

**To: Mayor and Members of Town of Ingersoll Council**

**From: Heather St. Clair, Senior Development Planner, Community Planning**

## **Applications for Draft Plan of Subdivision and Zone Change Town of Ingersoll SB25-04-6 and ZN6-25-09 Supplementary Report**

### **REPORT HIGHLIGHTS**

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- The application for draft plan of subdivision has been requested to facilitate the creation of 7 blocks for the development of a municipally owned recreation centre, a public school and future residential development, together with the creation of one new local street.
- The associated application for zone change proposes to rezone the subject lands from 'General Agricultural Zone (A2)' under the Township of South-West Oxford Zoning By-law to a range of new zoning categories under the Town of Ingersoll Zoning By-law to facilitate future development, including development of a new multi-use recreational facility and public school.
- Planning staff are recommending approval of the applications as they are consistent with the policies of the Provincial Planning Statement and support the strategic initiatives and objectives of the Official Plan with respect to development in a designated settlement area.

### **DISCUSSION**

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#### **Background**

OWNER: Corporation of the Town of Ingersoll, c/o Michael Graves  
130 Oxford Street, Ingersoll ON, N5C 2V5

APPLICANT: Dillon Consulting Limited, c/o Connor Wilks  
130 Dufferin Avenue, Suite 1400, London ON, N6A 5R2

LOCATION:

The subject lands are described as Part Lots 17 and 18, Concession 2 (West Oxford), in the Town of Ingersoll. The subject lands are located on the south side of Clarke Road, lying between Harris Street and Foldens Line and are not yet municipally addressed, but are further described as PIN 00145-0208.

COUNTY OF OXFORD OFFICIAL PLAN:

Existing Designation:	Schedule "C-3"	County of Oxford Settlement Strategy Plan	Large Urban Centre
Existing Designation:	Schedule "I-1"	Town of Ingersoll Land Use Plan	Residential (northerly portion) Open Space (southerly portion) Environmental Protection and Adjacent Lands (westerly portion)
Existing Designation:	Schedule "I-2"	Town of Ingersoll Residential Density Plan	Medium Density Residential (northerly portion) Open Space (southerly portion) Environmental Protection and Adjacent Lands (westerly portion)

TOWNSHIP OF SOUTH-WEST OXFORD ZONING BY-LAW 25-98:

Existing Zoning: 'General Agricultural (A2)'

TOWN OF INGERSOLL ZONING BY-LAW 04-4160:

Proposed Zoning:                   Blocks 1-4 – 'Development Zone (D)'  
   Block 5 – 'Minor Institutional Zone (IN1)'  
   Block 6 – 'Special Recreational Zone (REC-sp)'  
   Block 7 – 'Open Space Zone (OS)'

PROPOSAL:

The applications for draft plan of subdivision and zone change have been requested to facilitate the creation of 7 blocks and a new local street on lands that were incorporated into the Town of Ingersoll as part of the South-West Oxford Boundary Adjustment in 2021. The subject lands were also subject to a recent Official Plan amendment to adopt the South West Ingersoll Secondary Plan, which was completed in 2024 and implemented via Official Plan Amendment No 314.

The draft plan of subdivision proposes the creation of 7 blocks and one new local street. It is proposed that Blocks 1-4 will be reserved for future residential development, while Block 5 will be utilized for the development of a new public elementary school and Block 6 will be utilized for the development of a new, municipally owned multi-use recreational facility consisting of a new arena and gymnasium. No new development is proposed for Block 7, which is proposed to be rezoned to 'Open Space Zone (OS)' to restrict development due to the existing environmental features on the property. The associated application for zone change will rezone the subject lands from 'General Agricultural Zone (A2)' in the Township of South-West Oxford Zoning By-law to reflect these uses.

In support of the applications, a number of studies and reports have been submitted, including:

- a noise study;
- a traffic impact study;
- a geotechnical report;
- a hydrogeological report;

- a functional servicing report;
- an archaeological report;
- a stormwater management report, and;
- an environmental impact report.

The subject lands are currently vacant and are approximately 29.8 ha (73.6 ac) in size. The lands identified as Block 7 on the proposed draft plan contain environmental features associated with the Halls Creek valley and an easement exists for well access over Block 7 in favour of the residential lands located at 543926 Clarke Road, which will remain. Based on the submitted draft plan, it is proposed that the future blocks will range in size from 0.74 ha (1.8 ac) to 8.3 ha (20.5 ac). Surrounding land uses consist of agricultural uses in the Township of South-West Oxford to the east, existing and planned residential uses to the north, Highway 401 to the south and an existing commercial use (Elm Hurst Inn) and environmental lands to the west.

Plate 1, Location Map with Existing Zoning, shows the location of the subject lands and the zoning in the immediate vicinity.

