

PUBLIC NOTICE

pursuant to Sections 17(15) and 34(12) of the Planning Act, R.S.O. 1990, as amended

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT, DRAFT PLAN OF SUBDIVISION AND ZONE CHANGE in the TOWN OF INGERSOLL

County of Oxford
21 Reeve Street
Woodstock, ON N4S 3G1
Telephone: 519-539-9800

Town of Ingersoll
130 Oxford Street, 2nd Floor
Ingersoll, ON N5C 2V5
Telephone: 519-485-0120

DATE: Tuesday, March 25, 2025 **FILES:** OP 24-18-6; SB 24-05-6, and ZN 6-24-11 (Sifton Properties Inc (Phase 6))

Purpose and Effect of the Proposed Official Plan Amendment, Draft Plan of Subdivision and Zone Change:

The application for Draft Plan of Subdivision proposes the creation of two blocks of land for future residential development and a driveway access over a third block (shown as Block 1).

The purpose of the application for Official Plan amendment is to redesignate Blocks 2 and 3 of the proposed Draft Plan of Subdivision (File No. SB24-05-6) from 'Service Commercial' to 'Medium Density Residential' for the development of 21 townhouse units (Block 2) and 24 stacked townhouse units (Block 3).

The purpose of the application for Zone Change is to rezone Blocks 2 and 3 of the above-noted Draft Plan of Subdivision from "Special Highway Commercial Zone (HC-10)" to 'Special Residential Type 3 Zone (R3-sp)'. The special site specific provisions requested include:

- a reduction to the minimum required front yard setback from 7.5 m (24.6 ft) to 6 m (19.6 ft);
- a reduction to the minimum required exterior side yard setback from 7.5 m (24.6 ft) to 6 m (19.6 ft);
- a reduction to the rear yard depth from 10 m (32.8 ft) to 6 m (19.6 ft) for an end wall containing habitable room windows, and;
- an increase to the maximum height allowance from 3 storeys to 4 storeys.

The effect of the proposed amendments would be to facilitate the proposed subdivision for future residential development, and to permit the creation of 21 townhouse units and 24 stacked townhouse units. No changes to the Official Plan or zoning provisions are proposed for Block 1 of the proposed Subdivision

The subject lands are legally described as Part Lot 19, Concession 1, West Oxford, in the Town of Ingersoll. The subject lands are located on the east side of Hollingshead Road, lying between Clark Road East and Montgomery Way. The subject lands have no current municipal address but can be further described by Parcel Identification Number (PIN) 001650623.

Public Meetings:

The Council of the Town of Ingersoll will hold a public meeting to consider the proposed Zone Change on:

Date: Monday, April 14, 2025
Time: 7:00 p.m.
Place: Council Chambers, 2nd Floor, The Town Centre,
130 Oxford Street, Ingersoll, ON N5C 2V5

Ingersoll Town Council will consider the amended Zoning By-Law for decision at a subsequent meeting of Council. Please visit the Town of Ingersoll website for future agenda information at <https://www.ingersoll.ca/town-hall/council-agendas-and-minutes/>

PLEASE NOTE: The Council of the Town of Ingersoll will make a recommendation to County Council in regard to the Official Plan Amendment and Draft Plan of Subdivision. The applications will be considered for decision by County Council at a regular meeting on a date not yet determined.

Other Planning Act Applications: None

Please be advised that the Councils may approve, modify or refuse the requested Official Plan Amendment, Draft Plan of Subdivision and Zone Change amendments at their respective meetings. If you do not attend or are not represented at the meetings, the Councils may proceed and may not advise you of any proposed modifications.

If you wish to be notified of the decision of the Town of Ingersoll or the County of Oxford on the proposed amendment, you must make a written request to the either the Clerk of Town of Ingersoll or to planning@oxfordcounty.ca.

