

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

Call to Order

Disclosures of Pecuniary Interest

Agenda Amendment

Note: the Agenda was amended to include 1st and 2nd reading of Provisional By-Law for the Thompson Drain Reassessment 2019.

Closed Session Reporting

A. Council went into closed session on June 18, 2019, under Section 239 (2) (b) personal matters about an identifiable individual, including municipal or local board employees – Engineer Recruitment.

Staff Updated Council on the chosen candidate.

B. Council also went into closed session on June 18, 2019, under Section 239 (2)
(c) a proposed or pending acquisition or disposition of land by the Municipality or local board - Industrial lands.

Staff updated Council.

- C. When closed session issues are completed staff endeavor to disclose them to the public where possible. As such Staff report that Council went into closed session under Section 239 (2) (c) a proposed or pending acquisition or disposition of land by the Municipality or local board on:
 - March 18, 2019;
 - May 13, 2019.

Both of these meetings related to the Agreement of Purchase and Sale that was presented in Open Council on June 18, 2019, under report A-009-19.

Consent Agenda

Items listed under the Consent Agenda are considered routine or no longer require further discussion and are enacted in one motion. The exception to this rule is that a Council Member may request for one or more items to be removed from the Consent Agenda for separate discussion and vote.

July 8, 2019 – <u>Consent Agenda</u>

Resolution – Committee of the Whole (Deputy Mayor Freeman)

Minutes of Council Meetings

- 1) Minutes of Special Council Meeting –Development Charges Background Study Public Meeting on June 10, 2019
- 2) Minutes of Regular Council Meeting on June 18, 2019

Special Staff Reports

1) First Impressions Community Exchange with Strathroy-Caradoc <u>A-011-19</u>

C-031-19

- 2) Noise By-Law
- Councillor Appointments to Ingersoll Advisory Boards for the 2018 Term of Council and Reconsideration of the Recently Merged Museum and Harvest Festival Committees
- 4) 2019 Development Charges Background Study and By-Law <u>T-016-19</u>

Correspondence & Resolution

Public Meeting – 7:00 p.m. Thompson Municipal Drain

- 1) Thompson Drain Reassessment Mike Devos of Spriet Associates Engineers and Architects
 - a) Thompson Drain Reassessment 2019 Report and Drawing

Delegations & Presentations

- 1) Mr. H. Langosch concerns with vehicular traffic through Victoria Park Laneway
- 2) David Sheard and Nathan Goetz Proposed Noise By-Law

Consideration of By-Laws

- 1) <u>By-Law 19-5057</u> to establish Development Charges for the Town of Ingersoll
- 2) <u>By-Law 19-5058</u> July Confirmation By-Law
- 3) <u>By-Law 19-5059</u> Thompson Drain Reassessment 2019

Notice of Motion

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

Council Committee Meetings

Please check the events calendar at <u>www.ingersoll.ca</u> in the event of changes to Committee meeting dates and times

Harvest Festival

4th Wednesday of the Month Cheese and Agricultural Museum 6:30 p.m.

Ingersoll BIA

2nd Tuesday of the Month Town Centre, JC Herbert Room 6:30 p.m.

Safe Cycling Committee

2nd Thursday of the Month Town Centre, JC Herbert Room 6.30pm

Recreational Trails Committee

3rd Wednesday of the Month Town Centre, JC Herbert Room 6:30 p.m.

Closed Session

- 1) Minutes of Closed Session on June 18, 2019
- Section 239 (2) (c) a proposed or pending acquisition or disposition of land by the municipality or local board – Industrial Lands
- 3) Section 239 (2) (e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board

Transportation Committee

4th Wednesday of Every Other Month Town Centre, Engineering Board Room 10:00 a.m.

Museum Committee

3rd Thursday of the Month Cheese Museum 6:30 p.m.

Police Services Board

4th Monday of the Month Town Centre, JC Herbert Room 6:00 p.m.

Adjournment



Corporation of the Town of Ingersoll Special Meeting of Council Minutes Town Centre, Council Chambers Monday, June 10, 2019, 6:00 p.m.

Council Members Present:

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

Staff Present:

William Tigert, Chief Administrative Officer Iryna Koval, Director of Finance/Treasurer

Call to Order

Deputy Mayor Freeman is in the chair and opens this meeting of Council at 6:10 p.m.

Disclosures of Pecuniary Interest

None declared

Development Charges Public Meeting

Deputy Mayor Freeman welcomed everyone and explained the purpose of the meeting.

Deputy Mayor Freeman called on Treasurer Koval to introduce presenter from Watson and Associates, Mr. Sean Michael Stephens.

Presentation

Mr. Stephens gave a detailed overview of the Development Charges process and the background study open to public questions and discussions. He identified the Town's historical exemptions for commercial and industrial development and also identified a number of changes that will likely be forth coming after the changes of Bill 108 are fully implemented.

Mr. Stephens indicated that soft services such as Libraries and museums are being removed from development charges and will be incorporated into a new tool to be called the community benefit charge. Many of the details on the new charge are not known at this time.

Mr. Stephens also highlighted some changes in the timing of payment for development for things like affordable housing, commercial and industrial, rental and institutional developments.

His firm's recommendation is to pass the bylaw proposed now under the updated study as the current bylaw is set to expire by mid-year. Once the changes are known from Bill 108 Council will have the opportunity to make changes as necessary.

Comments from the Public

The Deputy Mayor opened the meeting to the Public for question or comment.

Tim Lobzun of Ingersoll stated that he was confused about the options presented.

Mr. Stephens explained that the Town's current bylaw is about to expire, by passing the proposed bylaw the Town will then be able to collect funds until such time as all the new rules and regulations around the community benefit charge become known and can be implemented.

He also states that the Town could also just pass a by-law for the fire and roads component, but that was not recommended.

Mr. Lobzun commented that he was not opposed to people saving some money and then asked a question about boundary adjustment and the costs of servicing any new lands that may come into the town's boundary. Mr. Lobzun stated he is concerned about the projected costs and the absence of any allocation in the background study and also questioned the information on the arena and asked for clarification.

Mr. Stephens replied that any proposed boundary adjustment could not be included at this time as it is not part of the town. If at some point a boundary adjustment takes place, the Town can undertake a new or amended study to incorporate changes at any time.

As to the arena, Mr. Stephens stated that it is for the second ice pad, growth impacted and is outside of the ten year forecasted study period. He went on to explain that once the need and planning was put in place for the second ice surface, the Town could incorporate charges at that time, likely will be in a subsequent five-year review.

Mr. Lobzun then asked about the community benefit charges, as to whether they will be calculated every year or every five years.

Mr. Stephens replied that is not known at this time. It may encompass all soft services; however, there is not sufficient information from the province to answer specifically at this time.

Mr. Lobzun then asked about consideration for waste diversion.

Mr. Stephens replied that waste diversion is a County service and is one of the soft services amended by the Act as such, growth could be considered as a charge.

Mr. Lobzun commented that he likes the changes for apartment buildings and asked what the reduction is made up of in the proposed charge.

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Mr. Stephens responded that the significant reduction is from the County charges around water and wastewater. The DC study did include calculations for water and waste water for the County. DC do not include charges for connection for water or waste water.

Members of Council were then given an opportunity to ask questions.

Councillor Petrie asked if the County charge is county-wide.

Mr. Stephens responded that some portion of the County are county-wide, water and wastewater are calculated as area specific.

Councillor Petrie then asked about the option to pay over time and what tools are available to ensure payment is made.

Mr. Stephens responded that the provisions in the legislation establish that any charges can go to the tax roll for collection in a like manner as taxes, if necessary. There is not a clear indication that security can be collected.

Councillor Eus also raised the concerns around the possibility of security.

Mr. Stephens indicated that for any of the discretionary provisions for time payments, securities should be permitted.

Councillor Petrie asked the question if Council follows the current recommendation would the Town be permitted to continue to collect for the soft services for the time being.

Mr. Stephens indicated yes, that would be the case until one of three things happens:

- 1. That Council repeals the bylaw
- 2. That Council passes a community benefits bylaw
- 3. The Province prescribes the date for the collection of soft services to end.

Councillor Petrie asks if passing a community benefits bylaw requires the preparation of another study.

Mr. Stephens states that is not known at this time; it might be able to be supported by the current study that has been just completed. More information will have to be given by the Province on the transitional issues.

Tim Lobzun asked to be allowed a further Question.

He directed to Staff and Council what impact that these changes would have on next year's municipal budget.

Treasurer Koval replied that there is certainly not enough information at this point to answer that question with any certainty, however, impacts would be expected to be minimal to her understanding. CAO Tigert indicated that the change to the Town's portion of the DC is so slight that there is likely little impact that will affect the 2020 municipal budget.

Thomas Fraser asks if there are costs identified in the study concerning storm water management and asset management.

Mr. Stephens replied that storm water management is normally a localized or developmental cost when growth actually occurs. Storm water services for studies incorporated in 2014 have been carried forward in to this updated study. Asset management components have been incorporated into the study and calculations.

With there being no more questions from the Public or members of Council the Chair Deputy Mayor Freeman closed the public meeting.

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

C19 06-159 THAT Watson and Associates Economists Ltd. Town of Ingersoll Development Charges Background Study and presentation be received by the Council for the Town of Ingersoll as information.

AND THAT the background study and Development Charges By-law be brought forward at the July 8, 2019, Regular meeting of Council for consideration.

CARRIED

Upcoming Council Meetings

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

Adjournment

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

C19-06-160 THAT the Council for the Town of Ingersoll adjourns the June 10,

2019, Special Meeting of Council at 7:00 p.m.

CARRIED

Edward (Ted) Comiskey, Mayor

Michael Graves, Clerk

2019 Development Charges Background Study RECORD OF ATTENDANCE TOWN OF INGERSOLL PUBLIC MEETING

June 10, 2019

NAME	ADDRESS	POSTAL CODE	PHONE NUMBER
DAUE & ANOLLA CRIDERMAN	UNITZ 350 ULCTORIAST	NJC INH	519 475-2452
[Inloorer	INTURISON G5 King SEW	NSC 257	519 475-2452 SA-485-4382
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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 Sandra Lawson, Engineer 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 MNRF.

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 herby 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 <u>approve-in-principle</u> 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 <u>support-in-principle</u> 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 <u>supports</u> 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	

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TOTALS

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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 bylaws are accepted as circulated. That constitutes the first and second reading of the bylaws.

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 bylaws are accepted as circulated. That constitutes the first and second reading of the bylaws.

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 if 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
Loozun	GS Kint STW	NSC 257	519-485-4382
MIN PLESTER	746112 RD Twitting of Wallson 425 THAMES STS	N43-7V9	519-636-8351
MARI PARISON	425 THAMES STS	NSC 358	51967/9567
Cecile Plester	9 Wadsworth	NSC 2/39	59 4850512
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ZONING APPLICATION RECORD OF ATTENDANCE TOWN OF INGERSOLL PUBLIC MEETING

ZN 6-19-01, Robert and Carol Stuart, 387 Bell St. June 18, 2019

NAME	ADDRESS	POSTAL CODE	PHONE NUMBER
11n Lobum	CS KING ST W	NSC 257	519.485-4382
Bob & Carol Stuart	387 Hains ST Ingersoll	1450253	514-282-0399
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Department: Economic Development

Report Number: A-011-19

Council Meeting Date: July 8, 2019

Title: First Impressions Community Exchange with Strathroy-Caradoc

Objective

To inform Council regarding the Ingersoll BIA's First Impressions Community Exchange (FICE) completed with Strathroy-Caradoc.

Background

The Ontario Ministry of Agriculture Food and Rural Affairs (OMAFRA) offers the First Impressions Community Exchange program to match up similar municipalities to offer insight on services, transportation, accommodations, and tourist attractions. Our former OMAFRA advisor reached out and indicated an interest by Strathroy-Caradoc to participate in the program and asked if Ingersoll might be interested. Staff approached the BIA, and they indicated an interest in participating.

Analysis

The FICE program offers an opportunity for communities to get feedback from a nonbiased fresh perspective. The volunteers are able to visit another community and is able to get ideas to bring back to theirs. Each community reports back to the other, giving them feedback that they can then address.

Some items detailed in the report are being addressed already. The Town is undertaking a review and update to the Town's website, which will also update the BIA website. The Town has developed an Instagram account. The Town is developing a signage plan and will be tendering the installation of wayfinding signage throughout the Town shortly. The BIA is brainstorming beautification projects at the next meeting.

Visitors from Strathroy-Caradoc were envious of the Fusion Youth Centre and commented extremely favourably about the customer service from Town staff at Townhall. Visitors also commented that the general public and residents showed great pride and knowledge of the Town.

The full report is attached for Council's review.

Financial Implications

None.

Recommendation

THAT staff report A-011-19 be received by the Council of the Town of Ingersoll as information.

