for any regulatory changes.

Decembra of Comitee	Unit of Moos:	2018 Fee Before	2019 Fee	Subject	Incress
Description of Service	Unit of Measure	Taxes	Before Taxes	to HST	Increase
	Parks	& Recreation			
Facility Rentals					
Arena					
Ice Rental *					
Prime Time – Adult	per hour	\$163.72	\$163.72	Yes	0.00%
Non-Prime Time – Adult	per hour	\$110.62	\$110.62	Yes	0.00%
Minor Sports Prime Time	per hour	\$125.66	\$125.66	Yes	0.00%
Minor Sports Non-Prime Time	per hour	\$84.07	\$84.07	Yes	0.00%
Arena Floor - Summer Months *					
Sunday to Thursday	per date	\$508.85	\$508.85	Yes	0.00%
Friday and Saturday	per date	\$752.21	\$752.21	Yes	0.00%
Hourly	per hour	\$48.67	\$48.67	Yes	0.00%
Auditorium *					
Daily Rate					
Sunday to Thursday	daily rate	\$234.51	\$234.51	Yes	0.00%
Friday and Saturday	daily rayte	\$442.48	\$442.48	Yes	0.00%
After 2am additional charge	flat rate, 1 time fee	\$35.40	\$35.40	Yes	0.00%
Hourly rate	per hour	\$44.25	\$44.25	Yes	0.00%
Hourly rate - User Group/Service	per hour	# 22.42	600.40	Yes	0.000/
Club	per nour	\$22.12	\$22.12	res	0.00%
Minor Sports and Service Clubs eliq reduction	•		torium (where Lid		ot attached) Rate
Minor Hockey	per ice season	\$530.97	\$530.97	Yes	0.00%
West Oxford Inferno	per ice season	\$221.24	\$221.24	Yes	0.00%
	Remo	oved ticket ice			
Admissions					
Public Skate *					
Youth	per visit	\$3.50	\$3.50	No	0.00%
Student/Senior	per visit	\$3.54	\$3.54	Yes	0.00%
Adult	per visit	\$3.98	\$3.98	Yes	0.00%
Family	per visit	\$8.85	\$8.85	Yes	0.00%
Parents & Tots	per visit	\$3.98	\$3.98	Yes	0.00%
Other Skates *					
Shinny	per visit	\$6.19	\$6.19	Yes	0.00%
Huff and Puff	per visit	\$4.42	\$4.42	Yes	0.00%

Description of Service	Unit of Measure	2018 Fee Before Taxes	2019 Fee Before Taxes	Subject to HST	Increase
	VPCC Memb	erships & Other Fe	es		
Multi-Purpose Room *					
	Removed Full Mult	tipurpose Room Rei	ntal Rate		
Fitness Room	per day	\$130.97		Yes	0%
Fitness Room	per hour	\$26.55		Yes	0%
VPCC Meeting Room *					
Per hour	per hour	\$26.55	\$26.55	Yes	0.00%
Per day	per day	\$130.97	\$130.97	Yes	0.00%
VPCC Board Room *					
Weekday or evening	per day	\$66.37	\$66.37	Yes	0.00%
Weekday or evening	per hour	\$13.27	\$13.27	Yes	0.00%
Weekend	per day	\$132.74	\$132.74	Yes	0.00%
Weekend	per hour	\$26.55	\$26.55	Yes	0.00%
	Remove	d Gym Equipment			
Staff Time Charge	per one staff		\$26.55	Yes	0.00%
Projector Rental	per hour		\$30.09	Yes	0.00%
Pool Rental *					
Private (1 guard included)	per hour	\$95.58	\$110.00	Yes	New
Private (2 guards included)	per hour	\$121.24	\$133.00	Yes	New
Private (3 guards included)	per hour	\$141.59	\$155.00	Yes	New
User Group/Service Club (1 guard)	per hour	\$58.41	\$61.98	Yes	New
Swim Team - Full Pool	per hour		\$58.41	Yes	New
Swim Team - Per Lane	per hour		\$14.60	Yes	New
All rentals extra guard	per hour	\$16.81	\$18.20	Yes	New
Schools (up to 38 students)(2 guards) per student		To be negotiated as per reciprocal agreement	To be negotiated as per reciprocal agreement	No	0.00%
Pool Admissions *					
Youth	per visit	\$3.50	\$3.50	No	0.00%
Teen/Senior	per visit	\$3.54	\$3.54	Yes	0.00%
Adult	per visit	\$3.98	\$3.98	Yes	0.00%
Family	per visit	\$8.85	\$8.85	Yes	0.00%
Kids 2 and under	per visit	FREE	FREE		
Drop In Programs *					
Visit Pass	per visit	\$7.08	\$7.08	Yes	0.00%
Visit Pass Senior	per visit	\$6.19	\$6.19	Yes	0.00%
Visit Pass Youth	per visit	\$6.00		No	0.00%
Drop in Youth Programs *	İ				
·	Remo	ved Flick N Dip			
Friday Night Fun - Member	per visit		\$4.00	No	0.00%
Friday Night Fun - Non Member	per visit		\$6.00	No	0.00%
	Removed	d Pre Teen Dances			

