



**Corporation of the Town of Ingersoll
Regular Council Meeting Minutes
Town Centre, Council Chambers
Tuesday, June 18, 2019
Open Session, 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
Michael Graves, Director of Corporate Services/Clerk-Deputy CAO
John Holmes, Fire Chief
Iryna Koval, Director of Finance/Treasurer
Kyle Stefanovic, Director of Community Services
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

Councillor Petrie declared a pecuniary interest relating to the following matters: Special Staff Report C-024-19, Bell Canada Option Agreement for Easement on Town Lands and its accompanying By-Law 19-5054; and By-Law 19-5053, a By-law to Amend the Traffic and Parking By-Law (Charles St. and Water St. West Parking Lots).

Councillor Lesser declared a pecuniary interest on Special Staff Report A-008-19, North Town Line Update – Meeting with MNR.

Deputy Mayor Freeman declared a pecuniary interest on Planning Report CP 2019-183, Application for Zone Change and Official Plan amendment, 423 Thames St. South.

Consent Agenda

Moved by Councillor Bowman; seconded by Deputy Mayor Bowman

C19-06-161 THAT the items contained in the June 18, 2019 Consent Agenda be adopted.
CARRIED

Resolution – Committee of the Whole (Councillor Eus)

Moved by Deputy Mayor Freeman; seconded by Councillor Bowman

C19-06-162 THAT Council do now go into Committee of the Whole.

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

CARRIED

Consultant Presentation

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

C19-06-163 THAT Campbell Strategies' Demand the Right in Ontario presentation and proposed next steps in the fight against the landfill be received as information.

CARRIED

Special Staff Reports

1) Response to Walker Environmental Request for Official Meetings, A-0007-19

Moved by Councillor Lesser; seconded by Councillor Petrie

C19-06-164 THAT Staff report A-007-19 be received by the Council for the Town of Ingersoll as information.

AND THAT the Council endorses the response that has been prepared by Staff at its request, and directs Staff to forward the document to Walker Environmental as drafted.

CARRIED

Councillor Lesser, declaring a conflict of interest, left the meeting room before discussion on this agenda item.

2) North Town Line Update – Meeting with MNRF, A-008-19

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

C19-06-165 THAT Staff Report A-008-19 be received by the Council of the Corporation of the Town of Ingersoll as information on the MNRF requirements for a study to accompany the formal application on an OPA and rezoning for 99 North Town Line East as a site for the Multi-use Recreational complex.

CARRIED

Councillor Lesser returned to the meeting.

3) 200 Clark Rd. Agreement of Purchase and Sale, A-009-19

Moved by Councillor Bowman; seconded by Deputy Mayor Freeman

C19-06-166 THAT Staff report A-009-19 be received by the Council for the Town of Ingersoll as information;

AND THAT Council declares the property at Part Lot 19, Part Lot 20, Concession 2, being Plan 41R-9646 to be surplus;

AND THAT Council exempts this property from Section 2 (iii) of the Real Property Disposal By-law 08-4429;

AND FURTHER THAT Council authorize the Mayor and Clerk to sign an agreement of purchase and sale with 2591355 Ontario Inc. and that the necessary by-law be read.

CARRIED

Councillor Petrie declaring a conflict of interest left the meeting before discussion on this agenda item.

4) Bell Canada Option Agreement for Easement on Town Lands, C-024-19

Moved by Deputy Mayor Freeman; seconded by Councillor Bowman

C19-06-167 THAT Staff report C-024-19 be received by the Council for the Town of Ingersoll as information.

AND THAT Council for the Town of Ingersoll directs staff to proceed with the Option Agreement with Bell Canada providing for an easement over lands located at 169 Oxford Street.

CARRIED

Councillor Petrie returned to the meeting.