Attachments

Strathroy-Caradoc FICE Presentation

Prepared by: Curtis Tighe, Economic Development Officer Approved by: William Tigert, CAO

Ingersoll June 13 and 14, 2018



Full Picture First Impressions Community Exchange Report Back from Strathroy-Caradoc





Most of the members commented that:

- Small community similar to Strathroy
- Lots of recreation opportunities
- Expect friendly downtown business owners
- Walking trails
- Bisected by rail and along the 400 corridor
- Push to draw new residents





Municipal website

- lots of information,
- picture quality is lacking(unprofessional)
- not impressive, too much information on each page
- mobile app acceptable as the information could be found but presentation was dull. Navigation was tricky at times





BIA website

- easy to find as it is on the Municipal website banner
- found inactive links

Chamber website

- easy to find and all relevant information.
- it was visually appealing and easy to navigate.





Social Media

 Facebook, Twitter, You Tube – Facebook was okay, but not attention grabbing, You Tube had a post from 2010 as the latest. No Instagram.





First Impressions

Not a cookie cutter community (different styles of homes, not everything looked the same Lovely topography and beautiful mature neighbourhoods Very little signage directing you around People care for their homes Free parking at the hospital Horse and buggy parking – shows the community cares about all members of the community



First Impressions

Gateway and directional signage could be improved.

- Comments while driving into the community were "how long before we get to the core", "are we headed to the downtown".
- Lack of beatification in the downtown core was noted on our drive through.
- The small parkettes in the downtown are a treasure
- There seems to be lots of new housing developments –
- shows growing community
- Seemed to be many services geared to seniors





Entering the Community

North Entrance – No signage noticed, not sure we entered Ingersoll South Entrance – Warm welcoming gateway signage, but it blended into vegetation. There was hotel, food, service station, expected to a larger town based off of this entrance. East Entrance – subtle felt like entering a scenic

East Entrance – subtle felt like entering a scenic town.



Entering the Community

East Entrance – subtle felt like entering a scenic town.

The gateway signage was the only real signage noticed. No additional signage for downtown, sports fields etc.....







Entering the Community

Not all entrances have gateway signage. Suggestion that branding occur for all the main entrances into the community







Housing and Residential Areas

There was a large variety of homes for people. Lots of character in the older homes and modern option with new builds.

- Pricing seemed extremely high and unaffordable for the first time home buyer.
- Looks like lots of rentals available.
- Starter homes are hard to find as they are on the

market for short period of time.





Housing and Residential Areas

Notice some old age homes near the downtown, they seemed removed from the street.

Didn't notice any nice apartments in the downtown area or on the outskirts of the downtown

The topography of the community is a jewel and should be utilized whenever possible when developments occur.





Local Government Services

Municipal offices centrally located in the downtown in an lovely new building Customer service was excellent and had nothing but positive comments about the Community Staff provided brochures and comments on everything that was asked about.





Education

- Schools were found through exploration.
- No signage.
- A lot of children not in school and wondered if
- there is a sizable homeschool community, or are
- there other issues at hand?
- No Catholic High School had to be bussed to a
- adjacent community (Woodstock).
- Buildings looked dated much like a lot of the

facilities.





Health, Social and Emergency Services

Hospital was one item that had adequate signage Noticed a lot of services referred to Woodstock No women's shelter and mental health services seemed scarce There were several other professional services available around the hospital

Noticed that the policing is conducted by OPP





Health, Social and Emergency Services

Found both the police station and fire stations. The police station still looks like the old local force – Just another example of needed upgrades. The Fusion Centre (great facility and program) provides access to police and different social services. But from what could be determined it is only once a week.





Downtown Appearance

Streets in good condition and clean.

- Downtown was clean.
- The parkettes are lovely and need to be enhanced.
- Lack of benches, greenery, trees etc. make
- the downtown feel like a concrete jungle.
- Hanging baskets way to high and do not pull your eyes up.





Downtown Appearance









Industry

Auto industry is prominent with Cami, which could be a problem if they shut the plant. Bread factory. Seemed to have lots of area to build, many unused buildings that could be used. Vacant lands and buildings could have

better upkeep.



Community Mobility

Noticed lots of bike lanes, some were seem dangerous having both bike lanes on one side of the road in the roadway. Nice trail system which complements the bike Lanes.

Greyhound has a stop, but no local bus route.

Taxi's were the only form of public transportation noticed.



Tourism

There were a couple of festivals/events that would be tourist draws.

Cheese museum.

Did not come across a tourist booth,

- however when municipal staff were
- questioned, they could provide information

to point us in the right direction.





Tourism

The community has two hotels/inns for tourists/visitors

- Comfort Inn
- Elmhurst Inn





Entertainment and Recreation

When speaking with individuals 20 to 35 years old they all said they would leave the community for nightlife. Lots of recreation centres, but no entertainment outside of that. Seemed to be little to do for young adults or single adults.





Entertainment and Recreation

Recreation Spaces and Opportunities

seemed to be in abundance.

Lots of variety of programming for all ages

including at risk youth and seniors.

The recreation infrastructure although lots of it.

They are dated and in need of updating.

Parks are cut nicely, but flower beds are in need of weeding and attention.





Culture and Heritage

Lots of nice older buildings and homes, but heritage buildings did not jump out. Arts and culture seems important to the community with the different events, and buildings.

Lots of churches in the area.





Environmental Sustainability

There was lots of evidence of recycling within the community, curb side pick up and business recycling.

Did not see any evidence of alternative energy sources like roof tops, electric charging stations etc...

No local public transportation outside of taxi's, but lots of bike lanes and trails





Information from Residents

Strong knowledge and pride of the community from residents and employees;

- When asked about activities or places to go they could easily provide information
- Spoke highly of the community and its staff
- Young adults and single adults have no entertainment they have to leave the community for that.





Using your Senses

Not a lot to note here, but some comments

- Topography is beautiful
- Art in the 2nd and 3rd story windows downtown
- Pleasant smells in parks and green spaces
- One walking path had an unpleasant odor
- There is noise from trains but they are a part of life.



Five positive features about Ingersoll

- 1) Natural landscape is beautiful and the homes reflect that.
- 2) Downtown parkettes
- 3) Customer service
- 4) Friendly and inviting people
- 5) Vibrant downtown





Three potential opportunities for Ingersoll

- 1) Downtown Beautification soft scaping with trees, lower hanging baskets, flowers, urns etc.
- Entertainment for younger adults movie theater or some unique recreational opportunities to keep them in the community.
- 3) Signage to direct people towards the downtown.





Five biggest challenges facing Ingersoll

- 1) The reliance on the auto sector.
- 2) Housing for the first time home buyer.
- Greening up the downtown. Lots of concrete and it is difficult changing mindsets.
- 4) Aging recreation infrastructure.
- 5) Attracting young adults.







Department: Clerk's Department

Report Number: C-031-19

Council Meeting Date: July 8, 2019

Title: Noise By-Law

Objective

To obtain feedback from Council regarding the draft noise by-law.

Background

Recently, Council requested that the noise by-law be brought back for consideration. Staff had previously distributed the draft noise by-law and sought comments. Council considered some of those comments in February 2018.

Analysis

Enforcement

I will remind Council that at the time that the noise by-law was previously considered there was a concern about the enforceability of the by-law. It was determined through that process that the noise by-law that is currently in place is completely enforceable.

Time Restrictions

This by-law as drafted still considers the time restrictions for construction equipment (bulldozer, excavator, trencher, jackhammer, crane, loader, scraper, paver, compactor, roller, grader, concrete mixer) being operated between 7 am to 7 pm Monday to Fridays and 9 am to 7 pm on Saturdays. Other types of tools such as a hammer, saw, nail gun, lawnmower, staple gun, hedge trimmer, drill are restricted between 9:00 p.m. to 7:00 a.m. (9:00 p.m. to 9:00 a.m. on Saturdays, Sundays and holidays). Staff feel this allows individuals to do work on their property while limiting the heaviest equipment to weekdays and Saturdays.

Point of Reception

One of the comments received related to the noise being determined at the "point of reception." This by-law, as drafted, still uses the "likely to disturb one or more persons" test as it is more enforceable and easier to defend in the courts.

Subdivision Process

There were a number of other comments that were raised that related to the development and construction of subdivisions that would be more appropriately handled through subdivision agreements and other enforcement mechanisms other than the noise by-law.

Several other comments were received that were incorporated into the draft by-law, including the comments from Unifor.

Interdepartmental Implications

None

Financial Implications

None

Recommendation

THAT Staff report C-031 be received by the Council of the Town of Ingersoll as information;

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

Attachments

Draft Noise By-Law

Prepared by: Michael Graves, Director of Corporate Services/Clerk-Deputy CAO Approved by: William Tigert, Chief Administrative Officer

THE CORPORATION OF THE TOWN OF INGERSOLL



BY-LAW NO. 19-XXXX

BEING A BY-LAW TO PROVIDE FOR THE REGULATION AND PROHIBITION OF NOISE EMITTED IN THE TOWN OF INGERSOLL.

WHEREAS section 129 of the *Municipal Act, 2001* S.O. 2001, c. 25, as amended, provides that a local municipality may prohibit and regulate with respect to noise, and may prohibit unless a permit is obtained from the municipality for noise, and may impose conditions for obtaining, continuing to hold, and renewing the permit;

AND WHERAS it is deemed expedient and necessary for Council to exercise the power conferred upon it by the *Municipal Act* and prohibit and regulate noise in the Town of Ingersoll;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF INGERSOLL ENACTS AS FOLLOWS:

1. **DEFINITIONS**

- 1.1. Agriculture Area shall mean any area zoned D Development Zone in Town of Ingersoll Zoning By-law 04-4160, as amended. Or shall mean a property that is zoned for agricultural use in the zoning by-law that applies to the property.
- 1.2. Commercial Area shall mean any area zoned CC, HC and EC in Town of Ingersoll Zoning By-law 04-4160, as amended. Or shall mean a property that is zoned for commercial use in the zoning by-law that applies to the property.
- 1.3. Construction equipment—shall include a bulldozer, excavator, trencher, jackhammer, crane, loader, scraper, paver, compactor, roller, grader, concrete mixer and all like equipment.
- 1.4. Council—shall mean the Council of the Corporation of the Town of Ingersoll.
- 1.5. Emergency Vehicle—shall mean any vehicle of law enforcement, fire department, ambulance, or any public service while answering a call.
- 1.6. Firearm—shall mean a barreled weapon from which any shot, bullet or other projectile can be discharged and that is capable of causing serious bodily injury or death to a person, and includes any frame or receiver of such barreled weapon and anything that can be adapted for use as a firearm; excluding spring and air powered firearms, long or cross bows.
- 1.7. Holiday—shall mean any holiday set our as a holiday in the *Retail Business Holidays Act,* R.S.O. 1990, c. R. 30, or any successor thereof.
- 1.8. Industrial Area shall mean any area zoned MR and MG in Town of Ingersoll Zoning By-law 04-4160, as amended.
- 1.9. Institutional Area shall mean any area zoned IN1 and IN2 in Town of Ingersoll Zoning By- law 04-4160, as amended.
- 1.10. Noise— shall mean sound that is of such a volume or nature that it is likely to disturb one or more persons.

- 1.11. Other Area—shall mean any area of the Town not Zoned R1, R2, R3, R4, CC, EC, HC, MR, MG, D, IN1, IN2, and REC.
- 1.12. Person—shall include a corporation, organization, association, partnership, or any entity comprised of one or more individuals.
- 1.13. Residential Area—shall mean any area zoned R1, R2, R3 or R4 in the Town of Ingersoll Zoning By-Law 04-4160, as amended.
- 1.14. Source of Sound—shall mean an activity, matter, thing, or tangible personal property or real property, from which a noise is emitted;
- 1.15. Town—shall mean The Corporation of the Town of Ingersoll.

2. GENERAL PROHIBITIONS

No person shall, at any time, emit, cause, or permit to be emitted or caused, any noise created by:

- 2.1 The persistent barking, calling or whining of any domestic pet;
- 2.2 The squealing of motor vehicle tires for reasons other than emergency braking;
- 2.3 The use of a horn, whistle, alarm, bell, gong, or similar device, except for an auditory safety or warning device;
- 2.4 The detonation of explosives;
- 2.5 The operation of an air conditioner, pool pump or filter, heat pump or any similar device that is not in proper working order;
- 2.6 The operation of a combustion engine without an effective exhaust muffling device in proper working order.

3. PROHIBITIONS BY TIME AND PLACE

No person shall emit, cause or permit to be emitted or caused any noise created by an activity listed in Schedule "A" of this By-Law during the time and in the area such noise is prohibited as set out in Schedule "A".