Description of Service	Unit of Measure	2018 Fee Before Taxes	2019 Fee Before Taxes	Subject to HST	Increase
Programs *					
1 hr. youth or preschool	per class	\$5.50	\$5.50	No	0.00%
1 Hr Youth or Preschool Member	per class		\$2.25	No	0.00%
1 Hr Youth or Preschool Non Member	per class		\$5.50	No	0.00%
Adult Seasonal programs	per class	\$5.75	\$5.75	Yes	0.00%
Time for Tot's	per class	\$13.00	\$13.00	No	0.00%
Time for Tots Non Members	per class		\$13.00	No	0.00%
Time for Tots - Member	per class		\$6.50	No	0.00%
KinderKids Non Member	per class		\$11.00	No	New
KinderKids - Members	per class		\$5.50	-	New
Kinder Prep Non Member	per class		\$13.00		New
Kinder Prep Members	per class		\$6.50	-	New
Kilider Prep Members	per class		Фб.50	NO	New
Baby Sitting Course - Member	per course		\$0.00	No	New
Baby Sitting Course - Non Member	per course		\$0.00	No	New
Babysitting Course Book	per book		\$9.50	Yes	0.00%
Stranger Smarts - Member	per course		\$15.00	No	New
Stranger Smarts - Non Member	per course		\$20.00	No	New
Stranger Smarts book	per book		\$5.00	Yes	0.00%
Home Alone Course - Member	per course		\$35.00	No	New
Home Alone Course - Non Member	per course		\$40.00	No	New
Home Alone Course Book	per book		\$7.75	Yes	0.00%
	Remove	d Old Camp Rates			
Day Camp - Member	per day		\$35.00	No	New
Day Camp - Member	per week		\$140.00		New
Day Camp - Non Member	per week		\$40.00		New
Day Camp - Non Member	per day per week		\$40.00 \$150.00		New
Extended Care AM	per week	\$15.00		No	0.00%
Extended Care AM	per day	ψ13.00	\$2.00	No	0.00%
Extended Care PM	per week	\$10.00	,	No	0.00%
Extended Care PM	per day	Ψ10.00	\$3.00	No	0.00%
Day Camp trips	per trip	\$20.00	,	No	0.00%
Tennis Lessons 1/2 hr lesson	per lesson	\$5.00		No	0.00%
Tennis Lessons 1 hr lesson	per lesson	\$3.00 \$10.00	,	No	0.00%
Tennis Camp	per day	\$110.00	\$110.00	No	0.00%
Coed Ball	per team	\$450.00	\$398.30	Yes	0.00%
Ladies Basketball	per season	Ψ-30.00	\$26.55		New
Men's Basketball	per season	\$130.00		Yes	0.00%
Drop in Volleyball (recreational &	23. 0000011	,	,		
competitive)	per season	26.55	26.55	Yes	0.00%