5) Acceptance of the Thompson Drain Reassessment, C-029-19

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

C19-06-168 THAT Staff Report C-029-19, Acceptance of the Thompson Drain Reassessment 2019, be received by the Council for the Town of Ingersoll as information;

AND THAT the Council of the Town of Ingersoll extend the time for filing and acknowledges the receipt of the report Thompson Drain Reassessment 2019, dated May 28, 2019, and filed with the Clerk on May 28, 2019;

AND THAT Council set a date for Public Meeting to be held on July 8, 2019, at 7:00 p.m. to consider the Report;

AND FURTHER THAT Staff be directed to mail a Notice of Public Meeting along with the Report to all persons assessed to this drainage works, and in accordance with the Drainage Act.

CARRIED**6) Arena Condenser, CS-024-19****Moved by Councillor Lesser; seconded by Councillor Petrie****C19-06-169 THAT** Staff Report CS-024-19 be received by the Council for the Town of Ingersoll as information;**AND THAT** Council approves the transfer of \$150,000 from the Fitness Equipment Reserve to the Parks Facility Reserve;**AND THAT** Council approves the Condenser Replacement project in the amount of \$98,969 +HST;**AND FURTHER THAT** Council approve that this project be funded from the Parks Facility Reserve.**CARRIED****7) VPCC Roof Update, CS-025-19****Moved by Councillor Petrie; seconded by Councillor Lesser****C19-06-170 THAT** Staff Report CS-025-19 be received by the Council for the Town of Ingersoll as information;**AND THAT** Council allocates up to an additional \$70,000 out of the VPCC Facility Reserve to facilitate the necessary repairs to the VPCC roof.**CARRIED****Moved by Councillor Bowman; seconded by Deputy Mayor Freeman****C19-06-171 THAT** the Committee do now rise out of Committee of the Whole.**CARRIED****Moved by Mayor Comiskey; seconded by Councillor Van Kooten-Bossence****C19-06-172 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****Delegations and Presentations****1) Ingersoll Services for Seniors – Presentation on the Seniors Centre****Moved by Deputy Mayor Freeman; seconded by Councillor Bowman****C19-06-173 THAT** the Ingersoll Services for seniors' presentation on the Seniors Centre be received by the Council for the Town of Ingersoll as information.

CARRIED

Planning – Public Meeting

- 1) Application for Official Plan Amendment and Zone Change OP 18-08-6 & ZN 6-18-04 – Plester, CP 2019-183

Deputy Mayor Freeman declaring a conflict of Interest left the meeting before discussion on this agenda item.

Planner Adam Ager provides the report to Council. The report is positive and recommends adoption of the Official Plan Amendment and Zone Change.

Applicant Bill Mardime of Gardens Retirement Developments Inc. spoke. He stated that the Market studies have shown there is a need for this development in the community. He also advised that they generally build in two phases and make some adjustments in the second phase. He agreed with the planner's report.

Tim Lobzun, Ingersoll resident, spoke stated he was confused by the planning report – they talk in the report about apartments – is it retirement homes?

The applicant responded that they are retirement rental units residents come down from their rooms for communal meals.

Tim Lobzun stated that he found the report confusing and wished it could be simpler. He also asked if it's a residence is there enough parking?

The applicant spoke and stated that the average age of our residents is 86 so very few of them drive.

Dr. Marc Pariser spoke and stated he had concerns that the infrastructure is not in place. The sidewalk ends at whiting street. No plan to extend the culvert to create a sidewalk. No sidewalk north of the creek. North of the railway tracks the road drops from 33 feet to 22 feet something. Safety a concern due to lack of infrastructure. If rezoning goes ahead will the developer cover these costs as there are no plans to address these issues? CPR has requirements for noise and fencing. Lighting and adjacent parking. All of this takes place adjacent to his property. Fans on the rooftop may create a concern. There is no road access to Clark road only to Thames street south.

The CAO explained that most of these issues will be addressed by the site plan process, lighting, sound, fencing, buffering and sidewalk will be addressed by that.

Councillor Petrie asked if the existing house is to remain on the property – what will be the use of that.

The applicant answered that for the first phase it would be an office. In the second phase it would be demolished.

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

C19-06-174 THAT staff report CP 2019-183 be received by the Council for the Town of Ingersoll as information.

