

To: Mayor and Members of Ingersoll Council

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

**Applications for Official Plan Amendment, Draft Plan of Subdivision & Zone Change
OP 16-12-6, SB 16-04-6 & ZN 6-16-12
Sifton Properties Ltd.**

REPORT HIGHLIGHTS

- The purpose of this report is to outline the details of the proposed development applications.
- The applications for Official Plan amendment, draft plan of subdivision and zone change have been submitted to facilitate the creation of a 38-lot residential plan of subdivision on the subject lands.
- The proposed Official Plan amendment would redesignate a portion of the subject lands from 'Service Commercial' to 'Low Density Residential'.
- The proposed draft plan of subdivision consists of 38 lots for low density residential development (single detached dwellings), the extension of Sutherland Crescent and a servicing corridor, while the proposed zone change would rezone a portion of the lands from 'Special Highway Commercial Zone (HC-10)' to 'Special Residential Type 2 Zone (R2-14)' to facilitate the proposed development.

DISCUSSION

Background

OWNERS:

Sifton Properties Limited c/o Lindsay Clark
1295 Riverbend Road, Suite 300, London, ON N6K 0G2

LOCATION:

The subject lands are described as Part Lot 19, Concession 1 (West Oxford), in the Town of Ingersoll. The lands are located on the east side of Hollingshead Road, between Chamberlain Avenue and Clarke Road East.

COUNTY OF OXFORD OFFICIAL PLAN:

Existing:

Schedule "I-1"	Town of Ingersoll Land Use Plan	Residential & Service Commercial
Schedule "I-2"	Town of Ingersoll Residential Density Plan	Low Density Residential

Proposed:

Schedule "I-1"	Town of Ingersoll Land Use Plan	Residential
Schedule "I-2"	Town of Ingersoll Residential Density Plan	Low Density Residential

TOWN OF INGERSOLL ZONING BY-LAW 04-4160:

Existing Zoning: 'Special Highway Commercial Zone ('HC-10')' and 'Special Residential Type 2 Zone ('R2-14')'

Requested Zoning: 'Special Residential Type 2 Zone ('R2-14')'

PROPOSAL:

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.

The draft plan of subdivision comprises 38 lots for single detached dwellings, as well as a servicing corridor and the extension of Sutherland Crescent.

The associated zone change application proposes to rezone the subject lands from 'Special Highway Commercial Zone (HC-10)' to 'Special Residential Type 2 (R2-14)' to facilitate the proposed subdivision. The special provisions include reductions to the front and exterior side yards to 4.5 m (14.8 ft) as well as an increase to the maximum lot coverage allowance to 45% lot area.

A preliminary servicing strategy, planning justification report and noise study were submitted in support of the applications. The noise study recommended that the following measures be implemented into the design of the plan of subdivision, due to stationary sources of noise in the immediate area:

- Lots 15 to 31 are to be designed as bungalows with only ground floor windows facing the industrial/commercial uses, and;
- Sound barriers along the south and east property boundary are to be provided. The sound barrier heights are to be 3.0 m high along Lots 15 to 28 and 2.5 m high along Lots 29 to 31.

The subject lands are approximately 2 ha (5.1 ac.) in area and are currently vacant. Surrounding uses include existing and planned residential development to the north and northeast, planned neighbourhood commercial lands to the east, industrial lands to the south and institutional uses to the east and northeast (Curry Park and St. Judes Catholic School).

Lots 1, 2, 34-38 (inclusive) of the current draft plan application were part of a previously approved draft plan of subdivision (File No.: SB 14-02-6) that has since lapsed.

Plate 1 – Location Map and Existing Zoning indicates the location of the subject property and the existing zoning in the immediate vicinity.

Plate 2 – Aerial Photography (2020), provides an aerial view of the subject property and surrounding area as of the spring 2020.

Plate 3 – Proposed Draft Plan of Subdivision, provides the layout of the proposed draft plan of subdivision.

Plate 4 – Official Plan Land Use Designations, shows the extent of current land use designations on the subject lands and in the immediate area.

Application Review

2020 PROVINCIAL POLICY STATEMENT

Section 1.1.1 of the Provincial Policy Statement (PPS) directs that healthy, liveable and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term, accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment, institutional, recreation, park and open space, and other uses to meet long-term needs.

Section 1.1.2 of the PPS directs that sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines.

Section 1.2.6.1 details that sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.

