



NOTICE OF RECEIPT OF A COMPLETE APPLICATION

pursuant to Section 22(6.4), Official Plan Amendments, **and** 34(10.7), Zoning Amendments of the Planning Act, R.S.O. 1990, as amended

APPLICATION FOR OFFICIAL PLAN AMENDMENT & ZONE CHANGE

in the

TOWN OF INGERSOLL

Please be advised that the Community and Strategic Planning Office has received applications applying to the following lands:

File Nos.:	OP 16-08-6 & ZN 6-16-09
Owner:	Sifton Properties Limited
Location of Property:	The subject lands are legally described as Block 65, 41M-309, Town of Ingersoll, and are located on the west side of Hollingshead Road, north of Clarke Road East.
Description of Application:	<p>The intent of the Official Plan Amendment is to redesignate the subject lands from 'Medium Density Residential' to 'Community Facility' to facilitate the development of a 4-storey retirement residence with a total of 110 units.</p> <p>The purpose of the zone change application is to rezone the subject lands from 'Special Residential Type 3 Holding Zone (R3-24)(H)' to 'Special Major Institutional Zone (IN2-Sp)' to implement the above noted Official Plan Amendment. A special provision is also required to recognize the height of the proposed retirement home.</p>

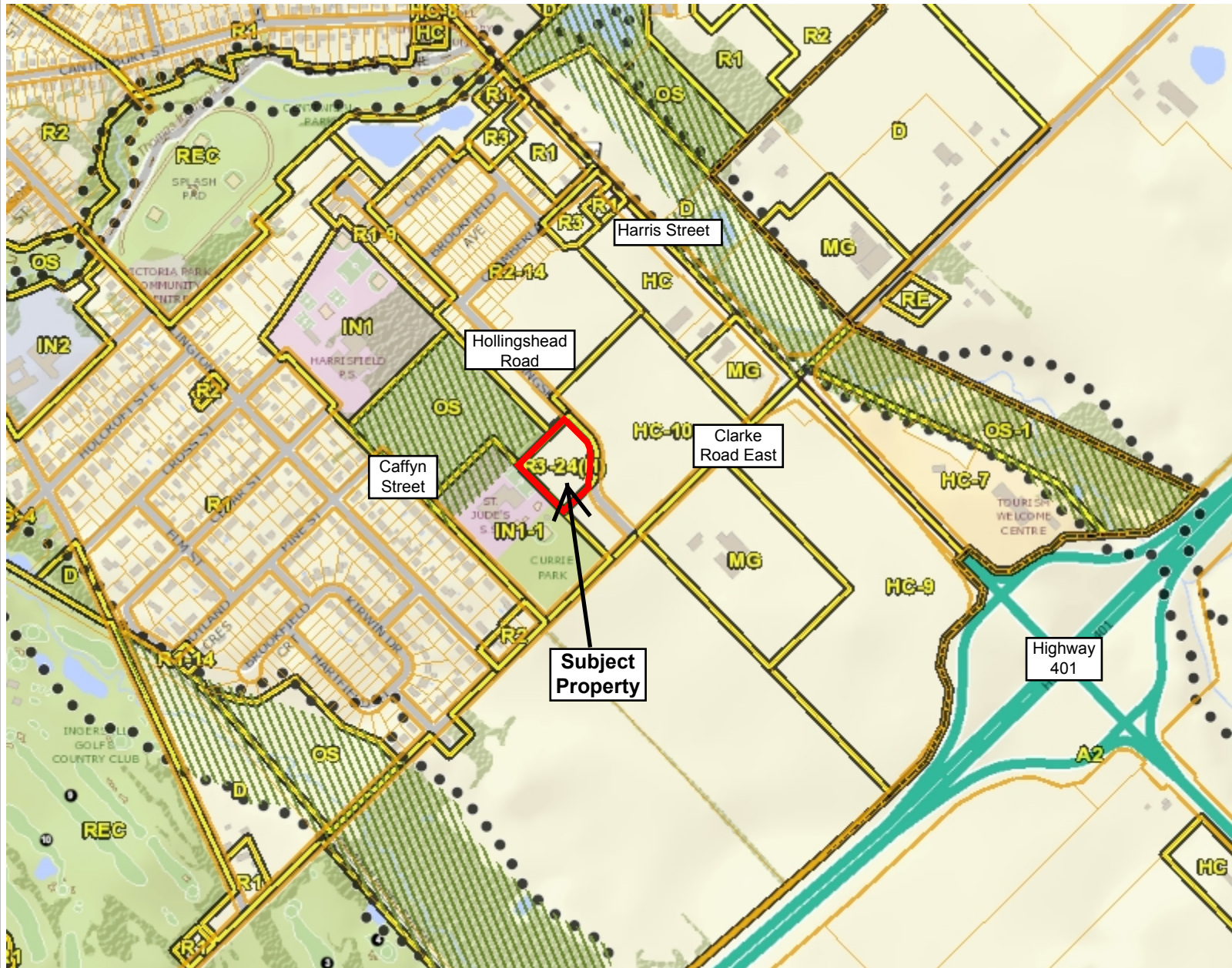
(see map on reverse)

