



**Corporation of the Town of Ingersoll  
Regular Council Meeting Minutes  
Town Centre, Council Chambers  
Monday, November 13, 2017, 6:00 p.m.**

**Council Members Present:**

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

**Staff Present:**

William Tigert, Chief Administrative Officer  
Michael Graves, Clerk  
Iryna Koval, Director of Finance/ Treasurer  
John Holmes, Fire Chief  
Sandra Lawson, Town Engineer  
Kyle Stefanovic, Director of Parks and Recreation  
Shannon Vanderydt, Chief Building Official

**Media Present:**

Tyler Chute, Youth Volunteer, Fusion Youth Centre

**Call to Order**

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

**Disclosures of Pecuniary Interest**

None disclosed

**Minutes of Council Meeting**

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

**C17-11-323 THAT** the minutes of the Regular Council meeting held on October 10, 2017 be adopted.

**CARRIED**

### Minutes of Council Committee Meetings

**Moved by Councillor Franklin; seconded by Councillor Petrie**

**C17-11-324 THAT** the Council Committee minutes 1 through 9 be received as information.

- 1) Minutes of the BIA Meeting on August 15, 2017
- 2) Minutes of the BIA Meeting on September 12, 2017
- 3) Minutes of the BIA Annual General Meeting on October 12, 2016
- 4) Minutes of the Cheese & Agricultural Museum Committee Meeting on Aug. 31, 2017
- 5) Minutes of the Multi Use Recreation Centre Committee meeting on Sept. 27, 2017
- 6) Minutes of the Safe Cycling Committee meeting on Sept. 13, 2017
- 7) Minutes of the Police Service Board meeting on July 24, 2017
- 8) Minutes of the Police Service Board meeting on September 25, 2017
- 9) Minutes of UTRCA meeting on September 26, 2017

**CARRIED**

### Correspondence – Note & File

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

**C17-11-325 THAT** the Note and File Correspondence items 1 through 3 be received as information.

**CARRIED**

### Accounts - Resolution

**Moved by Councillor Petrie; seconded by Councillor Franklin**

**C17-11-326 THAT** the Cheque Disbursement Sheets for the month of October 2017, be received as information.

**CARRIED**

**Monthly Staff Reports**

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

**C17-11-327 THAT** Council do now go into Committee of the Whole, Council in Committee of the Whole, Councillor Franklin in the Chair.

**CARRIED**

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

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

**C17-11-328 THAT** the monthly staff reports be received as information.

**CARRIED**

**Special Staff Reports**

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

**C17-11-329 THAT** the Council of the Corporation of the Town of Ingersoll receives Report A-027-17 as information;

**AND FURTHER** authorizes the Boundary adjustment Committee to reconvene with its counter parts from Southwest Oxford with the following direction from Council;

1. All the lands as previously identified by Ingersoll, and the additional lands suggested by SWOX form the lands to be transferred in the boundary adjustment.
2. That SWOX's existing taxes on the day before boundary adjustment be paid in perpetuity, indexed annually by the Canadian Consumer Index from the previous year.
3. Notwithstanding recommendation 2 above, taxes on industrial properties, including CAMI and Bellcamp along with any others identified at the time of the agreement shall have taxes adjusted accordingly for any reductions caused by downsizing or closure or the cessation of operations.
4. That compensation for Industrial and Commercial lands and the provision for an upfront payment for residential development established at \$250 per unit based on lands proposed for residential development calculated at an average of 11 units per acre.
5. That Boundary Roads remain a shared cost between Ingersoll and SWOX or their successors. The shared costs will be calculated in the following manner:

- a. Until the lands are developed maintenance shall be shared on a 50/50 basis
  - b. As the lands are developed capital costs shall be shared on a 76/24 Ingersoll/SWOX basis. (this reflex the revenue sharing component)
  - c. After development of the lands operating/maintenance costs shall be shared on a 76/24 basis. (Again this reflects the revenue sharing provision)
6. That SWOX agree to mutual aid, as well as automatic aid agreements for the provision of Fire suppression as determined necessary by the Fire Chief of the Town of Ingersoll.
  7. The Town will enforce the requirements in place under the Ontario Building Code at the time of construction, which hopefully include capacity for electrical vehicle charging capabilities in 2018 and solar roof capabilities in 2019.
  8. Livestock expansions within the settlement area would have to comply with provincial requirements under MDS and County Policies.