Plate 2, Aerial Map (2020), provides an aerial view of the subject property and surrounding land uses as of the spring of 2020.

Plate 3, Proposed Draft Plan of Subdivision, illustrates the proposed road network and block configuration of the subdivision.

## **Application Review**

### PLANNING ACT

Section 2 of the Planning Act respecting Provincial Interests, provides that a municipal Council, in carrying out their responsibilities under the Planning Act, shall have regard to, among other matters, matters of provincial interest such as (but not limited to):

- the protection of ecological systems and agricultural resources;
- the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- the adequate provision of a full range of housing, including affordable housing;
- the resolution of planning conflict involving public and private interests;
- the protection of public health and safety;
- the appropriate location of growth and development;
- the promotion of development that is designed to be sustainable, to support public transit and be oriented to pedestrians; and
- the promotion of built form that, among other matters, is well designed and encourages a sense of place.

Section 51 (24) of the Planning Act provides that in considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to:

- a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;
- b) whether the proposed subdivision is premature or in the public interest;

- c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;
- d) the suitability of the land for the purposes for which it is to be subdivided (including affordable housing units, if any);
- e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;
- f) the dimensions and shapes of the proposed lots;
- g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;
- h) conservation of natural resources and flood control;
- i) the adequacy of utilities and municipal services;
- j) the adequacy of school sites;
- k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;
- l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and
- m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act.

#### 2024 PROVINCIAL PLANNING STATEMENT (PPS)

The 2024 Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Under Section 3 of the Planning Act, where a municipality is exercising its authority affecting a planning matter, such decisions shall be consistent with all policy statements issued under the Act. The following outlines the key PPS policies that have been considered but is not intended to be an exhaustive list.

Section 2.1 – Planning for People and Homes, provides that planning authorities should support the achievement of complete communities by accommodating an appropriate range and mix of land uses, including institutional uses such as schools and associated childcare facilities, long-term care facilities and recreation, parks and open space and other uses to meet long-term needs.

Section 2.2 of the PPS provides that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the immediate area by:

- a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;
- b) permitting and facilitating:
  - 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
  - 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites for residential use, development and introduction of new housing options within previously

developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;

- c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and supports the use of active transportation.

Section 2.3 of the PPS states that settlement areas shall be the focus of growth and development and land use patterns within settlement areas should be based on densities and a mix of land uses which efficiently use land and resources, optimize existing and planned infrastructure and public service facilities, support active transportation, are transit-supportive and are freight supportive. Planning authorities shall support general intensification to support the achievement of complete communities, including planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public services facilities.

Public service facilities are defined to mean land, buildings and structures including, but not limited to schools, hospitals and community recreation facilities for the provision of programs and services provided or subsidized by a government or other body as well as recreation, police and fire protection, health and childcare.

Section 3.1 states that infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs. Planning for public service facilities shall be coordinated and integrated with land use planning and growth management so they are:

- a) financially viable over their life cycle, which may be demonstrated through asset management planning;
- b) leveraging the capacity of development proponents, where appropriate, and;
- c) are available to meet current and projected needs.

Before consideration is given to developing new infrastructure and public service facilities, the use of existing infrastructure and public service facilities should be optimized and opportunities for adaptive re-use should be considered, wherever feasible. Infrastructure and public service facilities should be planning and co-located with one another, along with parks and open space, where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and active transportation. Planning authorities, in collaboration with school boards, should consider and encourage innovative approaches in the design of schools and associated childcare facilities, such as schools integrated in high-rise developments in strategic growth areas and other areas with a compact built form.

Section 3.9 of the PPS provides policies related to public spaces, recreation, parks, trails and open space, and states that healthy, active and inclusive communities should be promoted by;

- a) planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity, and;
- b) planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages and, where practical, water based resources.

Section 4.1 provides that natural features and areas shall be protected for the long term and that the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems should be maintained, restored, or, where possible, improved, recognizing linkages between and among natural heritage features and areas.

The PPS directs in Section 4.6 that planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.

Section 5.2 of the PPS addresses natural hazards and states that development shall generally be directed to areas outside of hazardous lands adjacent to rivers, streams and small inland systems which are impacted by flooding hazards and/or erosion hazards.

#### OFFICIAL PLAN

The subject lands are designated 'Residential', 'Environmental Protection' and 'Open Space' on Schedule "I-1" of the Official Plan and are further designated 'Medium Density Residential' on Schedule "I-2", as established through the implementation of the South West Ingersoll Secondary Plan via Official Plan Amendment 314.

As per Section 9.2.3, Residential Areas are those lands primarily designated for housing purposes which may also include other land uses which are integral to and supportive of a residential environment. Within the Residential Area housing will include the full range of dwelling types and three categories of residential land uses are identified, differentiated according to function, permitted uses, location criteria, density and scale of development.