4. EXEMPTIONS

- 4.1. Notwithstanding any other provision of this by-law, it shall be lawful to emit or cause or permit the emission of noise in connection with the following:
 - 4.1.1 Emergency measures undertaken for the immediate health, safety or welfare of the inhabitants of the Town, including the operation of sirens on emergency vehicles and the discharge of firearms by peace officers in the performance of their duties;
 - 4.1.2 The operation, maintenance, or installation of municipally-owned infrastructure, facilities, or the like, by the Town, its servants, employees, contractors, or agents;
 - 4.1.3 Necessary municipal operations, including but not limited to snow removal, street cleaning, and garbage collection, undertaken by or on behalf of the Town;
 - 4.1.4 Public events, celebratory events and charity events held on the property of properly zoned assembly hall;
 - 4.1.5 Activities authorized by the Town, including but not limited to:
 - 4.1.5.1 Road and Bicycle races;
 - 4.1.5.2 Parades, public processions, walks or marches;

- 4.1.5.3 Midways and Circuses;
- 4.1.5.4 Fireworks displays;
- 4.1.5.5 Sporting, recreational, and entertainment events in public parks, buildings or grounds, as approved by the Town of Ingersoll;
- 4.1.5.6 Musical and other performances in public parks, buildings or grounds, as approved by the Town of Ingersoll;
- 4.1.5.7 Special neighbourhood social activities on streets or other public land;
- 4.1.5.8 Union protests and demonstrations such as National Day of Remembrance; Action on Violence Against Women; International Day of Mourning for Workers Killed and Injured on the job.
- 4.1.6 Snow removal that is essential for the normal operation of a business;
- 4.1.7 The ringing of bells or chimes in connection with any Church, Chapel, meeting house, or religious service, including Church clocks striking the hour and the playing of any church carillon;
- 4.1.8 Normal farm practices within the meaning of the Farming and Food Protection Act, 1998, S.O. 1998, c. 1 as amended, or any successor thereof.
- 4.2. Notwithstanding the provisions of this By-law, any person may apply to Council for an exemption to any provision of this By-law with respect to any noise to allow such person to emit, cause or permit such noise for the period of time set out in such application, and Council may grant such exemption, grant an alternative exemption or refuse such exemption, and may set out conditions to be met as Council sees fit for any exemption granted.
- 4.3. Every person applying for an exemption under section 4.2 of this By-law shall, at least 10 business days prior to the Council meeting at which the request for exemption is to be addressed by Council, provide to the Clerk of the Town an application in writing that shall contain:
 - 4.3.1 The name, address, email and telephone number of the applicant;
 - 4.3.2 A description of the source and location of sound in respect of which exemption is sought;
 - 4.3.3 A statement of the particular provision or provisions of this By-law from which exemption is being sought;
 - 4.3.4 The period of time, of a duration not in excess of six months, for which the exemption is sought;
 - 4.3.5 The reason why the exemption should be granted;
 - 4.3.6 If applicable, a statement of the steps, if any, planned or presently being taken to bring about compliance with the By-law;
 - 4.3.7 Payment of the exemption-processing fee, if any, in the amount set by Council and in effect at the time of such exemption request.
- 4.4. Where an exemption is granted by Council for an annual festival the annual request may be approved by the Clerk's department provided the hours and condition of the exemption request have not changed from that previously approved by Council.
- 4.5. In deciding whether to grant the exemption under section 4.2 of this By-law, Council shall give the applicant and any person opposed to the application an opportunity to be heard and may consider such other matters as it deems appropriate.

The Corporation of the Town of Ingersoll By-law No. 19-XXXX

- 4.6. A breach of any of the terms or condition of an exemption granted by Council under section 4.2 of this By-law that is emitted, caused, or permitted to be emitted or caused by the applicant shall render the exemption null and void.
- 4.7. Notwithstanding any other provision of this by-law, Sections 2 and 3 of this bylaw shall not apply where the source of sound is located within an Industrial Area and if the sound is in accordance with the terms and conditions of a valid Certificate of Approval, provisional Certificate of Approval or other approval issued under the *Environmental Protection Act*, R.S.O. 1990, c. E.19, where such approval addresses sound as a source of contamination.

5. ENFORCEMENT

This By-law shall be enforced by the Town By-law Enforcement Officer or an Ontario Provincial Police Officer.

6. OFFENCE

Every person who contravenes this By-law is guilty of an offence.

7. PENALTY

Every person who is convicted of an offence shall be liable to a penalty as set out in Section 61 of the Provincial Offences Act, R.S.O. 1990, c. P.33, as amended, or any successor thereof, with a minimum penalty of one hundred and twenty-five dollars (\$125.00), for each day or part of a day on which an offence occurs and continues and a maximum penalty of two-thousand (\$2,000), for each day or part of a day on which an offence occurs and continues and an offence occurs and continues.

8. SEVERABI LITY

If any provision of this By-law is declared invalid or unenforceable by any competent authority, such provision shall be deemed severed and shall not affect the validity or enforceability of the remaining provision of this By-law.

9. SCHEDULES

Schedule "A" and Schedule "B" attached hereto shall form part of this By-law.

10. REPEAL

By-law XXXX, as amended, is now repealed in its entirety.

11. SHORT TITLE

The short title of this By-law is "the Ingersoll Noise Control By-law".

12. EFFECTIVE DATE

This By-law shall come into full force an effect upon third and final reading.

READ a first and second time this _____day of ______,

READ a third time and finally passed this ____ day of _____, ____.

Edward (Ted) Comiskey, Mayor

SCHEDULE "A" TO BY-LAW NO. 19-XXXX, as amended

	NOISE CREATED FROM THE FOLLOWING ACTIVITIES IS PROHIBITED	PROHIBITED TIME OF DAY	PROHIBITED AREA
1.	The operation of a radio television, stereo or other electronic device including any amplification device, or any musical or other sound producing instrument	At all times	Residential, Industrial, Institutional, Agricultural, Commercial
2.	Yelling, shouting or the like	11:00 p.m. to 7:00 a.m. (11:00 p.m. to 9:00 a.m. on Saturdays, Sundays and holidays)	Residential
3.	The operation of a car wash	11:00 p.m. to 7:00 a.m. (11:00 p.m. to 9:00 a.m. on Saturdays, Sundays and holidays)	Residential, Industrial, Commercial
4.	The venting or release of steam, the operation of a generator or air filtration system, noise from grinding, milling, the operation of machinery, or the like unless the sound is in accordance with the terms and conditions of a valid Certificate	9:00 p.m. to 7:00 a.m. (9:00 a.m. to 9:00 p.m. on Saturdays, Sundays and holidays)	Residential
	of Approval, provisional Certificate of Approval or other approval issued under the <i>Environmental Protection Act</i> , R.S.O. 1990, c. E.19, where such approval addresses sound as a source of contamination.	11:00 p.m. to 7:00 a.m. (9:00 a.m. to 11:00 p.m. on Saturdays, Sundays and holidays)	Industrial, Institutional, Agricultural
5.	The operation of waste collection machinery or refuse compacting equipment.	9:00 p.m. to 7:00 a.m. (9:00 a.m. to 9:00 p.m. on Saturdays, Sundays and holidays)	Residential
		11:00 p.m. to 7:00 a.m. (9:00 a.m. to 11:00 p.m. on Saturdays, Sundays and holidays)	Industrial, Institutional, Commercial
6.	Loading, unloading, packing, delivering or otherwise handling any container, product or material unless necessary for the maintenance of essential services or for the moving of private household effects.	9:00 p.m. to 7:00 a.m. (to 9:00 a.m. on Saturdays, Sundays and holidays)	Residential
		11:00 p.m. to 7:00 a.m. (9:00 a.m. to 11:00 p.m. on Saturdays, Sundays and holidays)	Institutional
7.	The operation of any tool including a hammer, saw, nail gun, lawnmower, staple gun, hedge trimmer, drill, or the like. Exemption: Shall not include a snowblower.	9:00 p.m. to 7:00 a.m. (9:00 p.m. to 9:00 a.m. on Saturdays, Sundays and holidays)	Residential, Commercial
8.	The operation of a combustion engine for a toy or a replica of a larger device such as a remote controlled toy aeroplane.	9:00 p.m. to 9:00 a.m.	Residential
9.	The misuse of a dirt bike, all-terrain cycle, snowmobile, go-cart, dune buggy or like conveyance.	At all times.	Residential, Agricultural
10.	The operation of construction equipment.	7:00 p.m. to 7:00 a.m. (to 9:00 p.m. to 7:00 a.m. on Saturdays) and at all times on Sundays and holidays.	Residential, Commercial
11.	The operation of gravel or sand pit, stone quarry or stone crushing operation.	7:00 p.m. to 7:00 a.m. Monday to Friday 7:00 p.m. Friday to 8:00 am on Saturday 1:00 pm on Saturday until 7:00 a.m. on Monday Any holiday	Industrial

Corporation of the Town of Ingersoll Part I Provincial Offences Act By-law No. 19-XXXX, as amended: Ingersoll Noise Control By-law Schedule "B"

ltem	Short Form Wording	Provision Creating	Set Fine
		or Defining Offence	
1.	Permitting a domesticated pet to make noises disturbing others (i.e. dog barking).	2. (2.1)	\$125.00
2.	Squealing of motor vehicle tires.	2. (2.2)	\$125.00
3.	Use of a horn, whistle, alarm, bell, gong or similar device – disturbing other persons.	2. (2.3)	\$125.00
6.	Idling of a vehicle motor in excess of 10 minutes and creating noise.	2. (2.5)	\$125.00
7.	Operation of an air conditioner, pool pump or filter, heat pump or any similar device that is not in proper working order that creates noise.	2. (2.6)	\$125.00
8.	Operation of a combustion engine without an effective exhaust muffling device in proper working order that creates noise.	2. (2.7)	\$125.00
9.	Operation of a vehicle radio, stereo, or any similar device that creates noise.	2. (2.8)	\$125.00
10.	Operation of a radio television, stereo or other electronic device including any amplification device, or any musical or other sound producing instrument when prohibited.	S.3 Schedule A(1)	\$125.00
11.	Yelling, shouting or the like when prohibited.	S.3 Schedule A(2)	\$125.00
12.	Operation of a car wash when prohibited.	S.3 Schedule A(3)	\$125.00
13.	Venting or release of steam, the operation of a generator or air filtration system, noise from grinding, milling, the operation of machinery, or the like when prohibited.	S.3 Schedule A(4)	\$125.00
14.	Operation of waste collection machinery or refuse compacting equipment when prohibited.	S.3 Schedule A(5)	\$125.00
15.	Loading, unloading, packing, delivering or otherwise handling any container, product or material when prohibited.	S.3 Schedule A(6)	\$125.00
16.	Operation of any tool including a hammer, saw, nail gun, lawnmower, staple gun, hedge trimmer, drill, or the like when prohibited.	S.3 Schedule A(7)	\$125.00
17.	Operation of a combustion engine for a toy or a replica of a larger device when prohibited.	S.3 Schedule A(8)	\$125.00
18.	Misuse of a dirt bike, all-terrain cycle, snowmobile, go- cart, dune buggy or like conveyance.	S.3 Schedule A(9)	\$125.00
19.	Operation of construction equipment when prohibited.	S.3 Schedule A(10)	\$125.00
20.	Operation of gravel or sand pit, stone quarry or stone crushing operation when prohibited.	S.3 Schedule A(11)	\$125.00

Note: the general penalty provision for the offences listed above is section 7 of bylaw no. 19-XXXX, certified copies of which have been filed.



Department: Clerk's Department

Report Number: C-032-19

Council Meeting Date: July 8, 2019

Title: Councillor Appointments to Ingersoll Advisory Boards for the 2018 Term of Council and Reconsideration of the Recently Merged Museum and Harvest Festival Committees

Objective

To reconsider the merging of Ingersoll's Museum Advisory and Harvest Festival Committees and to determine Councillor appointments to the Town's various Advisory Committees for the 2018 Term of Council.

Background

At its January 14th, 2019 meeting, Council determined its member appointments to the following Boards and Committees for the 2018 term of Council:

- Ingersoll Police Services Board
- Ingersoll Services for Seniors
- Ingersoll Cemetery Board

At this meeting, Council also resolved that the existing members of various boards and committees continue as appointees to the boards and committees until such time as the new appointments are made.

At a subsequent Special Meeting on March 18, 2019, Council approved the creation of two new Committees and considered the direction of those already established. At this meeting Staff recommend through Report C-014-19 that the Museum Advisory and Harvest Festival Committees be merged into one Advisory Committee; a recommendation that was approved through Council resolution.

Analysis

Since the approval of the merging of the Museum and Harvest Festival Committees and appointment of citizen members via by-law, Staff have been advised of concerns regarding the size of the Committee and its implications on achieving quorum. Out of respect for the Committee members' desires to remain separate and in recognition of the challenges the merger presents for achieving quorum, Staff have determined the most straightforward solution to be the reinstatement of the two distinct Committees.