**CARRIED**

**Moved by Councillor Petrie; seconded by Councillor Franklin**

**C17-11-330 THAT** the Corporation of the Town of Ingersoll received report A-028-17 as information;

**AND FURTHER** grants pre budget approval for funding the continued opposition to the landfill in the amounts of \$63,875, \$89,404 and \$90,000 as noted with the report.

**CARRIED**

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

**C17-11-331 THAT** staff report B-006-17 be received as information;

**AND THAT** Council approves the additional cost of \$114,000 for roof top replacement and the funds be drawn from the 130 Oxford facility reserve fund so that the lowest tender may proceed with replacement in 2017.

**CARRIED**

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

**C17-11-332 THAT** report B-007-17 be received as information;

**AND THAT** Council approves the implementation of the closing permits prior to 2005 and a written policy to address stale permits from 2005 onward.

**CARRIED**

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

**C17-11-333 THAT** Report C-034-17 be received as information;

**AND FURTHER THAT** Staff be directed to setup menus and modules for a Police Services Board page under the Town page;

**AND THAT** IT staff train the Police Services Board Secretary how to make agendas and minutes accessible and how to post them to the website;

**AND FURTHER THAT** the Police Services Board Secretary be provided a key and a code to access the J.C. Herbert Room for Police Service Board meetings.

**CARRIED**

**Moved by Councillor Petrie; seconded by Councillor Franklin**

**C17-11-334 THAT** Report C-035-17 be received as information;

**AND FURTHER THAT** Council directs staff to continue discussions and to implement transition matters regarding the wrap up of the Oxford County Museum School Board and incorporating this collection into the Ingersoll Cheese and Agricultural Museum.

**CARRIED**

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

**C17-11-335 THAT** report C-036-17 be received as information;

**AND FURTHER THAT** the Council hereby approved the request for exemption to place a sign near the Pipe Band Hall on Wonham Street to advertise the vendors and crafters market in support of the local food bank.

**CARRIED**

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

**C17-11-336 THAT** the Council for the Town of Ingersoll receives the Report C-037-17 as information;

**AND FURTHER THAT** Council approves the dates for the 2018 Regular Council meetings as outlined in the report.

**CARRIED**

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

**C17-11-337 THAT** the Council for the Town of Ingersoll receives the Report F-017-17 as information;

**AND FURTHER THAT** Council considers the Parking Amendment by-law, By-Law # 17-4968 that is before them tonight that would remove the courtesy parking for the month of December.

**CARRIED**

**Moved by Councillor Petrie; seconded by Councillor Franklin**

**C17-11-338 THAT** staff report OP-026-17 be received as information;

**AND THAT** Council awards the proposal from Spriet Associates for \$4000 to prepare the amended report that will update the assessment for the maintenance and repair of the Thompson Municipal drain under Section 76 (1) of the Drainage Act

**AND THAT** the Council of the Town of Ingersoll requests the report to be filed as soon as completed or within one year after the appointment, whichever is sooner.

**CARRIED**

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

**C17-11-339 THAT** the Council for the Town of Ingersoll receives special report OP-027-17 as information.

**CARRIED**

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

**C17-11-340 THAT** the Council for the Town of Ingersoll receives special report OP-028-17 as information;

**AND THAT** Council approves the requested names of Whiting Street, Reeves Road and Cash Crescent for the Golf Estates Subdivision.

**CARRIED**

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

**C17-11-341 THAT** the Council for the Town of Ingersoll receives special report OP-029-17 as information;

**AND THAT** Council directs the Town Engineer to notify the home owners that the armor stone wall at 64 David Street must be removed from Town property.

**DEFEATED**

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

**C17-11-342 THAT** the Council for the Town of Ingersoll receives special report OP-029-17 as information;

**AND THAT** Council permits the armor stone wall at 64 David Street to remain on Town property for purposes of issuing a building permit and enter into an encroachment agreement with the owner that will be registered on title.

**CARRIED**

**Moved by Councillor Petrie; seconded by Councillor Franklin**

**C17-11-343 THAT** the Council for The Corporation of the Town of Ingersoll receives report R-031-17 as information.

**CARRIED**

**Moved by Councillor Petrie; seconded by Councillor Franklin**

**Verbal Resolution THAT** the Council for the Town of Ingersoll directs staff to bring back a report to outline options for the installation of the candy cane at the December regular Council meeting.

**CARRIED**

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

**C17-11-344 THAT** the Council for the Town of Ingersoll receives Special Report T-027-17 as information.

**CARRIED**

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

**C17-11-345 THAT** the Committee do now rise out of Committee of the Whole.

**CARRIED**

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

**C17-11-346 THAT** Council do hereby adopt, ratify and confirm all resolutions passed in the Committee of the Whole as if each resolution was adopted, ratified and confirmed by separate resolution of Council.