Section 9.2.3.3 of the Official Plan provides that Town Council will support the provision of services and amenities that enhance the quality of the residential environment within lands designated as Residential Area on Schedule "I-1" by permitting neighbourhood serving uses such as schools, churches, parks, community centres, day care facilities and small-scale nursing homes.

'Medium Density Residential' areas are those lands that are primarily developed or planned for low to medium density profile development and multiple-unit development that exceeds the densities established for the 'Low Density Residential' areas. Residential uses within the 'Medium Density Residential' designation include townhouses, medium density cluster development, converted dwellings and low rise apartments. In these areas it is intended that there will be a mixing and integration of different housing forms to achieve an overall medium residential density. The maximum net residential density for the 'Medium Density Residential' designation is 62 units/ha (25 units/ac) and development shall not result in a net residential density of less than 31 units/ha (13 unit/ac).

The subject lands are also part of a larger special policy area, as established through the South West Ingersoll Secondary Plan. These policies were implemented through Official Plan Amendment No. 314 (OPA 314) which established the below-noted site-specific policies.

Within lands designated 'Medium Density Residential', it is generally the goal of the Town that housing development shall comprise a range and mix of housing types, unit sizes and tenure, including adequate numbers of dwelling units to accommodate households with children, larger families, seniors, people with special needs and rental housing. The Town will encourage a minimum of 10% of new affordable housing units and new purpose-built rental units to be constructed accessible with barrier-free, universal or flex design. Housing geared toward seniors is encouraged to provide accessibility features.

The minimum overall net residential density across all lands designated for residential use within the South West Ingersoll Secondary Plan area shall be 30 units/ha (12 units/ac). Within areas designated 'Medium Density Residential', development will generally be in accordance with

Section 9.2.5 of the Official Plan and in addition to the housing forms identified in Section 9.2.5, additional residential units shall be permitted, however single detached dwelling, semi-detached dwellings and duplex dwelling will not be permitted.

The South West Ingersoll Secondary Plan includes Community Design policies intended to ensure that both public and private realms are equipped with walkable and accessible linkages between spaces and uses, and integration between built areas to achieve the desired quality of design and character of the built and open space environments. The Community Design policies are also intended to guide future development and protect existing and future natural assets in building a natural heritage system of linked natural areas.

It is intended that new development will support the protection and conservation of existing natural features, the maintenance of ecological functions and the creation of new environmental features, where feasible, to support high quality living environments, an enhanced trail network, place-making and climate resilience for current and future generations.

While the South West Ingersoll Secondary Plan does not constitute part of the Official Plan, it is intended that the Community Design policies contained in Section 3.4 of the Secondary Plan will provide the basis for incorporating urban design principles, public realm improvements, gateways, streetscape improvements, public open spaces and multi-use trail design and the Secondary Plan will be referenced for this purpose going forward.

The provision of municipal water and sanitary sewers, and stormwater management for new residential development will generally be as set out in Section 3.6 of the South West Oxford Secondary Plan.

OPA 314 also addresses the existing and planned multi-modal transportation network and provides that the transportation network for the South West Ingersoll Secondary Plan Area will support the full range of transportation modes, increase connectivity to Ingersoll's existing amenities and destinations, while continuing to function as a major thoroughfare along Highway 401 for the foreseeable future.

New local road connections are required to facilitate development and access throughout the South West Ingersoll Secondary Plan Area. The alignment of the proposed local roads is set out conceptually in the Secondary Plan and should be referenced during development review. The conceptual network includes one new local road, culminating in a cul-de-sac for the purpose of access to the blocks to be created, south of Clarke Road East, with future connections anticipated a part of future development applications. Detailed alignments and locations of local streets shall be determined through further engineering studies as part of future applications for development approvals.

The Official Plan also provides policy direction on leisure resources in Section 9.5, stating that the Town recognizes the importance of open space and leisure facilities in providing recreation opportunities for its residents to maintain a healthy physical environment and enhanced quality of life. Town Council will endeavour to provide and maintain sufficient open space for both active and passive recreation pursuits through the provision of a parkland hierarchy.

Development on Block 6 is intended to facilitate a municipal multi-use recreation facility, with associated sports fields, which would be considered a Community Park. Community Parks are indicated on Schedule I-3 and support recreational activities which serve the Town as a whole and may provide secondary service to surrounding municipalities. Community Parks will provide a range of recreational uses including, but not limited to, major sports fields, picnic areas,

swimming pools, water activities and play facilities for children. Community Parks will be a minimum of 6.0 hectares (15 acres) in size and be appropriately configured for organized sports and recreation facilities. Community Parks will generally be accessible to arterial or collector roads. Access to local streets may be permitted where it can be demonstrated that traffic movements will not flow primarily through Low Density Residential areas. Community Parks will also be accessible to bicycle and pedestrian networks and will provide adequate on-site vehicular parking. Portions of any Community Park may be retained or allowed to transform into a natural state without amendment to this Plan provided the activity function of the facility is maintained.

