



**Corporation of the Town of Ingersoll  
Regular Council Meeting Minutes  
Town Centre, Council Chambers  
Monday, September 10, 2018  
Open Session, 6:00 p.m.**

**Council Members Present:**

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

**Staff Present:**

William Tigert, Chief Administrative Officer  
Michael Graves, Director of Corporate Services/Clerk-Deputy CAO  
John Holmes, Fire Chief  
Kyle Stefanovic, Director of Community Services  
Sandra Lawson, Town Engineer  
Shannon Vanderydt, Chief Building Official

**Media Present:**

Rogers TV

**Call to Order**

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

**Disclosures of Pecuniary Interest**

**Consent Agenda**

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

**C18-09-266 THAT** the items contained in the September 10, 2018 Consent Agenda be adopted.

**CARRIED**

**Special Staff Reports**

**Moved by Councillor Freeman; seconded by Councillor Petrie**

**C18-09-267 THAT** Council do now go into Committee of the Whole.

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

**CARRIED**

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

**C18-09-268 THAT** The Council of the Town of Ingersoll receives report numbered A-031-18 as information.

**AND FURTHER THAT** one of the Carr's walkway signs be sent to the museum to be added to the collection.

**CARRIED**

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

**C18-09-269 THAT** the Council for the Town of Ingersoll receives this report numbered A-032-18 as information.

**AND FURTHER THAT** Council approves the Chief Administrative Officer's participation in the Province of Ontario's Intelligent Manufacturing Mission to Taiwan along with the Economic Development Officer.

**CARRIED**

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

**C18-09-270 THAT** the Council of the Corporation of the Town of Ingersoll receive report numbered A-033-18 as information;

**AND FURTHER THAT** the Council direct staff to exercise the opt-out provisions established by the Province for the retailing of Cannabis.

**CARRIED**

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

**C18-09-271 THAT** the Council of the Corporation of the Town of Ingersoll receives report numbered B-020-18 as information.

**AND FURTHER THAT** Council does approve the variance requested at 1 Brookfield Ave. for relief from by-law 13-4720 with a maximum fence height of 2.13 meters (7 feet) upon verification that the fence is solely located on 1 Brookfield Ave., and the location of the fence does not negatively impact the approved grading by an Ontario Land Surveyor.

**CARRIED**

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

**C18-09-272 THAT** the Council of the Corporation of the Town of Ingersoll receives report numbered B-021-18 as information.

**AND FURTHER THAT** Council does approve the variance requested at 146 Elizabeth Ave. for the two sections of fence at eight feet high.

**CARRIED**

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

**C18-09-273 THAT** the Council of the Corporation of the Town of Ingersoll receives report numbered B-022-18 as information.

**AND FURTHER THAT** Council does approve the variance requested at 109 Duke Street with the condition of an approved grading plan by the Town engineer to ensure any alteration of the grade will not negatively impact the neighboring properties.

**CARRIED**

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

**C18-09-274 THAT** the Council for the Town of Ingersoll receives staff report OP-026-18 as information.

**AND FURTHER THAT** Council approves the repair of the wall mount jib crane for \$12,500 plus HST and that if the cost of the repair is not accommodated with the Public Works Operating Budget, it is taken from the Equipment Reserve.

**CARRIED**

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

**C18-09-275 THAT** the Council for the Town of Ingersoll receives staff report OP-027-18 as information.

**AND FURTHER THAT** the Engineer produce a follow-up report on the warranties on the work that was done.

**CARRIED**

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

**C18-09-276 THAT** Report number CP 2018-232 be received as information.

**AND FURTHER THAT** that the Council of the Town of Ingersoll approve the zone change application submitted by Denis Brolese, whereby the lands described as Part 158 Charles Street East, are to be rezoned from 'Residential Type 2 Zone (R2)' to 'Special Residential Type 2 Zone (R2-23)' to permit construction of a semi-detached dwelling.

**CARRIED**

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

**C18-09-277 THAT** the Committee do now rise out of Committee of the Whole.

**CARRIED**

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

**C18-09-278 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 Deputy Mayor Freeman; seconded by Councillor Van Kooten-Bossence**

**C18-09-279 THAT** the Council for the Town of Ingersoll adjourns the September 10, 2018 Regular Meeting of Council at 7:10 p.m. to go into a Committee of Adjustment meeting to consider the following Minor Variance applications:

- 1) A-05-18 – 55 Samnah Cres., 1002565 Ontario Inc.
- 2) A-06-18 – 109 Duke St., Ryan Wilson

**CARRIED**

### **Minor Variance Public Meeting**

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

**C18-09-280 THAT** the Town of Ingersoll Committee of Adjustment approve Application File A05-18, submitted by 1002565 Ontario Inc. for lands described as Block 2, Plan 41M-129 in the Town of Ingersoll and further identified as 55 Samnah Crescent, as it relates to:

1. Relief from Section 13.2, Table 13.2 –Zone Provisions:
  - To increase the maximum permitted height from 15.0 m (49.2 ft) to 16.8 m (55.2 ft);
  - To reduce the exterior side yard minimum width from 16.0 m (52.4 ft) to 12.45 m (40.84 ft);
  - To increase the maximum permitted lot coverage from 50% to 53%;
  - To reduce the landscaped open space requirement from 10% to 8.3%; and
  - To permit the location of parking spaces in the front yard to accommodate the expansion of the existing parking as a result of the proposed addition to the building.
2. Relief from Section 5.19 – Parking Provisions to reduce the required number of parking spaces from 180 spaces to 155 Spaces.