2018 Fee Before 2019 Fee Subject					
Description of Service	Unit of Measure	Taxes	Before Taxes	to HST	Increase
Swim Lessons - 1/2 hr lesson	per lesson	\$6.25			New
Swim Lessons - 1 hr. lesson	per lesson	\$7.25		No	
Swmming Lessons Members	per lesson	ψ1.20	\$3.13	No	
Swimming Lessons Non Membes	per lesson		\$6.25	No	
Adult swim lessons	per lesson	\$6.25			New
Private Lessons	per lesson	\$20.00	• • • •	No	
Bronze Star	per course	\$74.00		No	
Bronze Medallion	per course	\$128.32			New
Bronze Cross	per course	\$137.17	\$137.17		New
Lifesaving Assistant instructor	per course	\$100.00		Yes	
Lifesaving Assistant instructor	per course	ψ100.00	ψ100.00	163	
instructor	per course	\$150.00	\$150.00	Yes	0.00%
Lifesaving Instructor	per course		\$150.00	Yes	New
Instructor Recertification	per course	\$49.56		Yes	
National Lifeguard Service	per course	\$221.24	,		New
NLS Recertification	per course	\$49.56			New
Lifesaving First Aid Course	per course	\$ 10.00	\$110.61		New
Lifesaving First Aid Recert	per course		\$75.22		New
Synchro Club	per lesson	\$7.25		No	
Pool Parties *	por 1000011	Ψ1.20	Ψ1.23	110	0.0070
1 doi 1 di des					
	Removed Old	d Pool Party Packag	es		
Zumba Party	per party		\$170.00	No	New
Group Games	per party		\$170.00	No	New
Pool Party	per party		\$170.00	No	New
Miscellaneous Fees					
Program Cancellation	per cancellation	\$20.00	\$20.00	No	0.00%
N.S.F. cheque	per cheque	\$25.00		No	0.00%
Post-dated cheques	per cheque	\$20.00	\$20.00	No	0.00%
·			, , , , , ,		
	Removed O	<mark>ld Memberhsip Rate</mark>	s		
Community Services Memberships*					
NEW*					
1 person household	per month		\$37.61		New
2 person household	per month		\$53.10		New
3 person household	per month		\$61.95		New
4 person household	per month		\$70.80	Yes	New
5+ person household	per person/per month		\$17.70	Yes	New
Senior/Student 1 person household	per month		\$28.76	Yes	New
Senior/Student 2 person household	per month		\$48.67	Yes	New

Description of Service	Unit of Measure	2018 Fee Before Taxes	2019 Fee Before Taxes	Subject to HST	Increase	
Personal Training – Member *		Taxes	Deloie Taxes	เบทจา		
1/2 hour session	per session	\$26.55	\$26.55	Yes		0.00%
5- ½ hour sessions	per package	\$125.00			New	0.0070
1 hr. session	per session	\$35.40			New	
5 -1hr. sessions	per package	\$150.00	•		New	
10 -1 hr. sessions	per package	\$250.00			New	
Personal Training - Non-Member *	рег раскаде	Ψ230.00	Ψ203.20	163	INCM	
1 hr. Session	per session	\$44.25	\$44.25	Yes		0.00%
5 - 1hr. Sessions	per package	\$205.00	• -		New	0.0070
10 - 1 hr. Sessions	per package	\$360.00	•		New	
Advertising *	per package	φ300.00	\$442.50	162	ivew	
Arena – rink boards	nor voor	\$398.23	\$398.23	Yes		0.00%
Arena – 4 x 8 wall ads	per year		·	Yes		0.00%
	per year	\$243.36	·			0.00%
Arena – 4 x 4 wall ads	per year	\$132.74		Yes		
VPCC 2 x 2 wall ads	per year	\$221.24	\$221.24	Yes		0.00%
Main Vic 2 sided sign, visible from ball diamond & parking lot	per year	\$243.36	\$243.36	Yes		0.00%
Fusion Skate park 4 x 8	per year	\$243.36	\$243.36	Yes		0.00%
GE #1 Only sold once Main Vic is sold out 4 x 8	per year	\$132.74	132.74	Yes		0.00%
out 4 x 6		Parks			_	
One time diamond rental with lights	per HOUR	\$48.67	\$48.67	Yes		0.00%
One time diamond rental without lights		\$39.82		Yes		0.00%
Extra Diamond Dragging	per rental	ψ33.02	\$50.00		New	0.0070
Minor Soccer	per player	\$5.00		Yes		0.00%
Centennial Park – Camping	per player	\$3.00 \$14.60	,	Yes		0.00%
Festival of Lights	per SEASON	\$14.00 \$26.55				0.00%
1 estivat of Lights	per 3LA30N	Ψ20.55	Ψ20.00	163		0.00 /6
	REM	MOVE STAGE				
Picnic tables – non-profit *	per table	\$5.31	\$5.31	Yes		0.00%
Picnic tables – private*	per table	\$8.85	\$8.85	Yes		0.00%
Tables/chairs & portable fencing – nor	Flat Delivery Fee	\$22.12	\$40.00	Voc	New	
profit *	riat Delivery Fee	ΦΖΖ. 1 Ζ	\$40.00	res	ivew	
Parks Staff Service Time	per hour		\$20.00	Yes	New	
Tables/chairs & portable fencing –	Flat Delivery Fee	\$44.25	\$100.00	Vos	New	
private*	_	•	ψ100.00	163	.40 **	
	Fusion T	echnology Centre				
Gym Rental *						
Weekday or Evening	per day	\$130.09	\$361.04	Yes	New	
Weekday or Evening	per hour	\$45.13	\$45.13	Yes		0.00%