In order to appeal a decision of the Town of Ingersoll or the County of Oxford to the Ontario Land Tribunal, eligibility requirements must be met as outlined in the Planning Act, R.S.O. 1990, as amended. If a specified person or public body would otherwise have an ability to appeal the decision of the Town of Ingersoll or the County of Oxford to the Ontario Land Tribunal but does not make oral submissions at a public meeting or make written submissions to the Town of Ingersoll or the County of Oxford before the amendment is adopted, the specified person or public body is not entitled

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to appeal the decision. Third party appeals of any decision are not permitted.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Ingersoll or the County of Oxford before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Additional information relating to the proposed amendment is available for review at the County of Oxford Community Planning Office at the address below, Monday – Friday, 8:30 a.m. to 4:30 p.m., or by visiting the Community Planning website at www.oxfordcounty.ca/en/services-for-you/land-use-development.aspx. If you have any questions regarding the above-noted applications, please contact **Heather St. Clair, Senior Development Planner**, Community Planning Office **(519-539-9800 ext. 3206)**. Written comments may be forwarded to the address below or emailed to: planning@oxfordcounty.ca. Please include the applicant's name and our File Number on all correspondence.

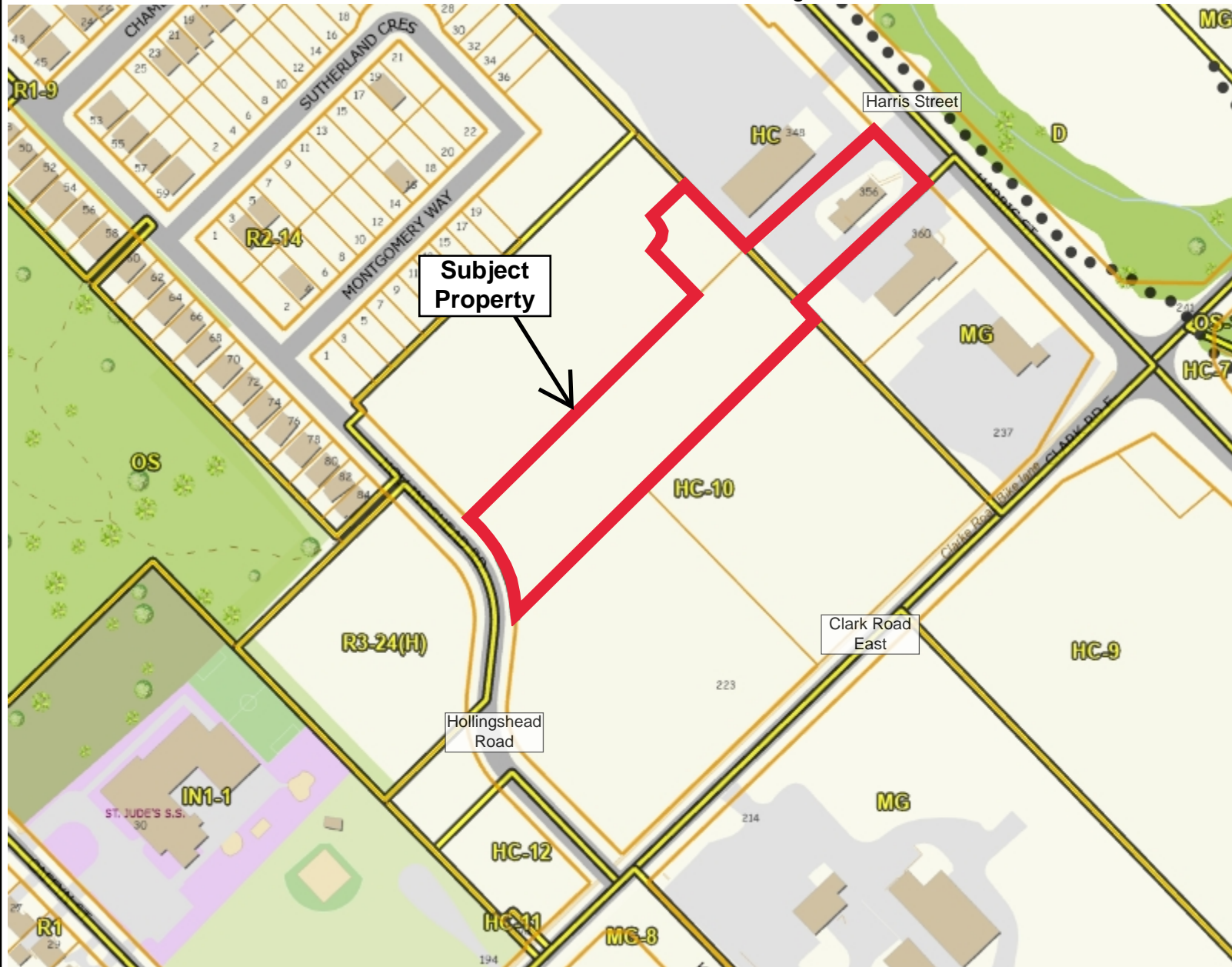
If you have any questions regarding the above-noted applications, please contact **Heather St. Clair, Senior Development Planner**, Community Planning Office **(519-539-0015 ext. 3206)**. Written comments may be forwarded to the address below or emailed to: planning@oxfordcounty.ca. Please include the applicant's name and our File Number on all correspondence.