The westerly portion of the subject lands are designated as 'Environmental Protection' and 'Adjacent Lands' as shown on Schedule 'I-1', Town of Ingersoll Land Use Plan. It is the goal of the environmental resource policies to achieve a net environmental gain through the protection and conservation of existing natural features, the maintenance of existing ecological functions and the creation of new environmental features, wherever possible, and to ensure the viability of protected natural areas through the development of the natural heritage system by linking environmentally protected areas and open spaces via a series of natural or open space corridors. Town and County Council will encourage naturalization or the re-establishment of native indigenous vegetation, self sustaining ecological processes, and biodiversity throughout the natural heritage systems in order to maintain ecological functions. Town and County Council will also ensure minimization or prevention of negative impacts on environmental features by prohibiting incompatible development and where appropriate, requiring an Environmental Impact Study prior to development and implementing necessary mitigation measures as a condition of development.

The westerly portion of the subject lands contain an existing woodlot that has been identified as Significantly Ecologically Important in the Oxford Natural Heritage Systems Study. Section 3.2.3.3 – Natural Heritage System Implementation Measures, provides a number of implementation measures for the preservation and protection of the natural heritage system. Such measures shall be used as a guide in the expansion of the natural heritage system as well as during the review process. To achieve a net environmental gain, the County and Town will first seek to avoid development or site alteration that permanently impairs significant natural features and areas. Any development approval on lands within or adjacent to the 'Environmental Protection' designation shall be conditional upon enhancement and remediation measures as determined by an Environmental Impact Study. All development or site alteration occurring within the County of Oxford within or adjacent to the features forming the Natural Heritage System shall minimize and, where possible, prevent negative effects associated with development by incorporating best management practices for stormwater management, erosion and sedimentation controls, tree-saving plans and other such site design and servicing measures.

Development and site alteration within and on lands adjacent to a significant woodland will require the preparation of an Environmental Impact Study in accordance with Section 3.2.6 which demonstrates that the proposal will not result in a negative impact on the woodland.

The southerly portion of the subject lands are designated 'Open Space'. As per Section 3.2.5, it is an objective of the Official Plan to maintain and enhance important ecological functions such as the linking of Environmental Protection Areas, the storage and filtration of ground and surface water, and soil conservation, while recognizing the role of these lands as having natural constraints for development and providing opportunities for both active recreation and the passive enjoyment of the environment in its natural state.

The 'Open Space' designation applies to regulatory flood plain areas; Conservation Authority lands; Earth Science Areas of Natural and Scientific Interest; and parks, pathways, recreation

lands and stormwater management facilities. Permitted uses on lands designated 'Open Space' include active and passive recreation, including hiking/cycling pathways, parks, conservation areas, sports fields, golf courses, swimming areas, arenas and other leisure areas.

Town Council may differentiate between types of Open Space uses in the Zoning By-law by establishing separate zones for active and passive Open Space uses. A passive zone may be established for uses such as pathways, greenspace areas, parks and corridors. A separate recreational zone may be established for more active recreational uses such as golf courses or an arena, that are permitted within this designation.

The following criteria shall be satisfied prior to recommending the approval of development or site alteration within the 'Open Space' designation:

- only proposals stating a specific use will be considered and the land area proposed for the development will be considered with the needs of the proposed use;
- satisfactory mitigation measures shall be identified to protect the identified natural hazards associated with the subject property from the proposed development;
- satisfactory mitigation, enhancement and remediation measure shall be identified and may include vegetated buffers or strips, retention of areas with existing native vegetation and creation of naturalized stream corridors to achieve protection and improvement of ecological features or functions;
- the area covered by structures shall be minimized and parking areas shall not be paved. Such facilities shall be set back from the edge of streams and located away from sites of natural vegetation;
- proposed grading and drainage shall maintain existing surface water flows to areas of natural vegetation;
- on-site drainage and stormwater management facilities shall be planned and designed in accordance with the policies of the Official Plan;
- the location of and access to the proposed development shall not create a traffic hazard due to proximity to bridges, railway crossings, curves or grades or other potential traffic hazards and shall be located on a road capable of accommodating the volume of traffic anticipated to be generated by the proposed use;
- the proposed development will be compatible with existing and planned land uses in the vicinity in terms of noise, odour, dust, light and hours of operation.

Any lands designated for open space uses are to be subject to site plan approval.