AND THAT the Council of the Town of Ingersoll advise County Council that the Town supports the application to amend the Oxford County Official Plan (File No. OP18-05-3), submitted by Bill Mardime for lands legally described as Part Lots 20 & 21, Concession 1 (West Oxford), Town of Ingersoll, to redesignate the lands from 'Medium Density Residential' to 'Community Facility' to permit a retirement home on the subject lands; and

AND FURTHER THAT the Council of the Town of Ingersoll approve-in-principle the zone change application (File No. ZN6-18-4) submitted by Bill Mardime for lands legally described as Part Lots 20 & 21, Concession 1 (West Oxford), Town of Ingersoll, to rezone the subject lands from 'Development Zone (D)' to 'Special Major Institutional Zone (IN2-5)' to permit a retirement home on the subject lands.

CARRIED

Deputy-Mayor Freeman returned to the meeting.

- 2) Application for Official Plan Amendment and Zone Change OP 19-03-6 & ZN 6-19-01 – Robert and Carol Stuart, CP 2019-167

Planner Ron Versteegen gives the report. The report recommends denying the application.

The Applicant Mr. Stuart spoke and said they have an appreciation for Ron's report. The property is triangular which makes it difficult to fully utilize. Joining with the neighbouring property would be up to the adjoining neighbor and that is not that owner's choice. Also that area has some constraints due to top of bank. He suggested this is only usable option for that property.

The Clerk outlined that he had received letters of support from adjacent property owners being Paul and Kathleen Brown and Gary Mclay of the McLay Group.

A question was raised about the ability to access the property from Bell Street. The County is trying to reduce the number of access points from Bell Street where possible.

Mr. Stuart – there is a definite preference from the neighbours to not service it from Haines street.

The Mayor asked the question if Haines Street was a road allowance

The CAO advised yes it is but it is an unopened road allowance.

Councillor Van Kooten-Bossence asked questions about the road allowance.

The CAO advised that the road probably needs to come into the public domain. If Council approves the use through zoning but the county denies the road access then it would have to access from Haines Street.

Councillor Petrie asked if the Town has ever approved a less dense property.

The Planner advised that I'm sure that it has but I can't give you a specific example now and what unique conditions that came with that.

Councillor Eus asked the applicant if they have considered a single family home.

The applicant advised that that is something they could consider but we wanted the additional income from the duplex for rental.

The CAO advised that is moving in the wrong direction regarding density perspective.

Councillor Petrie requested that the vote on Planning Report CP 2019-167 be recorded.

Moved by Councillor Lesser; seconded by Deputy Mayor Freeman

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.

YEAS	RECORDED VOTE 2019	NAYS
✓	Councillor Kristy Van Kooten-Bossence	
✓	Councillor Michael Bowman	
✓	Councillor Rick Eus	
✓	Councillor Gordon Lesser	
✓	Councillor Brian Petrie	
✓	Deputy Mayor Fred Freeman	
✓	Mayor Ted Comiskey	
7	TOTALS	

CARRIED

Correspondence and Resolution

Moved by Councillor Petrie; seconded by Councillor Lesser

C19-06-176 THAT the correspondence from the honourable Minister Clark regarding Bill 108 be received by the Council for the Town of Ingersoll as information.

CARRIED

Consideration By-Laws

Moved by Councillor Eus; seconded by Councillor Bowman

Council Petrie restated his conflict of interest with By-Law 19-5054; and By-Law 19-5053, a By-law to Amend the Traffic and Parking By-Law (Charles St. and Water St. West Parking Lots) as previously noted and asked that these bylaws be dealt with separately.

Moved by Councillor Van Kooten-Bossence; Seconded by Councillor Bowman

C 19-06-177 THAT by-laws 19-5053 and 19-5054 be dealt with separately.

CARRIED

C19-06-178 THAT the mover have leave to introduce and go into Committee of the Whole on the following by- laws:

19-5048 – 19-5052 and 19-5055-19-5056

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 Bowman; seconded by Deputy Mayor Freeman

C19-06-179 THAT the Committee do now rise out of Committee of the Whole.