**CARRIED**

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

**C17-11-347** THAT the Council for the Town of Ingersoll adjourns the November 13, 2017 Regular Meeting of Council at 7:03 p.m. to go into a Committee of Adjustment meeting to consider the following Minor Variance applications:

- 1) A-09-17 – 2579934 Ontario Inc., (Daryl Anderson) – 109 Wonham St. S.
- 2) A-10-17 – John Glassford - 30 Samnah Cres.

**CARRIED**

**Committee of Adjustment 7:00pm****1) A-09-17 – 2579934 Ontario Inc. (Daryl Anderson) – 109 Wonham St. S.**

No pecuniary Interest declared.

Ron Versteegen, Planner for the County of Oxford gave planning report No. 2017-203 recommending approval.

The applicant, Daryl Anderson spoke to the application and advised that they are trying to clean up the facility and utilize it for storage

No members of the public commented on the application.

The committee members had no comments.

**Moved by Councillor Petrie; seconded by Councillor Franklin**

**C17-11-348** THAT the Town of Ingersoll Committee of Adjustment approves Application File A-09-17, submitted by 2579934 Ontario Inc., (Daryl Anderson) for lands described as Parts 25-27, Block 2, Plan 279, Town of Ingersoll, to permit the extension of a legal non-conforming use to facilitate the repurposing of an existing commercial building for warehousing.

**CARRIED**

**2) A-10-17 – John Glassford - 30 Samnah Cres.**

Ron Versteegen, Planner for the County of Oxford gave planning report 2017-328 recommending approval

The applicant was not present to speak to the application.

No members of the public spoke to the application.

The committee members had no comments.



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

**C17-11-349 THAT** the Town of Ingersoll Committee of Adjustment approves Application File A-10-17, submitted by John Glassford for lands described as Part Block 3, Plan 41M-129 & Part 1 of Reference Plan 41R-5921 in the Town of Ingersoll as it relates to:

1. Relief from **Section 5.1.1.4, Table 5.1.1.4 – Regulations for Accessory Uses**; to increase the maximum permitted height from 5.0 m (16.4 ft) to 6.05 (19.9 ft) to permit the construction of a storage building.

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 proposed outdoor storage would be adequately screened from view and is in a largely industrial area.

The proposed relief is desirable for the use of the land as the said relief will support the industrial use of the lands that is permitted by the Official Plan and Zoning By-law, is compatible with the surrounding industrial uses and will not negatively impact on neighbouring properties;

The proposed relief maintains the general intent and purpose of the Town of Ingersoll Zoning Bylaw as the development generally maintains the provisions in the HC zone and is in-keeping with the industrial nature of the immediate area; and

The relief maintains the intent and purpose of the Official Plan as the industrial use of the subject lands is a use contemplated by the Official Plan.

**CARRIED**

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

**C17-11-350 THAT** the November 13, 2017 Regular Council meeting come back to order.

**CARRIED**

**Public Meeting for Zone Change Applications****1) ZN 6-17-05, Oak County Homes Ltd., 228 Whiting Street**

Ron Versteegen, planner for the County of Oxford outlines the Planning Report No. 2017-312. The application is to reduce that rear yard setback. Lot line abuts the curling club property given this the planner feels the amendment is appropriate and feels the application is supportable.

Gerry Beckett, the applicant, spoke to the application and stated: we are in support of the recommendation that came from the County. Trying to take two separate draft plans into one and just have one subdivision agreement. It now has a wider variety housing types. It is going to be more marketable. Less corner lots, with a road that is easier to maintain.

No members of public spoke to the application.

Councillor Brian Petrie asked, since there is a Town owned facility nearby, do the changes in the draft plan create any problems for that facility?

The County Planner stated – I don't believe it does make any problems – the town has requested netting for the lands abutting the ball diamond.

**Moved by Councillor Franklin; seconded by Councillor Petrie**

**C17-11-351 THAT** the Council of the Town of Ingersoll approves the proposed amending By-law (File ZN 6-17-05) for lands comprising Part Lot 260, Lots 261, 266, 267 and 268, Registered Plan 717, in the Town of Ingersoll, to rezone the subject lands from 'Residential Type 2 Zone (R2)' to 'Special Residential Type 2 Zone (R2-22)' in order to permit the development of seven (7) single detached dwellings with a private lane to be held in condominium ownership on Block 27, while also reducing the rear yard depth from 7.5 m (24.6 ft.) to 1.2 m (3.9 ft.) on the condominium block (Block 27).