The subject lands are also adjacent to the Highway 401 corridor to the south. Section 3.3.3.1 – Noise, Vibration and Safety, provides that the County and Town recognize that there may be noise or vibration affects on noise sensitive land uses located in proximity to industrial uses, major roads, railways and airports. The objective of the Official Plan policies is to prevent or minimize the encroachment of noise sensitive land uses upon industrial land and vice versa as they are considered to be incompatible. Consequently, County Council adopts Provincial noise level objectives and may require studies addressing the measurement, analysis and mitigation of noise or vibration effects prior to or as a condition of development.

Town and County Council may require a feasibility assessment to determine potential noise and vibration impacts, or combination thereof, in accordance with provincial guidelines where development is proposed within 100 m (328 ft) of a 400 series highway

Where a feasibility assessment indicates that the noise levels exceed the noise level objectives outlined in Table 2, but the proposed development is feasible, Town and County Council shall require the proponent to undertake a detailed noise study which specifies appropriate attenuation

measures in accordance with the Ministry of the Environment guidelines. Such attenuation measures may include but will not be limited to warning clauses, distance separations, barriers such as berms, acoustical walls or non-residential intervening structures to interrupt the transmission of noise and vibration, and construction techniques such as air conditioning, masonry construction, multiple glazing, restrictions in wall openings, and rubber isolation pads between the foundation and building or combinations thereof.

The policies of Section 10.3.3 – Plans of Subdivision and Condominium, provide that County and Town Council will evaluate applications for a plan of subdivision on the basis of the requirements of the Planning Act, as well as criteria including, but not limited to, the following:

- Conformity with the Official Plan;
- The availability of community services such as roads, water, storm and sanitary sewers, waste disposal, recyclable collection, public utilities, fire and police protection, parks, schools and other community facilities;
- The accommodation of Environmental Resources and the mitigation of environmental and human-made constraints;
- The reduction of any negative effects on surrounding land uses, transportation networks or significant natural features;
- The design of the plan can be integrated into adjacent developments, and;
- The design of the plan is to be compatible with the natural features and topography of the site, and proposals for extensive cut and fill will be discouraged.

ZONING BY-LAW:

The subject lands are currently zoned 'General Agricultural Zone (A2)' in the Township of South-West Oxford Zoning By-law No. 25-98 which permits the full range of agricultural land uses.

An application for zone change has been submitted to rezone the subject lands, as follows:

- Blocks 1-4 – 'Development Zone (D)'
- Block 5 – 'Minor Institutional Zone (IN1)'
- Block 6 – 'Special Recreational Zone (REC-sp)'
- Block 7 – 'Open Space Zone (OS)'

It is intended that Blocks 1-4 will be rezoned from 'General Agricultural Zone (A2)' to 'Development Zone (D)' to restrict future development until such time as detailed development plans are submitted for review.

It is intended that Block 5 be rezoned from 'General Agricultural Zone (A2)' to 'Minor Institutional Zone (IN1)' to facilitate the development of a public elementary school and Block 6 be rezoned to 'Special Recreational Zone (REC-sp)' to facilitate the development of a municipally owned multi-use recreational facility consisting of an arena, a gymnasium and community rooms, together with outdoor recreation space. The site specific provision will add a multi-use recreational building and a community centre to the list of permitted uses in the 'REC' zone. It is proposed that Block 7 will be rezoned 'Open Space Zone (OS)' to recognize the existing environmental features in this area.

AGENCY COMMENTS:

The Ministry of Transportation has provided a number of requested conditions that have been included in the list of recommended conditions and has commented that permits from their agency will be required before any demolition, grading, construction or alteration to the site commences.

Canada Post has commented that the completed project will be serviced by centralized mail

delivery, provided through Canada Post Community Mail Boxes and that their multi-unit policy will apply for any buildings of three or more self-contained units with a common area. This agency has commented that as a condition of approval, the applicant will be required to satisfy Canada Post's policy requirements regarding location and placement of mailboxes.

Enbridge Gas has commented that prior to registration of the plan, the owner shall make satisfactory arrangements with Enbridge Gas to provide the necessary easements and/or agreements required by Enbridge Gas for the provision of local gas service for this project. Once registered, the owner shall provide these easements the Enbridge Gas as no cost, in a form agreeable and satisfactory to Enbridge Gas.

Oxford County Public Works Department has provided a number of technical comments and a list of conditions which have been included in the recommended conditions of approval.

The Upper Thames River Conservation Authority has indicated they have no objections to the applications and have requested that as a condition of final approval, the owner shall provide a stormwater management report, a grading plan and an erosion and sediment control plan to their satisfaction, and that the owner shall agree to carry out any necessary works in accordance with the approved plans and reports.

Southwestern Public Health has no comments or concerns with the proposal.