In addition, Council member appointments to Ingersoll's Committees (except for those already made at the January 14th meeting) need to be completed. Presently, appointments are required for the following Committees:

- Ingersoll Accessibility Advisory Committee
- Ingersoll Municipal Heritage Committee
- Ingersoll Recreational Trials Committee
- Ingersoll Safe Cycling Committee
- Ingersoll Museum Advisory Committee (if separation is approved)
- Ingersoll Harvest Festival Committee (if separation is approved)

Interdepartmental Implications

Each Committee is provided staff support through a Staff Liaison; as such minimal additional staff time will need to be allocated for the two new Committees and the separation of the Museum and Harvest Festival Committees.

Financial Implications

These appointments taking place will not incur any financial implications other than those budgeted for accordingly.

Recommendation

THAT Staff report C-032-19 be received by the Council of the Town of Ingersoll as information;

AND THAT Council approve the separation of the Museum Advisory and Harvest Festival Committees into two separate entities.

AND THAT Council of the Town of Ingersoll make the following appointments for the 2018 to 2022 of Council:

1. Ingersoll Accessibility Advisory Committee Council Representative:

2. Ingersoll Municipal Heritage Committee Council Representative:

3.	Ingersoll recreational Trails Committee Council Representative:
4.	Ingersoll Safe Cycling Committee Council Representative:
5.	Ingersoll Museum Advisory Committee Council Representative:
6.	Ingersoll Harvest Festival Committee Council Representative:
AND	FURTHER THAT a by-law to be brought forward to reflect these changes and

Attachments

appointments for Council consideration.

None

Prepared by: Danielle Richard, Deputy Clerk Reviewed By: Michael Graves, Director of Corporate Services, Clerk-Deputy CAO Approved by: William Tigert, Chief Administrative Officer



Department: Treasury

Report Number: T-016-19

Council Meeting Date: July 8, 2019

Title: 2019 Development Charges Background Study and By-Law

Objective

To present to Council the 2019 Development Charges Background Study and By-Law for approval.

Background

The *Development Charges Act, 1997* as amended, and its associated regulations allow municipalities to impose development charges to fund growth-related capital costs required to service new development.

Development charge (DC) by-laws have a maximum term of five years, and the Town's by-law will expire on July 14, 2019. A background study must be completed to update the by-law. In May 2018, the Town, County, and Area Municipalities retained Watson & Associates Economists Ltd. to undertake the preparation of the background study and associated by-law. The process included various presentations during 2019: a Council information session on February 11th; two Stakeholders' sessions on March 21st in Tillsonburg and another on March 25th in Woodstock; and a public meeting of Council on June 10th in Ingersoll.

Analysis

Pursuant to the *Development Charges Act, 1997* and as set out in the draft Development Charges Background Study and Development Charges By-Law, a statutory public meeting was held on June 10, 2019. The public meeting commenced with a presentation from Watson & Associates Economists Ltd., who provided an overview of the proposed development charges for the Town. The public was invited to attend and make written or verbal representation to support or oppose the by-law. No written comments were received prior to the meeting nor formally received by Council as part of the public meeting.

The following is a comparison of the current and proposed calculated rates. The Development Charges By-Law has been prepared, incorporating only residential charges and exempting commercial and industrial properties.

Charge Type	Current Rate	Calculated Rate	% Change
Singles & Semis	\$3,993	\$3,227	-19%
Large Apartment	\$2,150	\$1,720	-20%
Small Apartment	\$1,612	\$1,164	-28%
Rows & Other Multiples	\$2,953	\$2,028	-31%

Upon passing of the Development Charges By-Law, the Clerk will provide written notice of the statutory 40-day appeal period which will end August 17, 2019. Notice must be provided within 20 days of passing the by-law. Any person or organization may appeal a development charges by-law to the Ontario Municipal Board. When doing so, they would file with the Clerk a *Notice of Appeal* setting out their objection to the by-law and reasons to support their objection.

Financial Implications

Approval of the Development Charges Study and By-Law outlined in this report will have no financial impact on the 2019 budget year. The capital project listing as set out in Chapter 5 of the DC Study will form part of future capital budgets – subject to annual review.

Recommendation

THAT Staff report T-016-19 be received by the Council of the Town of Ingersoll as information;

AND THAT Council approve the Development Charges Background Study dated May 2, 2019, in which recommendations were made relating to the establishment of a development charges policy for the Town of Ingersoll, pursuant to the *Development Charges Act, 1997*;

AND FURTHER, that Council approve the capital project listing set out in Chapter 5 of the Development Charges Background Study dated May 2, 2019, subject to further review during the annual capital budgeting process;

AND FURTHER, that pursuant to section 12(3) of the *Development Charges Act, 1997* Council has determined that an additional public meeting is not required for the proposed Development Charges By-Law. Prepared by: Iryna Koval, Director of Finance, Treasurer Approved by: William Tigert, Chief Administrative Officer

THOMPSON DRAIN REASSESSMENT 2019

Town of Ingersoll



Our Job No. 217243

May 28, 2019

London, Ontario May 28, 2019

THOMPSON DRAIN REASSESSMENT 2019

Town of Ingersoll

To the Mayor and Council of The Town of Ingersoll

Mayor and Council:

We are pleased to present our report on the reassessment of the Thompson Municipal Drain serving parts of Lots 21 to 23, Concessions 1 and 2 in the Town of Ingersoll. The total watershed area contains approximately 46.2 hectares.

AUTHORIZATION

This report was prepared pursuant to Section 76 of the Drainage Act. Instructions were received from your Municipality with respect to a motion of Council. The reassessment is made necessary by the commercial, industrial, and residential development within the watershed.

HISTORY

The Thompson Drain was originally constructed pursuant to a report submitted by James B. Chambers, P. Eng. of Springbank Consulting Engineers Ltd., dated July 20, 1981 and consists of a stormwater retention pond with pumping station and related appurtenances between Ingersoll Street South and Culloden Road, south of Clark Road West. The outlet for the pumping station was a 300mm diameter forcemain running north along Ingersoll Street S. for 398 meters with an outlet into the west road ditch.

The drainage system was constructed to provide outlet for the low lying lands on both sides of Culloden Road between Clarke Road West and Highway 401 and the surrounding higher lands, mostly zoned industrial and restricted manufacturing at that time.

EXISTING DRAINAGE CONDITIONS

We reviewed the existing drainage report, the available site plans for the developed properties, road drainage plans, aerial photography, property fabric, and other related materials and found the following:

• that the watershed has experienced extensive industrial/commercial development since the 1981 report



EXISTING DRAINAGE CONDITIONS (cont'd)

- that there has been a small residential development on the east side of Culloden Road between Samnah Crescent and Clarke Road
- the existing watershed area presently drains into the stormwater management pond between Ingersoll Street S. and Culloden Road, just north of the Highway 401 ramp
- that the drainage in the watershed area consists of storm sewers, shallow swales, and road ditching
- that the pumping station consists of two pumps with a total capacity of 127.4 litres per second. The original pumps have since been replaced and maintained by the Town of Ingersoll at the cost of the Town
- that the outlet end of the 300mm forcemain has since been connected into a 450mm storm sewer running north on Ingersoll Street S. which was constructed in 1988
- that, due to the developed properties and their drainage, the watershed has been altered from the 1981 watershed area
- that a majority of the recent residential development in Lot 21, Concession 2, east side of • Whiting Street and south of Clarke Road East was drained west into the Thompson Drain SWMF via Samnah Crescent and an easement through an industrial parcel within the Samnah Industrial Park
- that this subdivision adds approximately 3 hectares of residential lots and 1.2 hectares of Reeves Road and Cash Crescent to the watershed area. However, the drainage has been designed to recharge into the ground water using "Low Impact Development" design methods with only minimal overflow water going to the Thompson Drain
- that, in view of the above, we find the existing 1981 Schedule of Assessment to be out of date and unfair due to industrial, commercial, and residential development, property severances, and reconfigurations

RECOMMENDATIONS

We therefore recommend that the existing Thompson Drain 1981 be included in this report for future maintenance purposes. The drain consists of the following elements:

engineers & architects

- stormwater management pond, including chain-link fence
- drain inlet control structure and 450mm concrete pipe
- pumping station
- 1200mm diameter manhole
- 430 meters of 300mm diameter forcemain



RECOMMENDATIONS (cont'd)

• 25 meters of 1000mm x 740mm CSP arch under Culloden Road at the east end of the pond

The 43 meters of road ditch at the forcemain has been replaced by a storm sewer and should be removed as part of this drain.

SCHEDULES AND DRAWINGS

Schedule 'A' - Assessment for Maintenance. In accordance with Section 38 and 76 of the Drainage Act, this schedule outlines the distribution of future repair and/or maintenance costs for portions of, or the entire drainage works.

Drawing No. 1, Job No. 217243 forms part of this report. It shows and describes the general location of the drain and the lands affected.

ESTIMATE COST AND ASSESSMENT

The estimated cost of this report is as follows:

Plan, Reassessment, and Report	\$ 6,160.00
Expenses	\$ 320.00
Net HST	\$ 120.00
Total	\$ 6,600.00

We assess the entire cost of this report to the Town of Ingersoll. The cost of future maintenance shall be assessed in accordance with Schedule 'A'. It is to be noted that the cost of this report is not eligible for the Provincial Agricultural Grant.

MAINTENANCE

All owners are hereby made aware of Sections 80 and 82 of the Drainage Act which forbid the obstruction of or damage or injury to a municipal drain.

The Thompson Drain shall be maintained by the Town of Ingersoll at the expense of all upstream lands and roads assessed in Schedule 'A' - Assessment for Maintenance and in the same relative proportions, with the exception that the pipe arch culvert under Culloden Road shall be maintained / repaired / replaced entirely at the cost of the Town of Ingersoll, until such time as the assessment is changed under the Drainage Act.



MAINTENANCE (cont'd)

The above existing portions of the drain shall be maintained in accordance with the grades and dimensions set out in the plans and specifications contained in the Thompson Drain revised report dated July 20, 1981.

The Reeves Residential Development in Lot 21, Concession 2 is assessed to the Town of Ingersoll as a Block Assessment under Section 25 of the Drainage Act, which reads as follows:

25. (1) The council of the local municipality may direct the engineer to assess as a block, a built-up area designated by the council, and the sum assessed therefore may be levied against all the rateable properties in the designated area proportionately on the basis of the assessed value of the land and buildings. R.S.O. 1990, c. D.17, s. 25 (1).

The roads in the subdivision, Cash Crescent, and Reeves Road, have been assessed to the Town of Ingersoll under the Roads section in Schedule 'A'.

Respectfully submitted,

SPRIET ASSOCIATES LONDON LIMITED

M.P.DeVos, P. Eng.