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 grading/drainage, maintenance and parking;
- 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 in keeping with the permitted uses of the 'MR' zone; and
- The relief maintains the intent and purpose of the Official Plan as the proposed industrial addition is complimentary to the special industrial policy area contemplated by the Official Plan.

**CARRIED**

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

**C18-09-281 THAT** the Town of Ingersoll Committee of Adjustment approve Application File A06-18, submitted by Ryan Wilson for lands described as Part Lot 2A, Block 5, Plan 279 in the Town of Ingersoll and further identified as 109 Duke Street, as it relates to:

1. Relief from the provisions of Section 7.2 – Zone Provisions, Lot Frontage; to reduce the minimum required lot frontage from 18 m (59.1 ft.) to 17.35 m (56.9 ft.) and Lot Area; to reduce the minimum required lot area from 540 m<sup>2</sup> (5,812.7 ft<sup>2</sup>) to 496.9 m<sup>2</sup> (5,348.6 ft<sup>2</sup>) to permit the use of the existing single detached dwelling as a converted dwelling (containing two dwelling units), subject to the following condition:
  - i. That the owner submit a grading plan to the satisfaction of the Town of Ingersoll Engineering Department.

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

- The proposed relief are minor variances from the provisions of the Town of Ingersoll Zoning Bylaw in that the relief is not anticipated to impact on the ability of the site to provide adequate space for grading/drainage, amenity space, maintenance and parking;
- 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 'R2' zone; and
- The relief maintains the intent and purpose of the Official Plan as the proposed converted dwelling with two dwelling units is complimentary to the multi-unit residential development contemplated by the Official Plan.

**CARRIED**

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

**C18-09-282** THAT the September 10, 2018 Regular Council meeting come back to order.

**CARRIED**

### **Zone Change Public Meeting**

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

**C18-09-283** THAT Report number CP 2018-256 be received as information.

AND FURTHER THAT the Council of the Town of Ingersoll approve the zone change application submitted by Labreche Patterson & Associates Inc., whereby the lands described as Part Lot 22, Concession 2 West (West Oxford), municipally known as 146 Culloden Road, are to be rezoned from 'Residential Type 1 Zone (R1)' to 'Highway Commercial Zone (HC)' to permit construction of a commercial plaza containing five (5) units, and one (1) freestanding eating establishment with a drive-thru.

**CARRIED**

### **Delegations and Presentations**

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

**C18-09-284** THAT the Council for the Town of Ingersoll receives Detachment Commander Hymers' 'Review of Policing Statistics for Ingersoll as information.

**CARRIED**

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

**C18-09-285** THAT the Council for the Town of Ingersoll receives the presentation from Big Brothers Big Sisters of Ingersoll, Tillsonburg and area concerning community mentoring as information.

**CARRIED**

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

**C18-09-286** THAT the Council for the Town of Ingersoll receives the presentation from Denis Brolese concerning his client's rezoning application and the Planner's recommendation for address 158 Charles St E. as information.

**CARRIED**

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

**C18-09-287 THAT** the Council for the Town of Ingersoll receives the presentation from Nathan Goetz and David Shear concerning the Harrisview subdivision as information.

**CARRIED**

### Correspondence and Resolution

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

**C18-09-288 THAT THAT** the Council for the Town of Ingersoll directs staff to apply for a grant opportunity from the Federation of Canadian Municipalities' Municipal Asset Management Program for the Storm Water Infrastructure Assessment and Analysis Project.

**AND THAT** the Town of Ingersoll commits to conducting the following activities in its proposed project submitted to the Federation of Canadian Municipalities' Municipal Asset Management Program to advance our asset management program:

- Enhancement of the Town of Ingersoll's Asset Management Policy with regards to storm water infrastructure.
- System performance analytics for the Town of Ingersoll's storm water assets, and
- Enhancement of internal technical expertise in storm water asset management.

**AND FURTHER THAT** that the Town of Ingersoll commits \$12,500 from its budget toward the costs of this initiative.

**CARRIED**

### Consideration By-Laws

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

**C18-09-289 THAT** the mover have leave to introduce and go into Committee of the Whole on the following by- laws:

18-5018 through 18-5021

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 Franklin; seconded by Councillor Petrie**

**C18-09-290 THAT** the Committee do now rise out of Committee of the Whole.

**CARRIED**

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

**C18-09-291** THAT by-laws 18-5018 through 18-5021 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**  
Tuesday, October 9, 2018, 6:00 p.m.  
Town Centre, Council Chambers

### Closed Session

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

**C18-09-292** THAT Council do now go into Committee of the Whole at 9:30 p.m. for a Closed Meeting pursuant to Section 239 (2) of the Municipal Act, 2001, as amended to discuss the following matters:

- 1) Minutes of Closed Session Meeting on August 13, 2018
- 2) Section 239 (2) (b) personal matters about an identifiable individual, including municipal or local board employees.

**CARRIED**

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

**C18-09-293** THAT Council do now rise out of the Committee of the Whole from a Closed Session meeting at 9:45 p.m.

**CARRIED**

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

**C18-09-294** THAT the Closed Session Council meeting minutes from August 13, 2018 be adopted as presented.

**CARRIED**

### Adjournment

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

**C18-09-295** THAT the Council for the Town of Ingersoll adjourns the September 10, 2018 Regular Meeting of Council at 9:46 p.m.

**CARRIED**



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Edward (Ted) Comiskey, Mayor

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Michael Graves, Clerk