

**REVISED APPLICATIONS FOR OFFICIAL PLAN AMENDMENT, DRAFT PLAN OF SUBDIVISION & ZONE CHANGE**

**TOWN OF INGERSOLL**

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

<b>File No.:</b>	OP 16-12-6, SB 16-04-6 & ZN 6-16-12
<b>Owner:</b>	Sifton Properties Ltd.
<b>Location of Property:</b>	The subject lands are located on the east side of Hollingshead Road, between Chamberlain Avenue and Clark Road East and are described as Part of Lot 19, Concession 1 (West Oxford) in the Town of Ingersoll.
<b>Description of Application:</b>	<p>(a) The Official Plan Amendment proposes to redesignate a portion of the subject lands from 'Service Commercial' to 'Low Density Residential' to facilitate the development of these lands for residential purposes.</p> <p>(b) The proposed draft plan of subdivision comprises approximately 2.072 ha (5.12 ac.) and is to accommodate 38 single detached dwellings, a servicing corridor as well as the extension of Sutherland Crescent.</p> <p>(c) The zone change application is to rezone a portion of the lands from 'Special Highway Commercial Zone (HC-10(H))' to 'Special Residential Type 2 (R2-14)' to facilitate the proposed subdivision.</p>

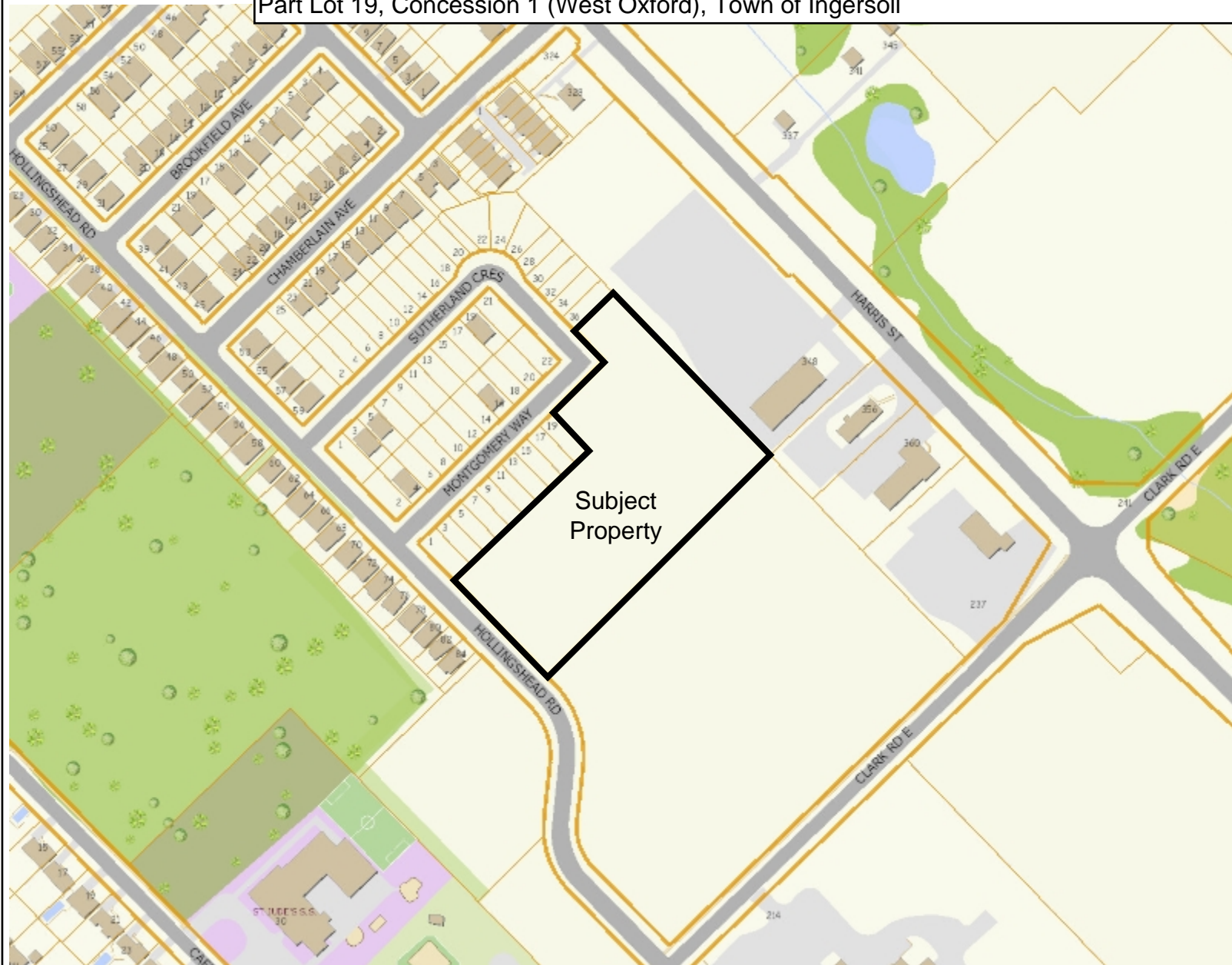
(see attached map)