MPD:bv



SCHEDULE 'A'- ASSESSMENT FOR MAINTENANCE

THOMPSON DRAIN REASSESSMENT 2019

Town of Ingersoll

Job No. 217243

May 28, 2019

		ECTARES	ROLL No. (OWNER)	BENEFIT	OUTLET	TOTAL
	/11/10/12/00 //1				OOTEET	
Con	2 Pt. Lot 23					
5	Thompson Rd	1.3	030-065-09600 General Motors Canada	%	0.28 %	0.28 %
-	Wallace Line	1.4	030-065-31100 General Motors Canada	70	0.25	0.25
	1 & 2 Pt. Lot 23				0.20	0.20
		2.8	030-065-31100 General Motors Canada		0.51	0.51
	Ingersoll St. S.	2.0	050-005-51100 General Motors Carlada		0.51	0.51
	1 Pt. Lot 22	4.04		2.45	0.67	2 22
	Ingersoll St. S.	1.24	030-065-23110 325 Ingersoll St. Inc.	3.15	0.67	3.82
	Ingersoll St. S.	0.58	030-065-23100 Unverferth Manufacturing Co. In	c 1.47	0.32	1.79
11	Underwood Rd	1.21	030-065-66000 One Colombo Inc., J. Taylor,	3.08	0.66	3.74
40	Lindonuo d Dd	0.6	STM Design, J. Moyer, C. Moyer	3.08 1.53	0.88	3.74 1.86
12	Underwood Rd Underwood Rd	0.6 1.5	030-065-60000 Coilplus Canada Inc. 030-065-62000 Coilplus Canada Inc.	3.81	0.33	4.63
18			•	3.01	0.82	4.03 0.04
90	Clarke Road W Clarke Road W	0.30 0.59	030-065-23050 Town Of Ingersoll	1.50	0.04	1.82
		0.59	030-065-23150 B&E Clayton Enterprises Inc	1.50	0.32	1.02
	2 Pt. Lot 22				0.04	0.04
18	Clarke Road E.	0.05	030-065-10204 D. & H. Mcintyre		0.01	0.01
71	Clarke Road W	0.13	030-065-04300 A. Corpodean		0.03	0.03
75	Clarke Road W	0.21	030-065-04400 T. & J. Feskun		0.04	0.04
79	Clarke Road W	0.25	030-065-04500 D. Pinter & S. McArthur		0.06	0.06
83	Clarke Road W	0.25	030-065-04600 T. & G. Simpson		0.06	0.06
87	Clarke Road W	0.27	030-065-04700 G. & D. Masters		0.06	0.06
91	Clarke Road W	0.23	030-065-04800 P. & S. Kielt		0.05	0.05
95	Clarke Road W	0.31	030-065-04900 R. & S. Seldon		0.07	0.07
99	Clarke Road W	0.37	030-065-05000 A. Jerse		0.08	0.08
10.1	Ingersoll Street	1.52	030-065-08700 Town of Ingersoll		0.55	0.55
	Culloden Road	0.13	030-065-08100 J. & N. Hutchinson		0.03	0.03
	Culloden Road	0.21	030-065-08200 A. & L. Singer		0.04	0.04
	Culloden Road	0.19	030-065-08300 T. Neal, & D. Petkau	0.04	0.04	0.04
	Culloden Road	0.92	030-065-08400 325 Ingersoll Street Inc.	2.34	0.50	2.84
	Culloden Road	0.67	030-065-09000 2480775 Ontario Inc.	1.70	0.36	2.06
	Culloden Road	0.05	030-065-10201 M. Shorey		0.01	0.01
	Culloden Road	0.08	030-065-10202 N. Stacey		0.01	0.01
	Culloden Road	0.30	030-065-10203 V. Russell		0.07	0.07
	Culloden Road	0.18	030-065-10205 A. & J. Vanos	0.00	0.04	0.04
15	Samnah Cres.	2.40	030-065-09700 Ingersoll Home Centre Ltd.	6.08	1.30	7.38
35	Samnah Cres.	0.39	030-065-09800 Geurkink Properties Inc.	0.99	0.21	1.20
55	Samnah Cres.	1.74	030-065-09810 Hydra Dyne Inc.	4.42	0.95	5.37
95	Samnah Cres.	0.18	030-065-09900 1002565 Ont. Inc	0.46	0.10	0.56

5

SCHEDULE 'A' - ASSESSMENT FOR MAINTENANCE (cont'd)

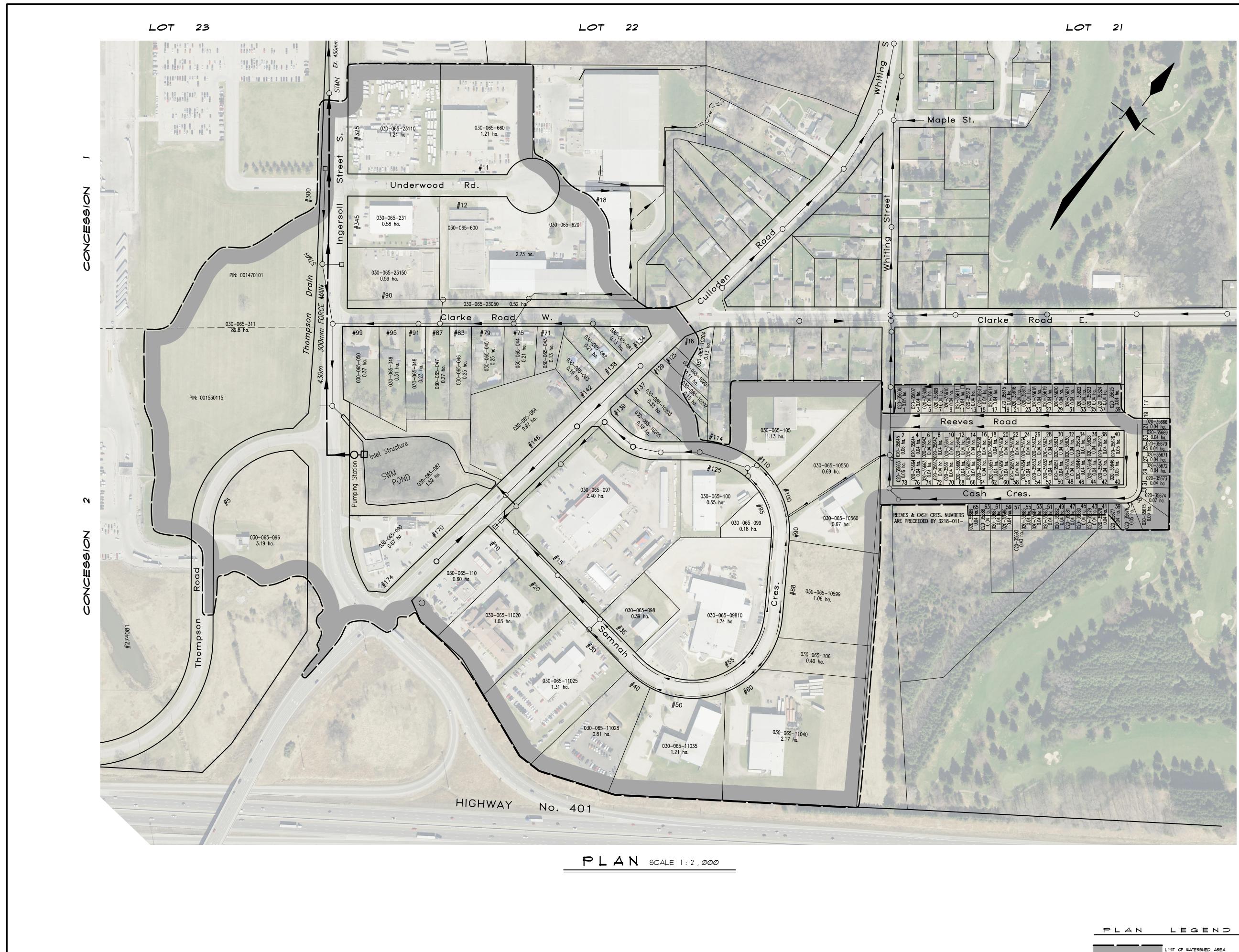
THOMPSON DRAIN REASSESSMENT 2019 Town of Ingersoll

	ECTARES	ROLL No. (OWNER)	BENEFIT	OUTLET	TOTAL
Con. 2 Pt. Lot 22					
125 Samnah Cres.	0.55	030-065-10000 Hammond Air Conditioning Ltd.	1.40 %	0.30 %	1.70 %
110 Samnah Cres.	1.13	030-065-10500 HLS, LLC	2.87	0.61	3.48
100 Samnah Cres.	0.69	030-065-10550 Ingrox Limited	1.75	0.38	2.13
90 Samnah Cres.	0.67	030-065-10560 Barnim Property Holdings Inc	. 1.70	0.36	2.06
88 Samnah Cres.	1.06	030-065-10599 Pow Samnah Property Inc.	2.69	0.58	3.27
Samnah Cres.	0.40	030-065-10600 Barnim Property Holdings Inc	. 1.02	0.22	1.24
60 Samnah Cres.	2.17	030-065-11040 Canadian Treads (Ontario) In	c 5.52	1.18	6.70
50 Samnah Cres.	1.21	030-065-11035 Pow Samnah Property Inc.	3.08	0.66	3.74
40 Samnah Cres.	0.81	030-065-11028 J. Glassford	2.06	0.44	2.50
30 Samnah Cres.	1.31	030-065-11025 1199794 Ontario Ltd.	3.33	0.71	4.04
20 Samnah Cres.	1.03	030-065-11020 2071111 Ontario Inc.	2.62	0.56	3.18
10 Samnah Cres.	0.60	030-065-110 Bvd Holdings Ingersoll Inc.	1.53	0.33	1.86
Con. 2 Pt. Lot 21					
* 1 - 40 Reeves Road	1.55	40 Lots (Block) Town of Ingersol		0.22	0.22
* 21-78 Cash Crescent	1.45	43 Lots (Block) Town of Ingersol		0.21	0.21
	TOTAL AS	SESSMENT ON LANDS	60.10 %	======================================	========= 75.73 %
			=======		========:
Thompson Road	0.6	Town of Ingersoll	1.52 %	0.31 %	1.83 %
Ingersoll Street S.	2.2	County of Oxford	5.59	1.17	6.76
Culloden Road 1.5		Town of Ingersoll	3.81	0.81	4.62
Clarke Road W.	1.1	Town of Ingersoll	2.80	0.60	3.40
Underwood Road	0.7	Town of Ingersoll	1.78	0.38	2.16
Samnah Crescent	1.6	Town of Ingersoll	4.07	0.86	4.93
Whiting Street	0.13	Town of Ingersoll	0.33	0.07	0.40
Reeves Road 0.5		Town of Ingersoll		0.07	0.07
Cash Crescent	0.7	Town of Ingersoll		0.10	0.10
	TOTAL AS	SESSMENT ON ROADS	19.90 %	4.37 %	24.27 %

TOTAL ASSESSMENT FOR MAINTENANCE ON THE THOMPSON DRAIN 2019

100.00 %

* = Block Assessment under Section 25 of the Drainage Act

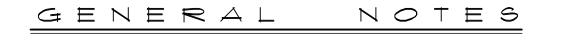


XISTING THOMPSON DRA

EXIST. STORM SEWER

ROLL NO. HECTARES OWNED

EXTERIOR OR INTERIOR WATERSHED



- THE EXISTING THOMPSON DRAIN 1981 BEING INCLUDED IN THIS REPORT FOR FUTURE MAINTENANCE PURPOSES CONSISTS OF THE FOLLOWING ELEMENTS:
- STORM WATER MANAGEMENT POND, INCLUDING CHAIN-LINK FENCE DRAIN INLET CONTROL STRUCTURE AND 450mm CONCRETE PIPE PUMPING STATION 1200mm DIAMETER MANHOLE

- 430 METERS OF 300mm DIAMETER FORCEMAIN - 25 METERS OF 1000mm X 140mm CSP ARCH UNDER CULLODEN ROAD AT THE EAST END OF THE POND

THE ABOVE EXISTING PORTIONS OF THE DRAIN SHALL BE MAINTAINED IN ACCORDANCE WITH THE GRADES AND DIMENSIONS SET OUT IN THE PLANS AND SPECIFICATIONS CONTAINED IN THE THOMPSON DRAIN REVISED REPORT DATED JULY 20, 1981, SPECIFICATIONS AD DRAWINGS 1, 2 & 3.



		No.	RE	VISIONS		DATE
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Corporation of the Town of Ingersoll By-Law 19-5057

A By-law to Establish Development Charges for the Town of Ingersoll

WHEREAS subsection 2(1) of the *Development Charges Act*, 1997, S.O. 1997, c.27 (hereinafter called "the Act") provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for Services arising from the Development of the area to which the By-law applies;

AND WHEREAS Council has before it a report entitled "Development Charges Background Study", the Town of Ingersoll, hereinafter referred to as the "Town", dated May 2, 2019 by Watson & Associates Economists Ltd. (the "Study"), wherein it is indicated that the Development of any land within the Town will increase the need for Services as defined herein;

AND WHEREAS Council gave notice to the public and held a public meeting pursuant to section 12 of the Act on June 10, 2019 prior to and at which the Study and the proposed Development Charge By-law were made available to the public in accordance with the Act and regulations thereto and Council heard comments and representations from all persons who applied to be heard (the "Public Meeting");

AND WHEREAS Council intends to ensure that the increase in the need for services attributable to the anticipated development, including any capital costs, will be met, by updating its capital budget and forecast where appropriate;

AND WHEREAS by approval of the Development Charges Background Study, dated May 2, 2019, Council has indicated its intent that the future excess capacity identified in the Study, shall be paid for by the development charges or other similar charges.