PUBLIC CONSULTATION:

Notice of complete application regarding the proposed draft plan of subdivision and zone change was provided to surrounding property owners in accordance with the requirements of the *Planning Act* on December 12, 2025 and notice of public meeting was provided on December 23, 2025 and a public meeting of Town Council was held on January 12, 2026. One member of the public spoke at the public meeting with questions regarding the future use of the lands to be zoned 'Development Zone (D)', at which time clarification was provided that future use would be for residential development. No further comments have been received, to date.

### **Planning Analysis**

Planning staff have reviewed the applications for draft plan of subdivision and zone change to facilitate the creation of plan of subdivision for future residential use, together with a municipally owned multi-use recreation centre, a public school and a block for environmental features.

Planning staff are satisfied that the proposal is consistent with the policy direction of the PPS with respect to development in a designated settlement area and the achievement of complete communities. Staff are satisfied that the proposed draft plan will facilitate future development that will provide for an appropriate range and mix of land uses that will include institutional uses (future public school), together with a new recreational use that will include parks and open space and future residential development that is anticipated to aid in meeting the long-term needs for the Town. Planning staff are satisfied that the proposed multi-use recreational facility will serve and benefit Town residents, as well as neighbouring communities, and staff are satisfied that the proposed development will be sufficiently integrated with future land uses to ensure land use compatibility.

To this end, staff are also of the opinion that the proposal satisfies the policies of Section 3.9 of the PPS with respect to the promotion of health and active communities as the proposal will

provide for a range of publicly-accessible built and natural areas for community recreation opportunities, while the use of Block 7 for the preservation of the existing environmental features is in-keeping with the policy direction of Section 4.1. Specifically, staff are satisfied that the proposed 'Open Space' zoning will support the long-term protection of the existing ecological function and natural features of the site, while ensuring that any future development will be located outside of the identified hazard lands associated with Halls Creek, which is consistent with Section 5.2 of the PPS. Further the applicant has submitted an Environmental Impact Study, which has been peer reviewed and all recommendations and requirements from the study and the associated peer review will be addressed as a condition of final approval, to the satisfaction of the Town and County.

Staff are also satisfied that the application conforms with the policy direction of the Official Plan. Blocks 1-5 are designated 'Medium Density Residential', while Block 6 is designated 'Open Space' and Block 7 is designated 'Environmental Protection' in the Official Plan, in-keeping with the intent of the Secondary Plan for this area of the Town. It is proposed that Blocks 1-4 will remain undeveloped until such time as a detailed plan for residential development is provided. The rezoning of these lands from 'General Agricultural Zone (A2)' to 'Development Zone (D)' will ensure that any future development is reviewed for consistency with the policy criteria for Medium Density Residential uses before a residential zoning is applied to facilitate development of these lands.

It is proposed that Block 5 will be developed for a new public elementary school. Staff are satisfied that this proposed use is consistent with the policy direction of Section 9.2.3 of the Official Plan for Residential Areas, as this minor institutional use can be considered integral to and supportive of a residential environment. Planning staff are of the opinion that a future public school in this location will support and enhance the future residential environment by providing a neighbourhood serving educational use that will add value to the immediate area and the larger community. Planning staff are recommending that Block 5 be rezoned from 'A2' to 'Minor Institutional Zone (IN1)' to facilitate future development of a public school, which would be subject to a future site plan approval process to review design considerations in detail before the issuance of a building permit.

Block 6 is designated 'Open Space' and is proposed to be developed for a municipally owned multi-use recreation facility. Planning staff are satisfied that the proposal also conforms to the policy direction of the Official Plan for leisure resources in Section 9.5 as it will facilitate the development of a new municipally owned multi-use recreational facility that will act as a Community Park, providing recreation opportunity for the Town and surrounding areas through the development of an arena, a gymnasium and other outdoor sports field areas, which will provide additional opportunity for a healthy physical environment and enhanced quality of life for local residents.

The 'Open Space' designation is intended to facilitate both passive and active recreational uses and permits uses such as arenas, sports fields and parks, provided a number of development criteria can be satisfied, as outlined above. Planning staff are satisfied that the proposed development for Block 6 for a multi-use recreational facility will satisfy this criteria as the proposal is for a specific use and the land area required is appropriate for the needs of the intended development. Further, all development will be located outside areas identified as natural hazard and development of the proposed multi-use recreational facility will be subject to a future site plan approval process to ensure that additional considerations such as landscaping and hard-surfacing, together with grading and stormwater management, are appropriately designed in accordance with Official Plan policies and best practices. Planning staff are recommending that Block 6 be rezoned to 'Special Recreational Zone (REC-sp)' to establish a site specific provision

to permit a multi-use recreational building and a community centre in the 'REC' zone to facilitate future development of the proposed multi-use recreational facility.