Removed Redundent Rates

Description of Service	Unit of Measure	2018 Fee Before Taxes	2019 Fee Before Taxes	Subject to HST	Incr	ease
Lounge Rental *						
Weekday, evening and weekend	per day	\$130.09	\$244.26	Yes	New	
Weekday, evening and weekend	per hour	\$40.71	\$40.71	Yes		0.00%
Art Room Rental *						
Weekday, evening and weekend	per day	\$75.22	\$90.24	Yes	New	
Weekday, evening and weekend	per hour	\$15.04	\$15.04	Yes		0.00%
Conference Room A						
Weekday, evening and weekend	per day	\$75.22	\$180.54	Yes	New	
Weekday, evening and weekend	per hour	\$20.35	\$30.09	Yes	New	
Youth Technology Centre (The "YTLC")*						
Weekday, evening and weekend	per day	\$120.35	\$180.54	Yes	New	
Weekday, evening and weekend	per hour	\$30.09	\$30.09	Yes		0.00%
Imac Lab *						
Weekday, evening and weekend	per day	\$100.84	\$180.54	Yes		0.00%
Weekday, evening and weekend	per hour	\$20.35	\$30.09	Yes		0.00%
Conference Room B						
Weekday or Evening	per day	\$66.37	\$66.37	Yes		0.00%
Weekday or Evening	per hour	\$13.27	\$13.27	Yes		0.00%
Weekend	per day	\$186.73	\$186.73	Yes		0.00%
Weekend	per hour	\$28.32	\$28.32	Yes		0.00%
Kitchen *						
Weekday, evening and weekend	per day	\$150.44	\$150.44	Yes		0.00%
Weekday, evening and weekend	per hour	\$35.40	\$35.40	Yes		0.00%
	Remov	red Radio Booth				
PROGRAMS *						
Yearly Membership fee age 12-14	per child	\$5.00	\$5.00	No		0.00%
Yearly Membership fee age 15-18	per child	\$4.42	\$4.42	Yes		0.00%
Replacement Card	per card Removed Nu	\$1.76 trition Prepared Mea		Yes	New	
Fee for Service Programs Member	per class		\$2.25	No	New	
Fee for Service Programs Non Member	per class		\$5.50	No	New	
Cooking / baking Class	per class		\$7.00	No	New	
Staff prep time	per hour	\$26.55	\$26.55	Yes		0.00%
Staff program time	per hour	\$26.55	\$26.55	Yes		0.00%