Please note this is **not** a notice of Public Meeting. Prior to the Public Meeting, you will receive a "Public Notice" informing you of the date, time and location of the public meeting, together with a description of the proposal.

A copy of the application and supporting material is available for inspection, between 8:30 am and 4:30 p.m., Monday to Friday, at the County of Oxford Community and Strategic Planning Office. If you have any questions regarding this application, please contact this office to arrange an appointment with **Andrea Hächler**. Written inquiries may also be forward to the regular mail or email addresses provided below. Please include the applicant's name and file number on all correspondence.

Andrea Hächler
Development Planner
Community and Strategic Planning
County of Oxford
P. O. Box 1614, 21 Reeve Street
Woodstock ON N4S 7Y3
phone: 519-539-9800 x3217
email: planning@oxfordcounty.ca

Dated: January 12, 2017



Legend

Parcel Lines

- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary

Environmental

Protection/Flood Overlay

- Flood Fringe
- Floodway
- Environmental Protection (EP1)
- Environmental Protection (EP2)

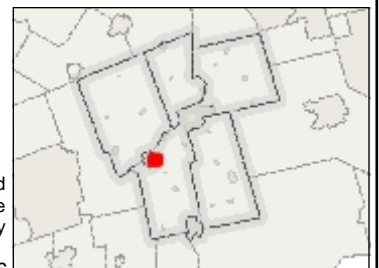