Yours truly,



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Heather St.Clair, MCIP, RPP
Senior Development Planner
Community Planning Office
County of Oxford
21 Reeve Street
Woodstock ON N4S 3G1
Telephone: 519-539-9800
Fax 519-421-4712



Legend

- Parcel Lines**
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- 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 77 155 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

December 16, 2024

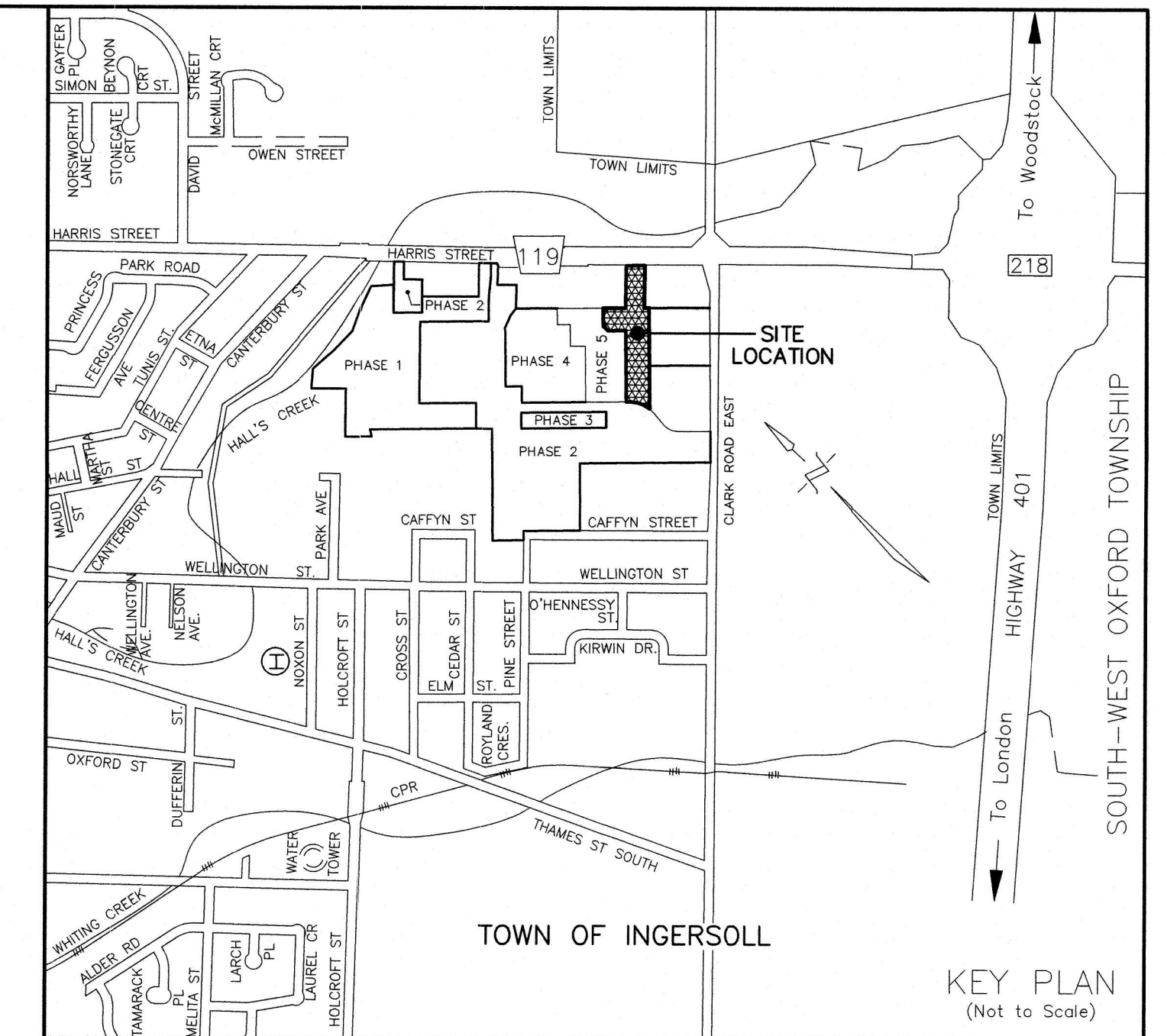
HARRIS STREET

(Formerly The King's Highway No. 19) (Original Road Allowance Between Lots 18 & 19)
(See Township Road Naming By-Law No. 11-950)
(See Order in Council O.C. 2426/97 (P-3015-20) Registered as Inst. No. 423185)

COUNTY ROAD 119

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR
LETTER DATED ____ DAY OF _____ 20____, THIS
DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE
PLANNING ACT, R.S.O. 1990, AS AMENDED,
THIS ____ DAY OF _____, 2024.

SIGNATURE

DRAFT PLAN
OF SUBDIVISIONOF PART OF
LOT 19, CONCESSION 1
(GEOGRAPHIC TOWNSHIP OF OXFORD)IN THE
TOWN OF INGERSOLL
COUNTY OF OXFORDSCALE 1:750
SCALE IN METRES
0 5 10 20 30 40 502024
ARCHIBALD, GRAY & McKAY LTD.
ONTARIO LAND SURVEYORSINFORMATION REQUIRED UNDER
SECTION 51(17) OF THE PLANNING ACT

A - AS SHOWN ON DRAFT PLAN
B - AS SHOWN ON DRAFT AND KEY PLANS
C - AS SHOWN ON DRAFT AND KEY PLANS