Removed Senior Camp Rates - same as VPCC Camp Rates

Description of Service	Unit of Measure	2018 Fee Before Taxes	2019 Fee Before Taxes	Subject to HST	Increase	
Birthday Parties - based on 10 participants, birthday cake, chips, and balloons included						
Art Birthday party – includes art activity and 1 staff member, plus time in party room.	per party		\$170.00	No	New	
Gym Birthday party – includes sports activities and 1 staff member, plus time	per party		\$170.00	No	New	
in party room. Technology Birthday party – includes technology activity (multimedia, gaming tournaments, etc.) and 1 staff member, plus time in party room.	per party		\$170.00	No	New	
Cooking Birthday party – includes cooking activities and 1 staff member, plus time in party room.	per party		\$170.00	No	New	
Multi Media Services *						
AV Equipment External Rental * Sound System Rental: One 12-channel compack mixer, two speakers, and one wired microphone are included in the rental package						
1 Day	1 day rate	\$110.62	\$200.00	Yes	New	
	Remove 2 ar	nd 3 Day Rental Rate	es			
Sound technician - hourly	per hour	\$40.71	\$40.71	Yes	0.00	0%
Staff Hours - Additional to service	per hour		\$26.55	Yes	New	
Photographer (4 hour)	per rental		\$80.00		New	
Videographer (4 hours)	per rental		\$80.00	Yes	New	
Editing Service	per hour		\$26.55	Yes	New	
Set up, delivery and take down	per hour	\$40.71	\$40.71	Yes		
Microphone, Sennheiser freeport *wireless handheld microphone						201
1 Day	1 day rate	\$30.09	\$30.09	Yes	0.00	J%
	Remove 2 ar	nd 3 Day Rental Rate	es			
Microphone, Sennheiser freeport *wireless lapel microphone 1 Day	1 day rate	\$30.09	\$30.09	Yes	0.00	0%
	Remove 2 ar	nd 3 Day Rental Rate	es			
Optoma EP758 DLP Projector *						
1 Day	1 day rate	\$85.84	\$85.84	Yes	0.00	0%
	Remove 2 ar	nd 3 Day Rental Rate	es			
Set up, delivery and take down fee applies to rentals without sound technician each way	flat rate	\$40.71	\$40.71	Yes	0.00	0%

Description of Service	Unit of Measure	2018 Fee Before Taxes	2019 Fee Before Taxes	Subject to HST	Increase
	Removed Sound E	Equipment External	Rental *		
Digital Recording & Audio Recording * Recording					
Five hours or less	per hour	\$65.49			New
Six - Fifteen hours	per hour	\$45.13	\$35.00		New
16 - 31 hours	per hour		\$30.00	Yes	New
32 + mores	per hour		\$25.00	Yes	New
	Removed	Mixing or Mastering			
Conference Room C					
Weekday or Evening	per hour		\$13.27	Yes	New
Weekday or Evening	per day		\$66.37	Yes	New
Weekend	per hour		\$28.32	Yes	New
Weekend	per day		\$186.73	Yes	New
Fusion Program Space					
Weekday or Evening	per hour		\$13.27		New
Weekday or Evening	per day		\$66.37		New
Weekend	per hour		\$28.32	Yes	New
Weekend	per day		\$186.73	Yes	New



Corporation of the Town of Ingersoll By-Law 19-5069

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 26 and on September 9, 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 26, 2019, are hereby adopted.
- 2. **THAT** all actions and proceedings of the Council of The Corporation of the Town of Ingersoll at the meeting held on September 9, 2019, are hereby adopted.
- 3. **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.
- 4. **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.
- 5. **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.
- 6. **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 9th day of September, 2019.

READ a third time in Open Council and passed this 9th day of September 2019.

Edward (Ted) C	omiskey,	May
 	Michae	el Graves	, CI



Corporation of the Town of Ingersoll By-Law 19-5059

A bylaw to provide for Drainage Reassessment in the Town of Ingersoll in the County of Oxford (Thompson Drain)

WHEREAS the Council of the Corporation of the Town of Ingersoll has procured a report under Section 76 of the Drainage Act, R.S.O. 1990, c. D.17, by Spriet Associates, Engineers and Architects, dated May 28, 2019, and the report is attached hereto as Schedule 'A'

AND WHEREAS the cost of future maintenance of the drainage works shall be assessed in accordance with Schedule 'A' which is affixed and hereto forms part of this by-law.