### Environmental Impact Study

Block 7 is designated as 'Environmental Protection' in the Official Plan due to the presence of a Significantly Ecologically Important Woodlot and the Halls Creek Valley Lands and associated wetlands. In keeping with the policy direction of the Official Plan for lands designated as such, no development is proposed for this area and an Environmental Impact Study has been submitted to assess the potential for adverse effects on the natural environment and natural heritage features in the area. This study identified the natural features found on the subject lands and provided a number of mitigation measures and recommendations to ensure that no negative impacts to these features will occur as a result of the proposed development, which have been included as recommended conditions of draft approval. In order to limit future development on Block 7, Planning staff are recommending that the 'Open Space Zone (OS)' be applied to the subject lands, which would restrict any future development.

### Noise Study

It is recognized that Blocks 1-4 are intended to be developed for future residential uses, while Block 5 is proposed to be developed for a public school, which are uses considered to be noise sensitive land uses. In keeping with the policy direction of Section 3.3.3.1 of the Official Plan, the applicant has submitted a noise study which assessed transportation noise sources from Highway 401 and Oxford Road 19, as well as stationary noise sources from nearby industrial and commercial uses, including Bell-Camp Manufacturing, located to the northwest of the subject lands, as well as the anticipated noise impact that the proposed multi-use recreational facility may have on future sensitive development. This study was completed in accordance with the Ministry of Environment, Conservation and Parks noise guideline NPC-300 and associated land use compatibility guidelines and concluded that noise levels from Bell-Camp Manufacturing operations will comply with the applicable noise level limits for future residential use, however this study did note that transportation noise sources (Highway 401), as well as potential heating and cooling equipment from the proposed multi-use recreational facility may impact future sensitive land uses, and the study provided a number of recommendations, including the use of central air conditioning and warning clauses for future residential development and design recommendation for rooftop HVAC equipment for the proposed multi-use recreational facility, which have been included as recommended conditions of draft approval.

### Archaeological Assessment

A Stage 3 Archaeological Assessment was completed, in accordance with the requirements of the *Ontario Heritage Act*. Artifacts were discovered within the southwest portion of the subject lands (within Block 7), that met the provincial standards for Stage 4 mitigation, which includes either long-term protection and avoidance, or archaeological excavation. Given that the Stage 4 find is located on Block 7 of the proposed draft plan, which will be restricted from future development through the 'Open Space' zoning, staff are satisfied that the recommendations in outlined in the archaeological assessment can be appropriately implemented.

### Conclusion

Overall, Planning staff are of the opinion that the proposal is consistent with the policy direction of the Provincial Planning Statement regarding development of complete communities, and maintains the intent and purpose of the Official Plan for lands designated 'Residential', 'Open

Space' and 'Environmental Protection' and staff are satisfied that the applications can be given favourable consideration, subject to the recommended conditions, attached.

## RECOMMENDATIONS

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It is recommended that the Council of the Town of Ingersoll approve-in-principle the zone change application, File No. ZN6-25-09, submitted by Dillon Consulting Limited on behalf of the Town of Ingersoll, for the lands described as Part Lots 17-18, Concession 2 (West Oxford) in the Town of Ingersoll to rezone the lands proposed for draft plan of subdivision, File No. SB25-04-6 from 'General Agricultural Zone (A2)' as follows; Blocks 1-4 'Development Zone (D)', Block 5 'Minor Institutional Zone (IN-1)', Block 6 'Special Recreational Zone (REC-sp)' and Block 7 'Open Space Zone (OS)' to facilitate the proposed draft plan of subdivision consisting of future residential development, the development of a public school, a municipally owned multi-use recreation facility and a block for existing environmental features.

And further, it is recommended that Council of the Town of Ingersoll advise County Council that the Town supports the application for draft plan of subdivision, File No. SB25-04-6, submitted by Dillon Consulting Limited on behalf of the Town of Ingersoll, for the lands described as Part Lots 17-18, Concession 2 (West Oxford) in the Town of Ingersoll, subject to the conditions of draft approval, included as Attachment 1 to report CP 2026-26.

