



**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:

1. 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 m<sup>2</sup> (160 ft<sup>2</sup>) 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 met 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 than 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 by-laws.

**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**

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Edward (Ted) Comiskey, Mayor

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

**OFFICIAL PLAN AMENDMENT 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 McHugh	Ingersoll	N5C 1K6	(519) 485-4861
Mary Canfield	" "	" "	" "



**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
(PLEASE PRINT) Dana Turner	31 Wellington	NSC 1T2	519 425 4307
(PLEASE PRINT) BRYCE LOBERS	307 WELLINGTON ST	NSC 1T2	519-788-0798
(PLEASE PRINT) Denis Blanchet	317 Wellington St.	NSC 1T2	519 485 6188,
(PLEASE PRINT) Chelsea Welson.	307 wellington st	NSC-1T2.	416-892-2315.
(PLEASE PRINT) DAN Hamm LINDA DURSTON	24 Glenn Ave " " "	NSC 2C8 " "	519-425-4977 " " "
(PLEASE PRINT)			
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**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
Luella	162 Carroll St. Ingersoll	NSC1W2	519 485-6854
Paul Mettala	" "	" "	"
Reagan Franklin	152 Carroll St, Ingersoll	" "	519-485-5912
Kirk Franklin	" "	" "	519-788-8011
Holly Lusher	144 Carroll St. Ingersoll	NSC 1W2	519-303-0159
Tim Lusher	"	"	519-670-8904
Winnie Foster	140 CARROLL ST INGERSOLL	NSC 1W2	519-485-3807
DAVE FOSTER	"	"	"
Ralph Benedict	148 Carroll St Ingersoll	NSC 1W2	519-485-1298
Elizabeth Benedict	"	"	"

NAME	ADDRESS	POSTAL CODE	PHONE NUMBER
Honey + Richard Daniels	143 Mill St	NSC-152	226 289 3755
Bruce + Dianne Hood	111 King St E	NSC 168	519-303 0166
Nancy + Mike Mitchell	129 Mill Street	NSC 152	519-788-0146
<del>Fred Mitchell</del>	Ingersoll	NSC 166	<del>(29) 488-4881</del>
<del>May Campbell</del>	I		



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**DECISION OF COMMITTEE OF ADJUSTMENT**  
**RE: APPLICATION FOR MINOR VARIANCE**  
*Planning Act, 1990, Chapter 13, ss, 45 (8)*

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**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*.

Date of Decision: the 12th day of August, 2019.

**DECISION:** Approved

Effect of public input on the Decision:

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**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, Mayor

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Fred Freeman, Deputy Mayor

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Gord Lesser, Councillor

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Kristy Van Kooten-Bossence,  
Councillor

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Mike Bowman, Councillor

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Rick Eus, Councillor

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Brian Petrie, Councillor

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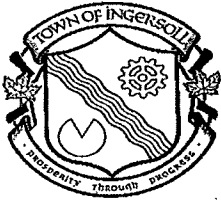
**CERTIFICATION**  
Planning Act, 1990, Chapter 13, ss. 45 (10)

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



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**DECISION OF COMMITTEE OF ADJUSTMENT  
RE: APPLICATION FOR MINOR VARIANCE**

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*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:** Approved

Effect of public input on the Decision:

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**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

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Ted Comiskey

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Fred Freeman

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Gord Lesser

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Kristy Van Kooten-Bossence

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Mike Bowman

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Rick Eus

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Brian Petrie

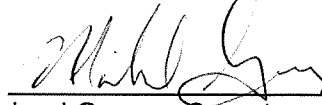
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**CERTIFICATION**

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