**AND FURTHER** supports the modifications to the draft approved plan of subdivisions (File No. SB 12-03-6 & SB 13-01-6) as submitted by Oak Country Homes Limited, for lands described as Part Lot 260, Lots 261, 266, 267 and 268, Registered Plan 717, in the Town of Ingersoll, consisting of 21 lots for single detached dwellings, 4 lots for semi-detached dwellings and a block for future condominium development on a private access, subject to the conditions outlined in the Community Planning Report CP 2017-312.

**CARRIED**

2) **ZN 6-17-06 Tony Pomponio & Frank Marghella, 297 Whiting St.**

Ron Versteegen, County Planner gives the Planning report No.2017-313. The application is to rezone to allow 16 single lots with an internal road that is a common ownership through a condominium. There was an EIS that was contemplated. It requires a 15 metre setback – the applicant has requested a lower setback and Upper Thames has indicated that they may be willing to consider that with the proper information provided. The next step is to go through site plan approval. The Planning department is recommending approval.

The recommendation is approval-in-principle to allow the applicant to go forward with discussions with Upper Thames River Conservation Authority.

The agent for the applicant, Richard Miller spoke to the application and said that at this point the 15 metre setback is not challenged and we would rather stay with the 15 meter setback.

Mayor Comiskey asked the Planner if there was any concern with that.

Ron Versteegen reported that is fine but we don't have a by-law for Town's consideration tonight but staff can bring one back to the next council meeting for consideration

No members of the public spoke to the issue.

The Mayor asked the question if the road was not a town road and if snowplowing, etc would be the responsibility of the owners?

The planner indicated that is correct.

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

**C17-11-352** **THAT** the Council of the Town of Ingersoll approves-in-principle the zone change application submitted by Antonio Pomponio and Frank Marghella, whereby the lands described as Part Lot 21, Concession 1 (West Oxford), in the Town of Ingersoll, known municipally as 297 Whiting Street, are to be rezoned from 'Development Zone (D)' 'Special Residential Type 2 Zone (R2-21)' in order to permit the development of sixteen (16) single detached dwellings with a private lane to be held in condominium ownership.

**CARRIED**

**Delegations & Presentations**

**Moved by Councillor Petrie; seconded by Councillor Franklin**

**C17-11-353** **THAT** the Council for the Town of Ingersoll receives the presentation by Connor Blair regarding turtle crossing signs near the train tracks on Holcroft Street in Ingersoll.

**AND FURTHER THAT** Council directs staff to install signs at this location and investigate other areas within the Town that can also benefit from this.

Mayor Comiskey asked for a recorded Vote

YEAS	RECORDED VOTE 2017	NAYS
✓	Councillor Kristy Van Kooten-Bossence	
✓	Councillor Michael Bowman	
✓	Councillor Reagan Franklin	
✓	Councillor Gordon Lesser	
✓	Councillor Brian Petrie	
Absent	Deputy Mayor Fred Freeman	
✓	Mayor Ted Comiskey	
<b>6</b>	<b>TOTALS</b>	<b>0</b>

**CARRIED 6:0**

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

**C17-11-354** THAT the Council for the Town of Ingersoll receives the presentation by Jim Sheffield of Nicholson Sheffield Architects Inc. regarding the Multi Use Recreation Centre Phase 3 & 4 Final Report as information.

**CARRIED**

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

**C17-11-355 WHEREAS** municipal governments in Ontario do not have the right to approve landfill projects in their communities, but have authority for making decisions on all other types of development;

**AND WHEREAS** this out-dated policy allows private landfill operators to consult with local residents and municipal Councils, but essentially ignore them;

**AND WHEREAS** proposed Ontario legislation (Bill 139) will grant municipalities additional authority and autonomy to make decisions for their communities;

**AND WHEREAS** municipalities already have exclusive rights for approving casinos and nuclear waste facilities within their communities, AND FURTHER that the province has recognized the value of municipal approval for the siting of power generation facilities;

**AND WHEREAS** the recent report from Ontario's Environmental Commissioner has found that Ontario has a garbage problem, particularly from Industrial, Commercial and Institutional (ICI) waste generated within the City of Toronto, where diversion rates are as low as 15%;

**AND UNLESS** significant efforts are made to increase recycling and diversion rates, a new home for this Toronto garbage will need to be found, as landfill space is filling up quickly;

**AND WHEREAS** municipalities across Ontario are quietly being identified and targeted as potential landfill sites for future Toronto garbage by private landfill operators;