D - ACCORDING TO LAND USE SCHEDULE
E - AS SHOWN ON DRAFT PLAN
F - AS SHOWN ON DRAFT PLAN

G - AS SHOWN ON DRAFT AND KEY PLANS
H - MUNICIPAL PIPED WATER TO BE INSTALLED
I - SANDY SILT OVERLAYING SANDY SILT TILL
J - AS SHOWN ON ENGINEER'S SITE GRADING PLAN
K - SANITARY AND STORM SEWERS TO BE INSTALLED
L - AS SHOWN ON DRAFT PLAN

SCHEDULE OF LAND USE (IN HECTARES)

BLOCK 1	COMMERCIAL BLOCK	0.362 ha.
BLOCK 2	MEDIUM DENSITY RESIDENTIAL	0.780 ha.
BLOCK 3	MEDIUM DENSITY RESIDENTIAL	0.469 ha.
TOTAL AREA OF SUBDIVISION		1.611 ha.

OWNER'S AUTHORIZATION

I HEREBY AUTHORIZE AGM TO PREPARE AND SUBMIT THIS
DRAFT PLAN OF SUBDIVISION TO THE COUNTY OF OXFORD.
SIFTON PROPERTIES LIMITED
RICHARD SIFTON
PRESIDENT & C.E.O.Nov 22/2024
DATE
PHILLIP R. MASSCHELEIN
SENIOR VICE PRESIDENTNov. 22/24
DATE

"WE HAVE THE AUTHORITY TO BIND THE CORPORATION"

SURVEYOR'S CERTIFICATE

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.NOVEMBER 22 / 2024
LONDON, ONTARIO
ROBERT WOOD
ONTARIO LAND SURVEYORARCHIBALD, GRAY & McKAY LTD.
3514 WHITE OAK ROAD, LONDON, ON N6E 2Z9
PHONE 519-685-5300 FAX 519-685-5303
EMAIL info@agm.on.ca WEB www.agm.on.ca

NOVEMBER 22 2024	SECOND RELEASE
AUGUST 23 2024	ORIGINAL RELEASE
DATE	REVISION

FIELDWORK: N/A	DIGITAL FILE: OW2101 DPS3 EC.dwg	PLAN No:
DRAWN BY: NORTON	PLOT DATE: NOV 22 2024	
CHECKED BY: RTW	FILE No: OW-01-19-7	9-L-5655

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