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.

If you have any questions regarding the application(s), please contact this office to arrange an appointment with **Ron Versteegen, Senior Planner**. Written inquiries may also be forwarded to the regular mail or email addresses provided below. Please include the applicant's name and file number on all correspondence.

Ron Versteegen  
Senior Planner  
Community Planning  
County of Oxford  
P. O. Box 1614, 21 Reeve Street  
Woodstock ON N4S 7Y3  
phone: 519-539-0015 x 3214  
email: [planning@oxfordcounty.ca](mailto:planning@oxfordcounty.ca)

**Location Map - Proposed Official Plan Amendment, Draft Plan of Subdivision & Zone Change Application**  
File Nos.: OP16-12-6; SB16-04-6 & ZN6-16-12, Sifton Properties Ltd.,  
Part Lot 19, Concession 1 (West Oxford), Town of Ingersoll



**Legend**

- Parcel Lines**
- Property Boundary
  - Assessment Boundary
  - Unit
  - Road
  - Municipal Boundary

**Notes**



0 96 192 Meters

NAD\_1983\_UTM\_Zone\_17N



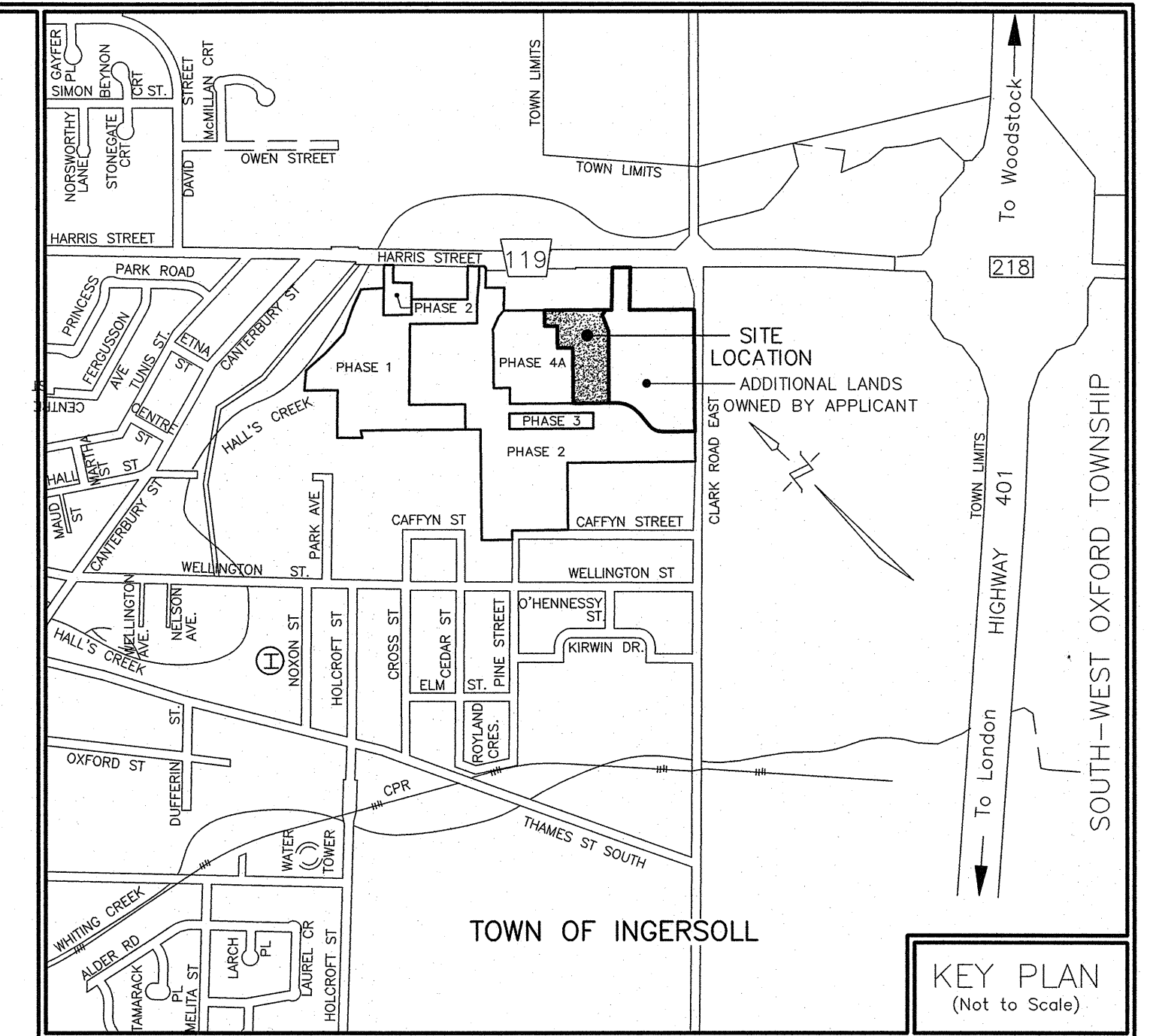
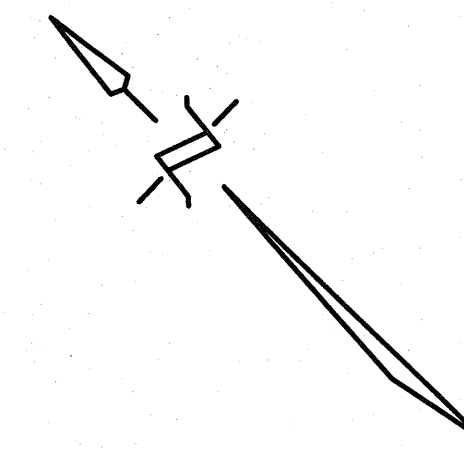
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