NOW THEREFORE THE COUNCIL OF THE TOWN OF INGERSOLL ENACTS AS FOLLOWS:

1. DEFINITIONS

In this by-law,

(1) "Act" means the *Development Charges Act, 1997*, c. 27, as amended;

- (2) "Affordable housing" means dwelling units and incidental facilities, primarily for persons of low and moderate income, that meet the requirements of any program for such purpose as administered by any agency of the Federal or Provincial government, the County of Oxford and/or the Area Municipality and for which an agreement has been entered into with the County of Oxford with respect to the provision of such dwelling units and facilities;
- (3) **"Apartment Dwelling**" means any dwelling unit within a building containing more than four dwelling units where the units are connected by an interior corridor. Notwithstanding the foregoing, an Apartment Dwelling includes a Stacked Townhouse Dwelling;
- (4) **"Area Municipality**" means a lower-tier municipality that forms part of the County of Oxford;
- (5) **"Back-to-back Townhouse Dwelling**" means a building containing four (4) or more Dwelling Units separated vertically by a common wall, including a rear common wall, that does not have a rear yard with amenity area;
- (6) "**Bedroom**" means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room or kitchen;
- (7) **"Board of Education**" means a board defined in s.s. 1(1) of the *Education Act,* R.S.O. 1990, c. E,2, as amended;
- (8) "Building Code Act" means the Building Code Act, R.S.O. 1992, S.O. 1992, c. 23, as amended;
- (9) **"Building**" means a permanent enclosed structure occupying an area greater than ten square metres (10 m²) and, notwithstanding the generality of the foregoing, includes, but is not limited to:
 - (a) An above-grade storage tank;
 - (b) An air-supported structure;
 - (c) An industrial tent;
 - (d) A roof-like structure over a gas-bar or service station; and
 - (e) An area attached to and ancillary to a retail Development delineated by one or more walls or part walls, a roof-like structure, or any one or more of them;
- (10) "**Capital Cost**" means costs incurred or proposed to be incurred by the Town or a local board thereof directly or by others on behalf of, and as authorized by, the Town or local board,

- (a) to acquire land or an interest in land, including a leasehold interest;
- (b) to improve land;
- (c) to acquire, lease, construct or improve buildings and structures;
- (d) to acquire, lease, construct or improve facilities including (but not limited to),
 - rolling stock with an estimated useful life of seven years or more;
 - (ii) furniture and equipment, other than computer equipment; and
 - (iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, 1990, R.S.O. 1990, c. 44, as amended;
- (e) to undertake studies in connection with any of the matters referred to in clauses (a) to (d);
- (f) to complete the Development Charge background study under Section 10 of the Act; and
- (g) interest on money borrowed to pay for costs in (a) to (d); required for provision of services designated in this by-law within or outside the Town;
- (11) "Council" means the Council of the Town of Ingersoll;
- (12) "Development" means any activity or proposed activity in respect of land that requires one or more of the actions referred to in section 5 of this by-law and including the redevelopment of land or the redevelopment, expansion, extension or alteration of a use, building or structure except interior alterations to an existing building or structure which do not change or intensify the use of land;
- (13) "Development Charge" means a charge imposed pursuant to this By-law;
- (14) **"Dwelling**" or **"Dwelling Unit**" means any part of a building or structure with a room or suite of rooms used, or designed or intended for use by, one person or persons living together, in which sanitary facilities and a separate kitchen may or may not be provided for the exclusive use of such person or persons;
- (15) **"Farm Building**" means a Building or structure associated with and located on land devoted to the practice of farming and that is used essentially for the housing of farm equipment or livestock or the production, storage or processing of agricultural and horticultural produce or feeds and as part of or in connection with a bona fide farming operation and includes barns, silos and other buildings or

structures ancillary to that farming operation, but excludes:

- (a) a Residential Use, with the exception of a bunk house for seasonal farm workers required for that farm operation; and
- (b) any Building or portion thereof used or intended to be used for any other Non-Residential Use, including, but not limited to: retail sales; commercial services; restaurants; banquet facilities; hospitality and accommodation facilities; gift shops; contractors shops; services related to grooming, boarding, or breeding of household pets; and alcohol and marijuana production facilities.
- (16) **"Grade**" means the average level of finished ground adjoining a building or structure at all exterior walls;
- (17) "**Gross Floor Area**" means the total floor area measured between the outside of exterior walls, or between the outside of exterior walls and the centre line of party walls dividing the Building from another Building, of all floors above the average level of finished ground adjoining the building at its exterior walls; and
- (18) "Industrial Building" means a building used for or in connection with,
 - (a) manufacturing, producing, processing, storing or distributing something;
 - (b) research or development in connection with manufacturing, producing or processing something;
 - (c) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production, or processing takes place;
 - (d) office or administrative purposes, if they are;
 - (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
 - (ii) in or attached to the Building or structure used for that manufacturing, producing, processing, storage or distribution;
 - (e) shall not include self-storage facilities or retail warehouses.
- (19) "Local Board" means a municipal service board, public utility commission, public library board, board of health, police services board or any other board, commission, committee or body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of the Town or any part or parts thereof, excluding a conservation authority, any municipal business corporation not deemed to be a local board under O.Reg. 168/03 under the Municipal Act, 2001, S.O. 2001, c. 25, as amended, and any corporation

enacted under the Electricity Act, 1998, S.O. 1998, c. 15, Sched. A, as amended, or successor legislation;

- (20) "**Local Services**" means those services or facilities which are under the jurisdiction of the Town and are related to a plan of subdivision or within the area to which the plan relates, required as a condition of approval under s.51 of the *Planning Act*, or as a condition of approval under s.53 of the *Planning Act*,
- (21) "Long-Term Care Home" means the floor area of a facility directly related to beds that are licensed, regulated or funded by the Ministry of Health and Long-Term Care, in an approved charitable home for the aged (as defined in the Charitable Institutions Act, R.S.O. 1990, c. C.9), a home (as defined in the Homes for the Aged and Rest Homes Act, R.S.O. 1990, c. H.13), or a nursing home (as defined in the Nursing Homes Act, R.S.O. 1990, c. N.7);
- (22) "**Mezzanine**" means an intermediate floor assembly between the floor and ceiling of any room or storey and includes an interior balcony;
- (23) "**Multiple Dwelling**" means all dwellings other than single detached dwellings, semi-detached dwellings, and apartment dwellings, and shall include Park Model Trailers;
- (24) **"Non-Residential Uses**" means a building or structure, or portions thereof, used, or designed or intended for a use other than a Residential Use;
- (25) **"Official Plan**" means the Official Plan of the County of Oxford and any amendments thereto;
- (26) "**Owner**" means the owner of land or a person who has made application for an approval for the development of land upon which a Development Charge is imposed;
- (27) "**Park Model Trailer**" means a trailer conforming to National Standard of Canada CAN CSA-Z241.0-92, CAN CSA-Z240 or similar standard that is up to a maximum size of 50 square metres and designed to facilitate relocation from time to time.
- (28) "**Planning Act**" means the *Planning Act, 1990*, R.S.O. 1990, c.P.13, as amended;
- (29) **"Private School**" means an academic education school to which all of the following apply:
 - (a) registered with the Province as a "private school" under section 16 of the Education Act;
 - (b) non-publicly funded;
 - (c) operated on a not-for-profit basis;

- (d) operated by a non-share non-profit corporation, or an established or a "religious organization" as defined by the Religious Organizations' Land Act; and
- (e) offering elementary or secondary academic education.
- (30) "Regulation" means any regulation made pursuant to the Act;
- (31) "Residential Uses" means lands, Buildings or structures or portions thereof used, or designed or intended for use as a home or residence of one or more individuals, and shall include Single Detached Dwelling, Semi-Detached Dwelling, Multiple Dwelling, Apartment Dwelling, and the residential portion of a mixed-use Building or structure;
- (32) **"Row Townhouse Dwelling**" means a building vertically divided into three or more Dwelling Units by common walls extending from the base of the foundation to the roof. Each Dwelling Unit shall have separate entrance directly to the outside
- (33) **"Semi-Detached Dwelling**" means a building divided vertically into two Dwelling Units each of which has a separate entrance and access to grade;
- (34) "Services" means services set out in Schedule "A" to this By-law;
- (35) **"Single Detached Dwelling**" means a completely detached Building containing only one Dwelling Unit;
- (36) "Special Care/Special Need Dwelling" Special Care/Special Need Dwelling" means a Building, or part of a Building:
 - (a) containing two or more Dwelling Units which units have a common entrance from street level;
 - (b) where the occupants have the right to use in common with other occupants, halls, stairs, yards, common rooms and accessory Buildings;
 - (c) that is designed to accommodate persons with specific needs, including but not limited to independent permanent living arrangements; and
 - (d) where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at any one or more various levels;
 - (e) and includes, but is not limited to, retirement homes or lodges, charitable dwellings, group homes (including correctional group homes) and hospices.

- (f) Special Care/Special Needs Dwellings will be charged the D.C. rate for Bachelor and 1 Bedroom Apartment Units.
- (37) **"Stacked Townhouse Dwelling**" means a building, other than a Duplex, Row Townhouse, Back to Back Townhouse, containing at least 3 Dwelling Units; each Dwelling Unit separated from the other vertically and/or horizontally and each Dwelling Unit having a separate entrance to grade;
- (38) **"Temporary Building or Structure**" means a Building or structure constructed or erected or placed on land for a continuous period not exceeding twelve months, or an addition or alteration to a Building or structure that has the effect of increasing the total floor area thereof for a continuous period not exceeding twelve months;
- (39) "Temporary Dwelling Unit" means a dwelling unit, which is:
 - (a) designed to be portable (e.g. Mobile Home);
 - (b) clearly ancillary to, and fully detached from, an existing permanent dwelling unit located on the same lot;
 - (c) only permitted to be in place for a limited period of time; and
 - (d) subject to an agreement with the Area Municipality specifying the maximum period of time the dwelling unit is to be permitted and any other matters that may be deemed necessary or appropriate by the Area Municipality, such as installation, maintenance and removal provisions, financial security requirements and restrictions on occupancy;
- (40) **"Total Floor Area**" means, the sum total of the total areas of all floors in a building or structure whether at above or below grade measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating two uses or from the outside edge of a floor where the outside edge of the floor does not meet an exterior or common wall, and;
 - (a) includes the floor area of a mezzanine, atrium, or air supported structure, and the space occupied by interior wall partitions;
 - (b) excludes those areas used exclusively for parking garages or structures; and
 - (c) where a building or structure does not have any walls, the total floor area of the building or structure shall be the total of the area of all floors including the ground floor that are directly beneath the roof of the building or structure;

(41) **"Wind Turbine"** means any wind energy conversion system with a nameplate generating capacity greater than 300 kilowatts, that converts wind energy into electricity for sale to an electrical utility or intermediary.

2. CALCULATION OF DEVELOPMENT CHARGES

- (1) Subject to the provisions of this By-law, the Development Charges against land in the Town shall be imposed, calculated and collected in accordance with the rates set out in Schedule "B" relating to the services set out in Schedule "A"
- (2) Council hereby determines that the Development of land, Buildings or structures for Residential and Non-Residential uses will require the provision, enlargement or expansion of the Services referenced in Schedule "A"; and shall be calculated as follows:
 - (a) In the case of Residential Development or redevelopment, or a Residential portion of a mixed-use Development or redevelopment, the Development Charge shall be the sum of the products of:
 - (i) the number of Dwelling Units of each type, multiplied by,
 - (ii) the corresponding total dollar amount for such Dwelling Unit as set out in Schedule "B", further adjusted by section 13; and
 - (b) In the case of Non-Residential Development or redevelopment, or a Non-Residential portion of a mixed-use Development or redevelopment, the Development Charge shall be the sum of the products of
 - (i) the Total Floor Area of Non-Residential Development or portion multiplied by,
 - the corresponding total dollar amount per square metre of Total Floor Area, as set out in Schedule "B", further adjusted by section 13; and
 - (c) In the case of Wind Turbines, the sum of the number of wind turbines multiplied by the corresponding amount for each wind turbine as set out in Schedule "B", further adjusted by section 13.

3. APPLICABLE LANDS

- (1) Subject to the exceptions and exemptions described in the following subsections, this By-law applies to all lands in the County, whether or not the land or use is exempt from taxation under section 3 of the Assessment Act, R.S.O. 1990, c.A.31, as amended.
- (2) This By-law shall not apply to land that is owned by and used for the purposes of:

- (a) a Board of Education;
- (b) any municipality or Local Board thereof;
- (c) a Place of Worship exempt under s.3 of the Assessment Act, R.S.O. 1990, c. A31, as amended;
- (d) a Public Hospital under the Public Hospitals Act, R.S.O. 1990, c. P.40, as amended;
- (3) This by-law shall not apply to:
 - (a) Farm Buildings as defined herein;
 - (b) Non-Residential Buildings as defined herein;
 - (c) Temporary Buildings or structures as defined herein;
 - (d) Affordable Housing as defined herein;
 - (e) Temporary Dwelling Units as defined herein;
 - (f) Long-Term Care home, as defined herein; and
 - (g) Lands designated as "Central Business District" and "Entrepreneurial District" in the County of Oxford Official Plan, Schedules I-1 and W-2, attached here as Schedule "C".

4. <u>RULES WITH RESPECT TO EXEMPTIONS FOR INTENSIFICATION OF EXISTING</u> <u>HOUSING</u>

- (1) Notwithstanding Section 3 above, no Development Charge shall be imposed with respect to Developments or portions of Developments as follows:
 - (a) the enlargement of an existing Residential Dwelling Unit;
 - (b) the creation of one or two additional Residential Dwelling Units in an existing Single Detached Dwelling;
 - (c) the creation of one additional Dwelling Unit in any other existing residential building.
- (2) Notwithstanding subsection 4(1)(b), Development Charges shall be calculated and collected in accordance with Schedule "B" where the total Residential Gross Floor Area of the additional one or two Dwelling Units is greater than the Gross Floor Area of the existing Single Detached Dwelling Unit.