**AND WHEREAS** other communities should not be forced to take Toronto waste, as landfills can contaminate local watersheds, air quality, dramatically increase heavy truck traffic on community roads, and reduce the quality of life for local residents;

**AND WHEREAS** municipalities should be considered experts in waste management, as they are responsible for this within their own communities, and often have decades' worth of in-house expertise in managing waste, recycling, and diversion programs;

**AND WHEREAS** municipalities should have the exclusive right to approve or reject these projects, and assess whether the potential economic benefits are of sufficient value to offset any negative impacts and environmental concerns;

**THEREFORE BE IT RESOLVED THAT** the Town of Ingersoll calls upon the Government of Ontario, and all political parties, to formally grant municipalities the authority to approve landfill projects in or adjacent to their communities, prior to June 2018;

**AND THAT** in the case of a two-tier municipality, the approval be required at both the upper-tier and affected lower-tier municipalities;

**AND FURTHER THAT** the Town of Ingersoll encourage all other municipalities in Ontario to consider this motion calling for immediate provincial action.

Mayor Comiskey asked for a recorded Vote

YEAS	RECORDED VOTE 2017	NAYS
✓	Councillor Kristy Van Kooten-Bossence	
✓	Councillor Michael Bowman	
✓	Councillor Reagan Franklin	
✓	Councillor Gordon Lesser	
✓	Councillor Brian Petrie	
Absent	Deputy Mayor Fred Freeman	
✓	Mayor Ted Comiskey	
<b>6</b>	<b>TOTALS</b>	<b>0</b>

**CARRIED 6:0**

**Moved by Councillor Franklin; seconded by Councillor Petrie**

**C17-10-310 THAT** Council receives the presentation from David Sheard as information.

**CARRIED**

### **Consideration By-Laws**

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

**C17-11-356 THAT** the mover have leave to introduce and go into Committee of the Whole on the following by- laws:

- 1) By-Law 17-4966 – To authorize a Community Grant Development Program Policy
- 2) By-Law 17-4967 – To amend By-law 06-4327, being a by-law to provide for the governing and regulation of traffic and parking (Park Ave. No Parking)
- 3) By-Law 17-4968 - To amend By-law 06-4327, being a by-law to provide for the governing and regulation of traffic and parking (Removal of Courtesy Parking in December)
- 4) By-Law 17-4969 - A By-law to amend Zoning By-law Number 04-4160, as amended (228 Whiting Street)
- 5) By-Law 17-4970 – A By-law to amend Zoning By-law Number 04-4160, as amended (62 Clark Road)
- 6) By-Law 17-4971 – To adopt and confirm all actions and proceedings of the Council for the Town of Ingersoll at the Council meeting held on November 13, 2017

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

**CARRIED**

**Moved by Councillor Petrie; seconded by Councillor Franklin**

**C17-11-357 THAT** the Committee do now rise out of Committee of the Whole.

**CARRIED**

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

**C17-11-358 THAT** By-laws 17-4966 through to 17-4971 be now read a third time, passed, signed and sealed and that this constitutes the third reading of the by-laws.

**CARRIED**

### Upcoming Council Meetings

#### Regular Meeting of Council

Monday, December 11, 2017, 6:00 p.m.  
Town Centre, Council Chambers

### Closed Session

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

**C17-11-359 THAT** Council do now go into Committee of the Whole at 10:22 p.m. for a Closed Meeting pursuant to Section 239 (2) of the Municipal Act, 2001, as amended to discuss the following matters:

- 1) Minutes of the Closed Session Meetings on October 10, 2017
- 2) Section 239. (2) (b) personal matters about identifiable individuals, including municipal or local board employees (2)
- 3) Section 239. (2) (d) labour relations or employee negotiations

**CARRIED**

**Moved by Councillor Franklin; seconded by Councillor Petrie**

**C17-11-360 THAT** Council do now rise out of the Committee of the Whole from a Closed Session meeting at 10:57 p.m.

**CARRIED**

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

**C17-11-361 THAT** the Closed Session Council meeting minutes from October 10, 2017 be adopted as presented.

**CARRIED**

**Adjournment**

**Moved by Councillor Petrie; seconded by Councillor Franklin**

**C17-11-362 THAT** the Council for the Town of Ingersoll adjourns the November 13, 2017 Regular Meeting of Council at 10:58 p.m.

**CARRIED**

\_\_\_\_\_  
Edward (Ted) Comiskey, Mayor

\_\_\_\_\_  
Michael Graves, Clerk