Zoning

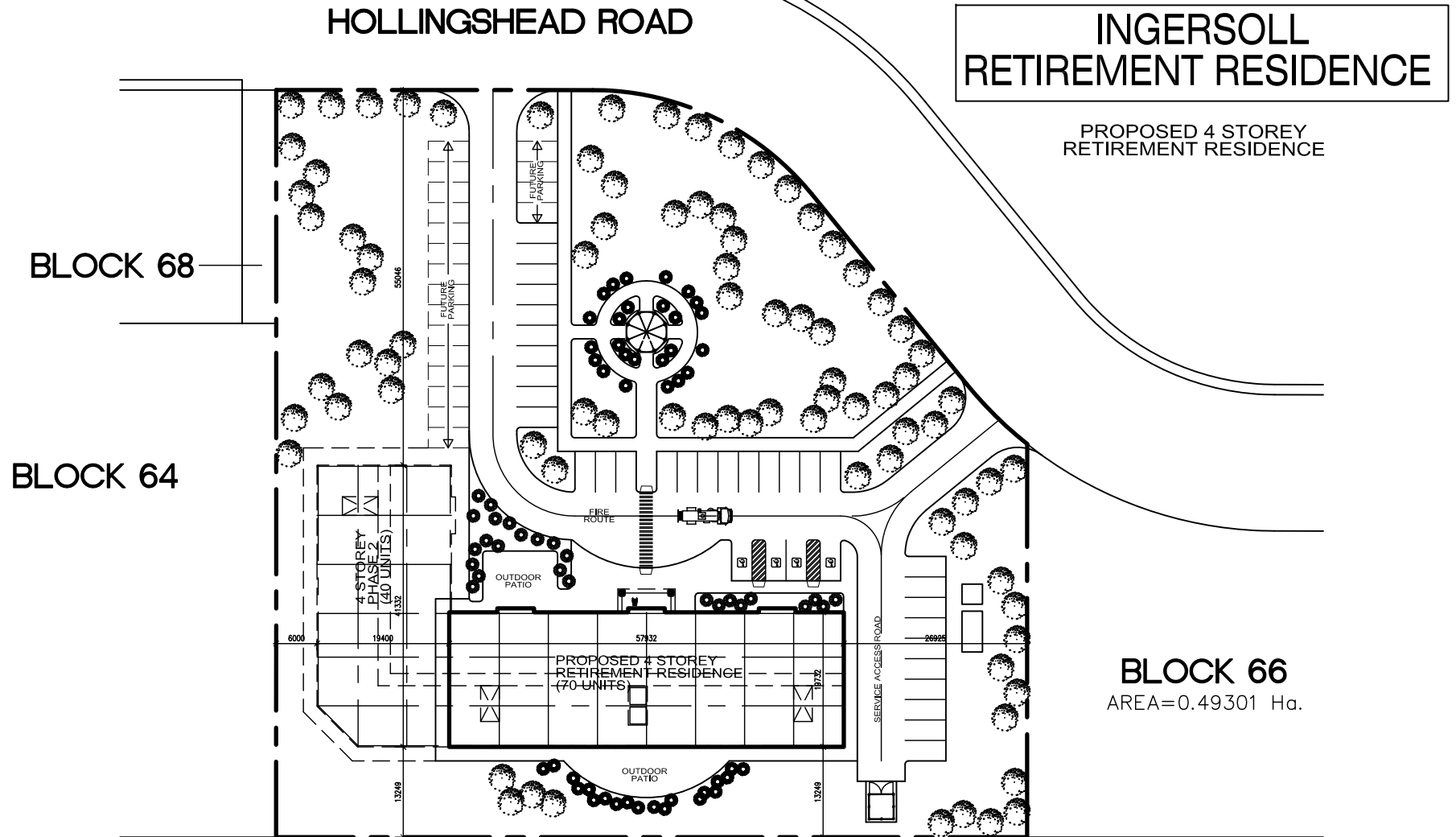
Floodlines/Regulation Limit

- 100 Year Flood Line
- 30 Metre Setback
- Conservation Authority Regulation Limit
- Regulatory Flood And Fill Lines

Zoning (Displays 1:16000 to 1:500)

Notes





SITE AND PROJECT INFORMATION:

LOT AREA: 1.08573 Ha. ±2.68 Acres

BUILDING INFORMATION (PHASE 1):

1ST FLOOR FOOT PRINT AREA:	1,153 S.M.	12,411 S.F.
TOTAL FLOOR AREA:	4,612 S.M.	49,645 S.F.
COVERAGE:	1,153 / 10,857.3 =	10.6%
FLOOR SPACE INDEX:	4,612 / 10,857.3 =	42.5%
NUMBER OF UNITS:	70	
PARKING REQUIRED:	0.5 CAR PER UNIT	
PARKING REQUIRED:	0.5 x 70 = 35 PARKING SPACES	
PARKING PROVIDED:	36 INCLUDES 4 ACCESSIBLE	
BUILDING HEIGHT:	4 STOREY	15.50m

BUILDING INFORMATION (PHASE 1 + PHASE 2):

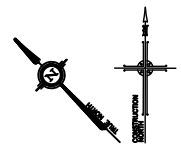
1ST FLOOR FOOT PRINT AREA:	1,947 S.M.	20,958 S.F.
TOTAL FLOOR AREA:	7,788 S.M.	83,832 S.F.
COVERAGE:	1,947 / 10,857.3 =	17.9%
FLOOR SPACE INDEX:	7,788 / 10,857.3 =	71.7%
NUMBER OF UNITS:	110	
PARKING REQUIRED:	0.5 CAR PER UNIT	
PARKING REQUIRED:	0.5 x 110 = 55 PARKING SPACES	
PARKING CAPACITY (AS SHOWN):	55 INCLUDES 4 ACCESSIBLE	
BUILDING HEIGHT:	4 STOREY	15.50m

SK03



AUG. 24, 2016

ARCHITECTURAL



0 4 8 16 METRES