CARRIED

Moved by Deputy Mayor Freeman; seconded by Councillor Bowman

C19-06-180 THAT by-laws 19-5048 through 19-5056 exclusive of By-laws 19-5053 and 19-5054 be now read a third time, passed, signed and sealed and that this constitutes the third reading of the by-laws.

CARRIED

Councillor Petrie left the meeting before discussion on this agenda item.

Moved by Councillor Eus; seconded by Councillor Bowman

C19-06-181 THAT the mover have leave to introduce and go into Committee of the Whole on the following by- laws:

19-5053 – 19-5054

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 Bowman; seconded by Deputy-Mayor Freeman

C19-06-182 THAT the Committee do now rise out of Committee of the Whole.

CARRIED

Moved by Deputy-Mayor Freeman; seconded by Councillor Bowman

C19-06-183 THAT by-laws 19-5053 through 19-5054 be now read a third time, passed, signed and sealed and that this constitutes the third reading of the by-laws.

CARRIED

Councillor Petrie returned to the meeting.

Notice of Motion

Moved by Mayor Comiskey; seconded by Councillor Van Kooten-Bossence

C19-06-184 WHEREAS Alexandra Hospital has been a major part of Ingersoll for over 100 years;

AND WHEREAS the province will support operational funding for the hospital but not for capital equipment;

AND WHEREAS capital purchases are to be provided by the Alexandra Hospital foundation;

AND WHEREAS the dollars in the foundation come from the community;

AND WHEREAS two major fundraisers occur each year to build up these funds;

AND WHEREAS those fundraisers are the annual golf tournament and Foundation gala dinner;

THEREFORE BE IT RESOLVED THAT the Corporation of the Town of Ingersoll supports the gala dinner as a platinum sponsor of \$1,500.00;

AND FURTHER THAT this be brought forward to the 2020 budget deliberation for consideration.

CARRIED

Upcoming Council Meetings

Regular Meeting of Council
Monday, July 8, 2019, 6:00 p.m.
Town Centre, Council Chambers

Regular Meeting of Council
Monday, August 12, 2019, 6:00 p.m.

Town Centre, Council Chambers

Closed Session

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

C19-06-185 THAT Council do now go into a Closed Meeting at 9:28 p.m. pursuant to Section 239 (2) of the *Municipal Act, 2001*, as amended to discuss the following matters:

- 1) Minutes of a Closed Session Meeting on April 8, 2019;
- 2) Minutes of a Closed Session Meeting on May 13, 2019;
- 3) Section 239 (2) (b) personal matters about an identifiable individual, including municipal or local board employees – Town Engineer Recruitment
- 4) Section 239 (2) (c) a proposed or pending acquisition or disposition of land by the municipality or local board – Industrial Lands

CARRIED

Moved by Councillor Lesser; seconded by Councillor Petrie

C19-06-186 THAT Council do now rise out of a Closed Session meeting at 10:01 p.m.

CARRIED

Adjournment

Moved by Councillor Petrie; seconded by Councillor Lesser

C19-06-187 THAT the Council for the Town of Ingersoll adjourns the June 18, 2019 Regular meeting of Council at 10:02 p.m.

CARRIED

Edward (Ted) Comiskey, Mayor

Michael Graves, Clerk

**ZONING APPLICATION
RECORD OF ATTENDANCE
TOWN OF INGERSOLL PUBLIC MEETING**

ZN 6-18-04, Plester, 423 Thames St. South
June 18, 2019

NAME	ADDRESS	POSTAL CODE	PHONE NUMBER
Jim Lobzun	65 Kirk St	NSC 257	519-485-4382
Jim Plester	2612 Furber Rd of Wainhill	N45-7V9	519-636-8351
MARC PARISEN	425 THAMES STS	NSC 358	519 671 9567
Celeste Plester	9 Wadsworth Dr	NSC 239	519 485-0512