## SIGNATURES

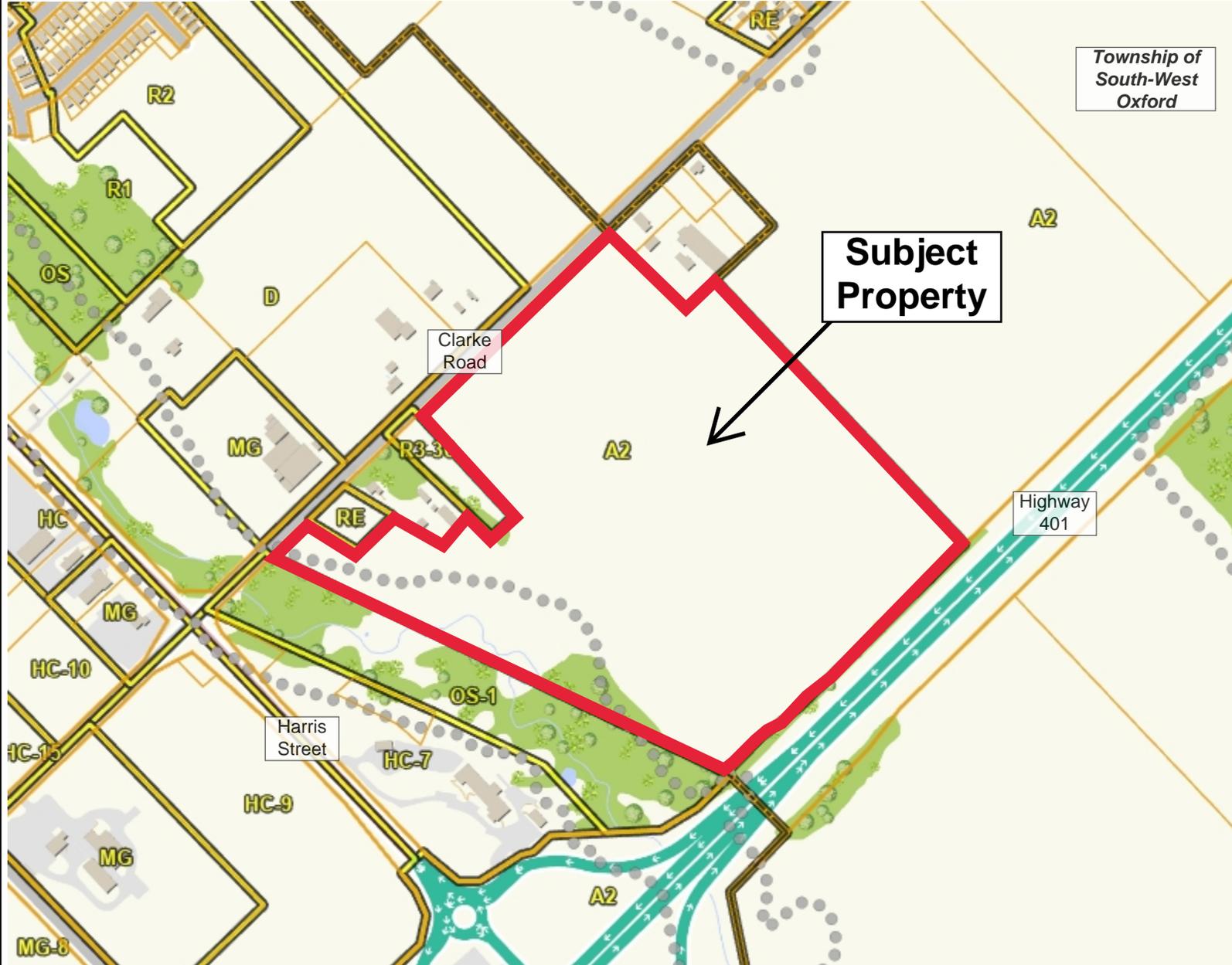
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**Authored by:**            *"Original signed by"*

Heather St. Clair, MCIP, RPP  
Senior Development Planner

**Approved for submission:**    *"Original signed by"*

Eric Gilber, MCIP, RPP  
Manager of Development Planning



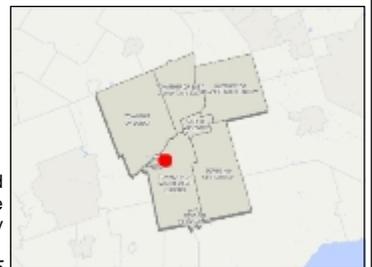
Township of South-West Oxford

**Subject Property**

**Legend**

- Parcel Lines
  - Municipal Boundary
  - Property Boundary
  - Assessment Boundary
  - Road
  - Unit
- Zoning Floodlines
  - Regulation Limit
  - ◆ 100 Year Flood Line
  - ▲ 30 Metre Setback
  - Conservation Authority Regulation Limit
  - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

**Notes**



0 191 381 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

November 25, 2025



**Legend**

- Parcel Lines**
  - Municipal Boundary
  - Property Boundary
  - - - Assessment Boundary
  - Road
  - Unit
- Zoning Floodlines**
- Regulation Limit**
  - ◆ 100 Year Flood Line
  - ▲ 30 Metre Setback
  - Conservation Authority Regulation Limit
  - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

**Notes**



0 104 209 Meters

NAD\_1983\_UTM\_Zone\_17N



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December 19, 2025