- (3) Notwithstanding subsection 4(1)(c), Development Charges shall be calculated and collected in accordance with Schedule "B" where the additional Dwelling Unit has a Residential Gross Floor Area greater than,
 - (a) in the case of Semi-Detached Dwelling or Multiple Dwelling, the Gross Floor Area of the smallest existing Dwelling Unit, and
 - (b) in the case of any other Residential Building, the Residential Gross Floor Area of the smallest existing Dwelling Unit.

5. TIMING OF CALCULATION FOR DEVELOPMENT CHARGES

- (1) Subject to subsection 5(2), Development Charges shall be calculated and collected in accordance with the provisions of this by-law and be imposed on land to be developed for Residential and Non-Residential Use, where, the development requires,
 - (a) the passing of a zoning by-law or an amendment thereto under Section 34 of the Planning Act, R.S.O. 1990, c.P13;
 - (b) the approval of a minor variance under Section 45 of the *Planning Act*, R.S.O. 1990, c.P.13;
 - (c) conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act*, R. S.O. 1990, c.P.13 applies;
 - (d) the approval of a plan of subdivision under Section 51 of the *Planning Act*, R.S.O. 1990, c.P. 13;
 - (e) a consent under Section 53 of the *Planning Act*, R.S.O. 1990, c.P. 13;
 - (f) the approval of a description under Section 9 of the *Condominium Act*, S.O. 1998, c.9, as amended; or
 - (g) the issuing of a permit under the *Building Code Act*, 1992, S.O. 1992, c.23, as amended in relation to a Building or structure.
- (2) Subsection 5(1) shall not apply in respect to
 - (a) Local Services installed or paid for by the owner within a plan of subdivision or within the area to which the plan relates, as a condition of approval under Section 51 of the Planning Act, R.S.O. 1990, c.P. 13;
 - (b) Local Services installed or paid for by the owner as a condition of approval under Section 53 of the *Planning Act,* R.S.O. 1990 c.P.13.
- (3) A Development Charge shall be calculated and payable in full in money or by provision of Services as may be agreed upon, or by credit granted pursuant to the Act or this By-law, on the date that the first building permit is issued in

relation to a Building or structure on land to which a Development Charge applies.

(4) Where a Development Charge applies to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.

6. LOCAL SERVICE INSTALLATION

(1) Nothing in this by-law prevents Council from requiring, as a condition of an agreement under Section 51 or 53 of the Planning Act that the Owner, at his or her own expense, shall install or pay for such Local Services, within the Plan of Subdivision or within the area to which the plan relates, as Council may require.

7. MULTIPLE CHARGES

- (1) Where two or more of the actions described in subsection 5(1) are required before land to which a Development Charge applies can be developed, only one Development Charge shall be calculated and collected in accordance with the provisions of this By-law, as prescribed in Section 5.
- (2) Notwithstanding subsection 7(1), if two or more of the actions described in subsection 5(1) occur at different times, and if the subsequent action has the effect of a net increase in the number of Residential Dwelling Units and/or a net increase in the amount of Non-Residential Gross Floor Area, additional Development Charges shall be calculated and collected in accordance with the provisions of this By-law.

8. SERVICES IN LIEU

- (1) Council may authorize an Owner, through an agreement under Section 38 of the Act, to substitute such part of the Development Charge applicable to the Owner's Development as may be specified in the agreement, by the provision at the sole expense of the Owner, of services in lieu. Such agreement shall further specify that where the Owner provides services in lieu in accordance with the agreement, Council shall give to the Owner a credit against the Development Charge in accordance with the agreement provisions and the provisions of Section 39 of the Act, equal to the reasonable cost to the Owner of providing the services in lieu. In no case shall the agreement provide for a credit which exceeds the total Development Charge payable by an Owner to the Town in respect of the Development to which the agreement relates.
- (2) In any agreement under subsection 8(1), Council may also give a further credit to the Owner equal to the reasonable cost of providing services in addition to, or of a greater size or capacity, than would be required under this By-law.

(3) The credit provided for in subsection 8(2) shall not be charged to any Development Charge reserve fund.

9. FRONT-ENDING AGREEMENTS

(1) Council may authorize a front-ending agreement in accordance with the provisions of Part III of the Act, upon such terms as Council may require, in respect of the Development of land.

10. DEMOLITION AND CONVERSION CREDITS FOR REDEVELOPMENT OF LAND

- (1) If a Development involves the demolition of and replacement of all or part of a building or structure, or the conversion from one principal use to another a credit shall be allowed, provided that the land was improved by occupied structures, or structures capable of being occupied without structural improvement, within the five years prior to the issuance of the building permit, and the building permit has been issued for the development within five years from the date the demolition permit has been issued; and;
- (2) subject to section 10(3), the credit shall be calculated:
 - (a) in the case of the demolition of a Building, or a part of a Building, used for a Residential purpose, by multiplying the number and type of Dwelling Units demolished by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law; or
 - (b) in the case of the demolition of a Building, or part of a Building, used for a Non-Residential purpose, by multiplying the Non-Residential Total Floor Area demolished, by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law;
- (3) A credit can, in no case, exceed the amount of the development charge that would otherwise be payable. No credit is available if the use for which the demolished/converted buildings or structures was last lawfully occupied is exempt under this by-law.
- (4) Notwithstanding subsection 10(1) above, where the Building cannot be demolished until the new Building has been erected, the Owner shall notify the Town in writing and pay the applicable Development Charge for the new Building in full and, if the existing Building is demolished not later than twelve (12) months from the date a building permit is issued for the new Building, the Town shall provide a refund calculated in accordance with this section to the Owner without interest. If more than twelve (12) months is required to demolish the existing Building, the Owner may make a written request to the Town, and the Town's Treasurer or designate, in his or her sole and absolute

discretion and upon such terms and conditions as he or she considers necessary or appropriate, may extend the time in which the existing Building must be demolished, and such decision shall be made prior to the issuance of the first building permit for the new Building.

11. RESERVE FUNDS

- (1) Monies received from payment of Development Charges under this by-law shall be maintained in a separate reserve fund for each Service category set out in Schedule "A".
- (2) Monies received for the payment of Development Charges shall be used only in accordance with the provisions of Section 35 of the *Act*.
- (3) Council directs the Town Treasurer to divide the reserve fund created hereunder into separate accounts in accordance with the Service categories set out in Schedule "A" to which the Development Charge payments, together interest earned thereon, shall be credited.
- (4) Where any Development Charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll for the property on with the Development occurred and shall be collected as taxes.
- (5) Where any unpaid Development Charges are collected as taxes under subsection 13(4), the monies so collected shall be credited to the development charge reserve funds referred to in subsection 13(1).
- (6) The Town Treasurer shall in each year commencing in 2020 for the 2019 year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in Section 12 of O.Reg. 82/98.

12. BY-LAW AMENDMENT OR APPEAL

- (1) Where this By-law or any Development Charge prescribed thereunder is amended or repealed either by order of the -Local Planning Appeal Tribunal (LPAT) or by resolution of Council, the Town Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.
- (2) Refunds that are required to be paid under subsection 12(1) shall be paid with interest to be calculated as follows:
 - (a) Interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;
 - (b) The Bank of Canada interest rate in effect on the date of enactment of this by-law shall be used.

(3) Refunds that are required to be paid under subsection 112(1) shall include the interest owed under this section.

13. BY-LAW INDEXING

(1) The Development Charges set out in Schedule "B" to this By-law shall be adjusted annually as of April 1, without amendment to this By-law, in accordance with the most recent twelve month change in the Statistics Canada Quarterly, "Construction Price Statistics".

14. SEVERABILITY

(1) In the event any provision, or part thereof, of this By-law is found by a court of competent jurisdiction to be void, voidable, unenforceable or ultra vires, such provision, or part thereof, shall be deemed to be severed, and the remaining portion of such provision and all other provisions of this By-law shall remain in full force and effect.

15. BY-LAW ADMINISTRATION

(1) This by-law shall be administered by the Town Treasurer.

16. SCHEDULES TO THE BY-LAW

(1) The following Schedules to this By-law form an integral part of this By-law:

Schedule A – Schedule of Municipal Services

Schedule B – Schedule of Development Charges

Schedule C – Schedule of Lands exempt from this By-law.

17. DATE BY-LAW EFFECTIVE

(1) This By-law shall come into force and effect on July 8, 2019.

18. EXISTING BY-LAW REPEAL

(1) By-law 14-4760 is repealed as of the effective date of this By-law.

19. SHORT TITLE

(1) This by-law may be cited as the "2019 Town of Ingersoll Development Charge By-law.

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

READ a third time and finally passed in Open Council this 8th day of July, 2019.

Edward (Ted) Comiskey, Mayor

Michael Graves, Clerk

SCHEDULE "A"

TO BY-LAW NO. 19-5057

DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

- (1) Roads and Related
- (2) Fire Services
- (3) Parks & Recreation
- (4) Administration Studies

SCHEDULE "B"

TO BY-LAW NO. 19-5057 SCHEDULE OF

DEVELOPMENT CHARGES

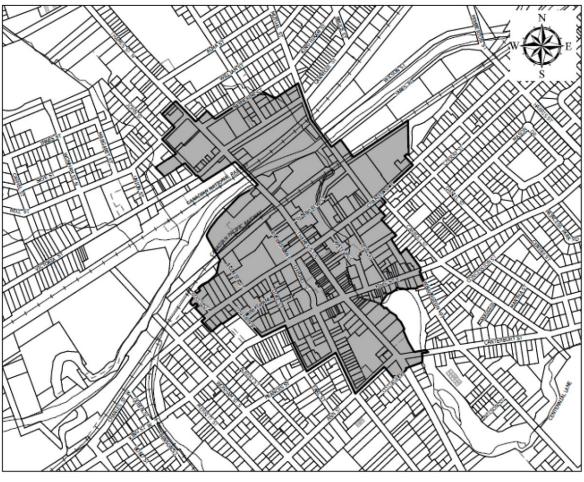
		RESIDEN	NON-RESIDENTIAL			
Service	Single and Semi- Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per m ² of Gross Floor Area)	(per Wind Turbine)
Municipal Wide Services:						
Roads and Related	2,750	1,466	992	1,728	9.15	2,750
Fire Services	275	147	99	173	0.91	275
Parks and Recreation	27	14	10	17	0.04	
Administration Studies	175	93	63	110	0.58	175
Total Municipal Wide Services	3,227	1,720	1,164	2,028	10.68	3,200

SCHEDULE "C"

TO BY-LAW NO. 19-5057

SCHEDULE OF LANDS EXEMPT FROM THE DEVELOPMENT CHARGE BY-LAW

COUNTY OF OXFORD - TOWN OF INGERSOLL





IANDS TO WHICH BY-IAW 19-5057 DOES NOT APPLY FOR THE PURPOSES OF THE TOWN-WIDE DEVELOPMENT CHARGE



Corporation of the Town of Ingersoll By-Law 19-5058

A bylaw to adopt and confirm all actions and proceedings of the Council of the Town of Ingersoll at the Council meeting held on July 8, 2019

WHEREAS Section 5 (3) of The Municipal Act, Chapter, S.O. 2001, c. M.25 as amended, states that a municipal power, including a municipality's capacity, rights, powers and privileges under section 9, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS in many cases, action which is taken or authorized to be taken by Council or Committee of Council does not lend itself to or require an individual by-law

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

- 1. **THAT** all actions and proceedings of the Council of The Corporation of the Town of Ingersoll at the meeting held on July 8, 2019, are hereby adopted.
- 2. **THAT** the taking of any action authorized in or by the Council of The Corporation of the Town of Ingersoll are hereby adopted, ratified and confirmed.
- 3. **THAT** where no individual by-law has been or is passed with respect to the taking of any action authorized in or by the Council of The Corporation of the Town of Ingersoll, then this by-law shall be deemed for all purposes to be the by-law required for approving and authorizing the taking of the action.
- 4. **THAT** the Mayor and Officers of The Corporation of the Town of Ingersoll are hereby authorized and directed to do all things necessary to give effect to the recommendations, motions, resolutions, reports, action and other decisions of the Council and the Mayor and Clerk are hereby authorized and directed to execute all necessary documents in the name of The Corporation of the Town of Ingersoll and to affix the seal of the Corporation thereto.
- 5. **AND FURTHER THAT** this by-law shall become effective and shall come into force after third reading of the by-law.

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

READ a third time in Open Council and passed this 8th day of July 2019.