March 7, 2022



C O U N T Y   R O A D   1 1 9

SIGNATURE



OF PART OF  
**LOT 19, CONCESSION 1**  
(GEOGRAPHIC TOWNSHIP OF OXFORD)

IN THE  
TOWN OF INGERSOLL  
COUNTY OF OXFORD

2021  
ARCHIBALD, GRAY & MCKAY LTD.  
ONTARIO LAND SURVEYORS

A - AS SHOWN ON DRAFT PLAN	G - AS SHOWN ON DRAFT AND KEY PLANS
B - AS SHOWN ON DRAFT AND KEY PLANS	H - MUNICIPAL PIPED WATER TO BE INSTALLED
C - AS SHOWN ON DRAFT AND KEY PLANS	I - SANDY SILT OVERLAYING SANDY SILT TILL
D - ACCORDING TO LAND USE SCHEDULE	J - AS SHOWN ON DRAFT PLAN
E - AS SHOWN ON DRAFT PLAN	K - SANITARY AND STORM SEWERS TO BE INSTALLED
F - AS SHOWN ON DRAFT PLAN	L - AS SHOWN ON DRAFT PLAN

PHASE 5 RESIDENTIAL	LOTS (1-38)	1.574	ha.
BLOCK 39	SERVICE CORRIDOR	0.020	ha.
ROADS		0.478	ha.
TOTAL AREA OF SUBDIVISION		2.072	ha.


I HEREBY AUTHORIZE AGM TO PREPARE AND SUBMIT THIS  
DRAFT PLAN OF SUBDIVISION TO THE COUNTY OF OXFORD.  
SIFTON PROPERTIES LIMITED

Oct 25/2021  
DATED

Oct. 21/2021  
DATED

"WE HAVE THE AUTHORITY TO BIND THE CORPORATION"

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED,  
AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT  
LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

  
ROBERT WOOD  
ONTARIO LAND SURVEYOR

[illegible]

 **AGM**  
PLAN • SURVEY • ENGINEER

**ARCHIBALD, GRAY & McKAY LTD.**  
3514 WHITE OAK ROAD, LONDON, ON, N6E 2Z9

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CHECKED BY: D.D.C.	COGO FILE: OW2001 DPS1 EC.dwg	
PLOT DATE: OCT 21 2001	FILE No: OW_01_19_6	

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