NOW THEREFORE the Council of The Corporation of The Town of Ingersoll under the Drainage Act, enacts as follows:

- 1. The report prepared by Spriet Associates, Engineers and Architects dated May 28, 2019 and attached hereto as Schedule "A" is hereby adopted and the maintenance assessment rates therein indicated and set forth are hereby authorized for the future repair and/or maintenance costs for portions of, or the entire drainage works.
- 2. This by-law comes into force on the passing thereof and may be cited as the Thompson Municipal Drain Reassessment 2019 By-law.

READ a first and second time in Open Council this 8th day of July, 2019.

READ a third time in Open Council and passed this 9th day of September 2019.

,	Edward (Ted) Comiskey, Mayor
,	Michael Graves, Clerk

SCHEDULE 'A'- ASSESSMENT FOR MAINTENANCE

THOMPSON DRAIN REASSESSMENT 2019

Town of Ingersoll

Job No. 217243 May 28, 2019

		IECTARES	ROLL No. (OWNER)	BENEFIT	OUTLET	TOTAL
	,12,100,1200 ,.	WIT LOTED	NOLE NO. (OVVINEIN)	DENTI		
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
	1 & 2 Pt. Lot 2:					
	Ingersoll St. S.		030-065-31100 General Motors Canada		0.51	0.51
	1 Pt. Lot 22	0	out out of for complainment canada		0.0.	
	Ingersoll St. S.	1.24	030-065-23110 325 Ingersoll St. Inc.	3.15	0.67	3.82
	Ingersoll St. S.		030-065-23100 Unverferth Manufacturing Co. In		0.32	1.79
11	Underwood Rd		030-065-66000 One Colombo Inc., J. Taylor,		0.02	•
• •			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		030-065-62000 Coilplus Canada Inc.	3.81	0.82	4.63
	Clarke Road W		030-065-23050 Town Of Ingersoll		0.04	0.04
90	Clarke Road W		030-065-23150 B&E Clayton Enterprises Inc	1.50	0.32	1.82
Con.	2 Pt. Lot 22					
	Clarke Road E.	. 0.05	030-065-10204 D. & H. Mcintyre		0.01	0.01
71	Clarke Road W		030-065-04300 A. Corpodean		0.03	0.03
75	Clarke Road W		030-065-04400 T. & J. Feskun		0.04	0.04
79	Clarke Road W		030-065-04500 D. Pinter & S. McArthur		0.06	0.06
83	Clarke Road W		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
	Culloden Road		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			030-065-10202 N. Stacey		0.01	0.01
137			030-065-10203 V. Russell		0.07	0.07
	Culloden Road		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)