Edward (Ted) Comiskey, Mayor



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

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

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

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

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

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

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

READ a third time in Open Council and passed this 12th day of August 2019.

Edward (Ted) Comiskey, Mayor

Michael Graves, Clerk

SCHEDULE 'A'- ASSESSMENT FOR MAINTENANCE

THOMPSON DRAIN REASSESSMENT 2019

Town of Ingersoll

Job No. 217243

May 28, 2019

		ECTARES	ROLL No. (OWNER)	BENEFIT	OUTLET	TOTAL
	/11/10/12/00 //1				OOTEET	
Con	2 Pt. Lot 23					
5	Thompson Rd	1.3	030-065-09600 General Motors Canada	%	0.28 %	0.28 %
-	Wallace Line	1.4	030-065-31100 General Motors Canada	70	0.25	0.25
	1 & 2 Pt. Lot 23				0.20	0.20
		2.8	030-065-31100 General Motors Canada		0.51	0.51
	Ingersoll St. S.	2.0	050-005-51100 General Motors Carlada		0.51	0.51
	1 Pt. Lot 22	4.04		2.45	0.67	2 22
	Ingersoll St. S.	1.24	030-065-23110 325 Ingersoll St. Inc.	3.15	0.67	3.82
	Ingersoll St. S.	0.58	030-065-23100 Unverferth Manufacturing Co. In	c 1.47	0.32	1.79
11	Underwood Rd	1.21	030-065-66000 One Colombo Inc., J. Taylor,	3.08	0.66	3.74
40	Lindonuo d Dd	0.6	STM Design, J. Moyer, C. Moyer	3.08 1.53	0.88	3.74 1.86
12	Underwood Rd Underwood Rd	0.6 1.5	030-065-60000 Coilplus Canada Inc. 030-065-62000 Coilplus Canada Inc.	3.81	0.33	4.63
18			•	3.01	0.82	4.03 0.04
90	Clarke Road W Clarke Road W	0.30 0.59	030-065-23050 Town Of Ingersoll	1.50	0.04	1.82
		0.59	030-065-23150 B&E Clayton Enterprises Inc	1.50	0.32	1.02
	2 Pt. Lot 22				0.04	0.04
18	Clarke Road E.	0.05	030-065-10204 D. & H. Mcintyre		0.01	0.01
71	Clarke Road W	0.13	030-065-04300 A. Corpodean		0.03	0.03
75	Clarke Road W	0.21	030-065-04400 T. & J. Feskun		0.04	0.04
79	Clarke Road W	0.25	030-065-04500 D. Pinter & S. McArthur		0.06	0.06
83	Clarke Road W	0.25	030-065-04600 T. & G. Simpson		0.06	0.06
87	Clarke Road W	0.27	030-065-04700 G. & D. Masters		0.06	0.06
91	Clarke Road W	0.23	030-065-04800 P. & S. Kielt		0.05	0.05
95	Clarke Road W	0.31	030-065-04900 R. & S. Seldon		0.07	0.07
99	Clarke Road W	0.37	030-065-05000 A. Jerse		0.08	0.08
10.1	Ingersoll Street	1.52	030-065-08700 Town of Ingersoll		0.55	0.55
	Culloden Road	0.13	030-065-08100 J. & N. Hutchinson		0.03	0.03
	Culloden Road	0.21	030-065-08200 A. & L. Singer		0.04	0.04
	Culloden Road	0.19	030-065-08300 T. Neal, & D. Petkau	0.04	0.04	0.04
	Culloden Road	0.92	030-065-08400 325 Ingersoll Street Inc.	2.34	0.50	2.84
	Culloden Road	0.67	030-065-09000 2480775 Ontario Inc.	1.70	0.36	2.06
	Culloden Road	0.05	030-065-10201 M. Shorey		0.01	0.01
	Culloden Road	0.08	030-065-10202 N. Stacey		0.01	0.01
	Culloden Road	0.30	030-065-10203 V. Russell		0.07	0.07
	Culloden Road	0.18	030-065-10205 A. & J. Vanos	0.00	0.04	0.04
15	Samnah Cres.	2.40	030-065-09700 Ingersoll Home Centre Ltd.	6.08	1.30	7.38
35	Samnah Cres.	0.39	030-065-09800 Geurkink Properties Inc.	0.99	0.21	1.20
55	Samnah Cres.	1.74	030-065-09810 Hydra Dyne Inc.	4.42	0.95	5.37
95	Samnah Cres.	0.18	030-065-09900 1002565 Ont. Inc	0.46	0.10	0.56

5

SCHEDULE 'A' - ASSESSMENT FOR MAINTENANCE (cont'd)

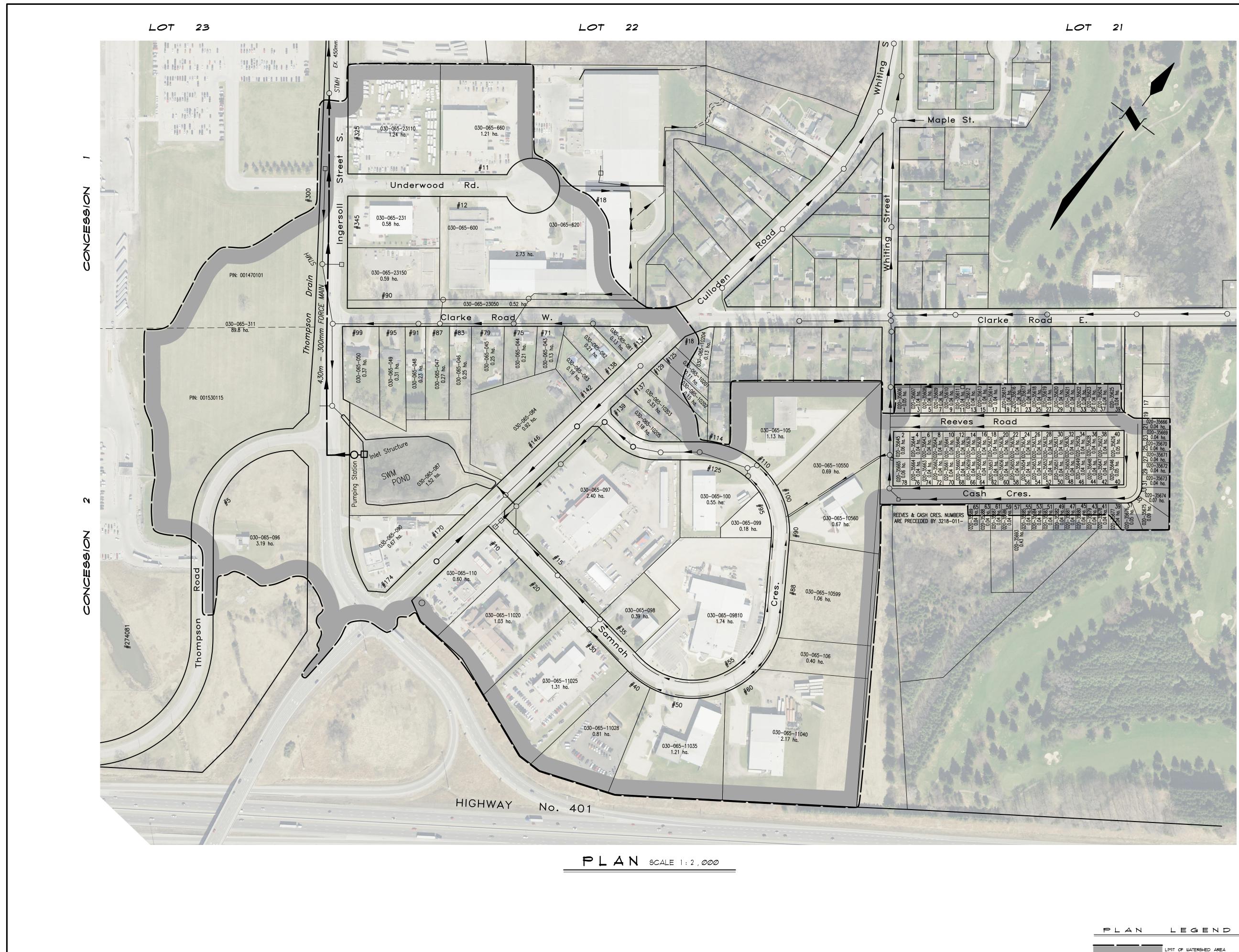
THOMPSON DRAIN REASSESSMENT 2019 Town of Ingersoll

	ECTARES	ROLL No. (OWNER)	BENEFIT	OUTLET	TOTAL
Con. 2 Pt. Lot 22					
125 Samnah Cres.	0.55	030-065-10000 Hammond Air Conditioning Ltd.	1.40 %	0.30 %	1.70 %
110 Samnah Cres.	1.13	030-065-10500 HLS, LLC	2.87	0.61	3.48
100 Samnah Cres.	0.69	030-065-10550 Ingrox Limited	1.75	0.38	2.13
90 Samnah Cres.	0.67	030-065-10560 Barnim Property Holdings Inc	. 1.70	0.36	2.06
88 Samnah Cres.	1.06	030-065-10599 Pow Samnah Property Inc.	2.69	0.58	3.27
Samnah Cres.	0.40	030-065-10600 Barnim Property Holdings Inc	. 1.02	0.22	1.24
60 Samnah Cres.	2.17	030-065-11040 Canadian Treads (Ontario) In	c 5.52	1.18	6.70
50 Samnah Cres.	1.21	030-065-11035 Pow Samnah Property Inc.	3.08	0.66	3.74
40 Samnah Cres.	0.81	030-065-11028 J. Glassford	2.06	0.44	2.50
30 Samnah Cres.	1.31	030-065-11025 1199794 Ontario Ltd.	3.33	0.71	4.04
20 Samnah Cres.	1.03	030-065-11020 2071111 Ontario Inc.	2.62	0.56	3.18
10 Samnah Cres.	0.60	030-065-110 Bvd Holdings Ingersoll Inc.	1.53	0.33	1.86
Con. 2 Pt. Lot 21					
* 1 - 40 Reeves Road	1.55	40 Lots (Block) Town of Ingersol		0.22	0.22
* 21-78 Cash Crescent	1.45	43 Lots (Block) Town of Ingersol		0.21	0.21
	TOTAL AS	SESSMENT ON LANDS	60.10 %	======================================	========= 75.73 %
			=======		========:
Thompson Road	0.6	Town of Ingersoll	1.52 %	0.31 %	1.83 %
Ingersoll Street S.	2.2	County of Oxford	5.59	1.17	6.76
Culloden Road 1.5		Town of Ingersoll	3.81	0.81	4.62
Clarke Road W.	1.1	Town of Ingersoll	2.80	0.60	3.40
Underwood Road	0.7	Town of Ingersoll	1.78	0.38	2.16
Samnah Crescent	1.6	Town of Ingersoll	4.07	0.86	4.93
Whiting Street	0.13	Town of Ingersoll	0.33	0.07	0.40
Reeves Road 0.5		Town of Ingersoll		0.07	0.07
Cash Crescent	0.7	Town of Ingersoll		0.10	0.10
	TOTAL AS	SESSMENT ON ROADS	19.90 %	4.37 %	24.27 %

TOTAL ASSESSMENT FOR MAINTENANCE ON THE THOMPSON DRAIN 2019

100.00 %

* = Block Assessment under Section 25 of the Drainage Act



30-065-11020

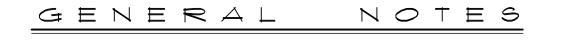
1.03 ha.

- EXISTING THOMPSON DRAIN

----- EXIST. STORM SEWER

ROLL NO. HECTARES OUNED

- EXTERIOR OR INTERIOR WATERSHED



- THE EXISTING THOMPSON DRAIN 1981 BEING INCLUDED IN THIS REPORT FOR FUTURE MAINTENANCE PURPOSES CONSISTS OF THE FOLLOWING ELEMENTS:
- STORM WATER MANAGEMENT POND, INCLUDING CHAIN-LINK FENCE
- DRAIN INLET CONTROL STRUCTURE AND 450mm CONCRETE PIPE PUMPING STATION 1200mm DIAMETER MANHOLE
- 430 METERS OF 300mm DIAMETER FORCEMAIN

- 25 METERS OF 1000mm X 140mm CSP ARCH UNDER CULLODEN ROAD AT THE EAST END OF THE POND

THE ABOVE EXISTING PORTIONS OF THE DRAIN SHALL BE MAINTAINED IN ACCORDANCE WITH THE GRADES AND DIMENSIONS SET OUT IN THE PLANS AND SPECIFICATIONS CONTAINED IN THE THOMPSON DRAIN REVISED REPORT DATED JULY 20, 1981, SPECIFICATIONS AD DRAWINGS 1, 2 & 3.

THOMPSON DRAIN **REASSESSMENT 2019** Town of Ingersoll