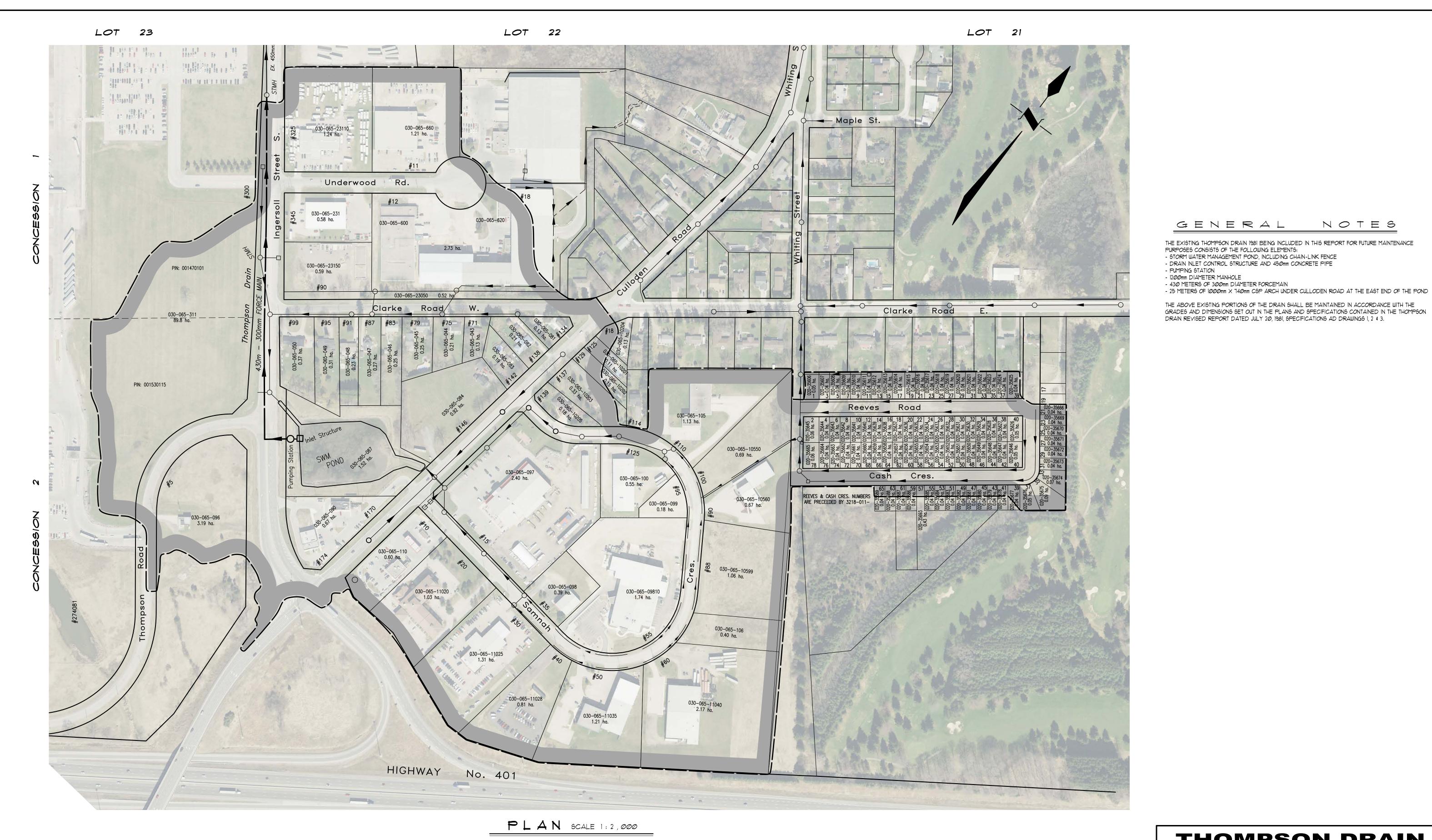
THOMPSON DRAIN REASSESSMENT 2019 Town of Ingersoll

CON. LOT or	HECTARES				
MUNICIPAL ADDRESS	AFFECTED	ROLL No. (OWNER)	BENEFIT	OUTLET T	OTAL
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		ů ů			
* 1 - 40 Reeves Road	1.55	40 Lots (Block) Town of Ingersol		0.22	0.22
* 21-78 Cash Crescen		43 Lots (Block) Town of Ingersol		0.21	0.21
	TOTAL AS	SSESSMENT 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 AS	SSESSMENT ON ROADS	19.90 %	4.37 %	24.27 %

TOTAL ASSESSMENT FOR MAINTENANCE ON THE THOMPSON DRAIN 2019

100.00 %

^{* =} Block Assessment under Section 25 of the Drainage Act



LAN LEGEND

THOMPSON DRAIN **REASSESSMENT 2019** Town of Ingersoll

GENERAL NOTES

		No.	RE	VISIONS	DATE
PROFESSION OF THE	Drawn By: ak Date: May 28,	2019	Field Book N/A	JOB No. 217243	Drawing No.
M. P. DeVOS			RSHED F		1 of 1
30 LINCE OF ONTERNO	LOND CON	ON SU	LTING		LIMITED NEERS 00N64 1A8