Further, the policies note that where avoidance is not possible in accordance with Section 1.2.6.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses are only permitted if the following are demonstrated in accordance with provincial guidelines, standards and procedures:

- a) there is an identified need for the proposed use;
- b) alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;

- c) adverse effects to the proposed sensitive land use are minimized and mitigated; and
- d) potential impacts to industrial, manufacturing or other uses are minimized and mitigated.

Section 1.4.1 sets out policies which are intended to provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area. To accommodate this, planning authorities shall maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and if necessary, lands which are designated and available for residential development.

Section 1.7.1 directs that long-term economic prosperity should be supported by, among other measures, encouraging residential uses to respond to dynamic market-based needs and providing necessary housing supply and range of housing options for a diverse workforce, optimizing the long-term availability and use of land, resources, infrastructure and public service facilities.

OFFICIAL PLAN

The subject lands are currently designated 'Low Density Residential' and 'Service Commercial', as per Schedules I-1 & I-2 of the Official Plan.

The policies detail that the strategic aim of Town Council is to maintain a satisfactory balance between employment uses and residential development in order to ensure that a sound assessment balance is achieved for tax purposes; to achieve a livable urban community by integrating economic, social and environmental goals and by managing growth towards achieving a balance among physical, social, economic and environmental demands and constraints, and also maintain an adequate supply of land for Service Commercial needs through infilling and consolidation of existing areas and by designating additional land for this purpose as required.

Low Density Residential Areas are those lands that are primarily developed or planned for a variety of low rise, low density housing forms including single-detached dwellings, semi-detached, duplex or converted dwellings, quadraplexes, townhouses and low density cluster development. In these areas, it is intended that there will be a mixing and integration of different forms of housing to achieve a low overall density of use. It is not intended that the full range of housing will be permitted in every individual neighbourhood or development.

The maximum net residential density in the Low Density Residential Designation is 30 units/ha (12 units/ac.) and the minimum net residential density is 15 units/ha (6 units/ac.). The density of the proposed development would be approximately 24.1 units/ha (9.8 units/ac.).

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.

County Council will require an applicant to satisfy conditions prior to final approval and registration of the plan. The applicant will be required to meet the conditions of the draft approval within the specified time period, failing which, draft plan approval may lapse. Additionally, to provide for the fulfillment of these conditions, and for the installation of services according to municipal standards, County Council shall require the applicant to enter into a subdivision agreement with the area municipality and, where necessary, the County, prior to final approval of the plan.

As noted, a portion of the subject lands are located within the 'Service Commercial' designation according to the County Official Plan. Service Commercial areas are those that provide locations for a broad range of commercial uses that, for the most part, are not suited to locations within the Central Area because of their requirements for large lot area, access or exposure requirements or due to compatibility conflicts with residential development. Generally, Service Commercial uses cater to vehicular traffic and single purpose shopping trips where customers are typically generated from passing traffic or a wide ranging market area.

Service Commercial Areas, while providing for a limited amount of retail use, are not intended to accommodate retail activities that are typically characteristic of a Central Area location and will not directly compete with this area. Uses permitted within the Service Commercial designation include hotels, motels, automotive sales and service, furniture and appliance sales and service, farm implement sales, business services, convenience commercial uses, retail food stores, recreation and entertainment uses, gas bars, car wash facilities, retail sales of automotive supplies, automated teller machines and kiosks, tourism information outlets or kiosks, restaurants and fast food outlets, uses which require large areas for on-site storage of goods or vehicles and other types of commercial uses that offer service to the travelling public, business and industry.

Further, the lands are subject to site specific policies that place certain restrictions on the floor space of commercial uses on the property.

ZONING BY-LAW

The subject lands are currently zoned 'Special Highway Commercial Zone ('HC-10')' and 'Special Residential Type 2 Zone ('R2-14')' in the Town Zoning By-Law.

The Zone Change application proposes to rezone the lands currently zoned 'HC-10' to 'R2-14' to ensure consistent zoning with the balance of the property that is currently zoned for residential use.

The 'R2-14' zone permits a range of low density residential uses that include to single detached dwellings and semi-detached dwellings. As noted above, the site specific zone also contains provisions that allow for a minimum front yard depth and exterior side yard width of 4.5 m (14.8 ft.) as well as a maximum lot coverage of 45%.

PUBLIC CONSULTATION

Notice of complete application regarding the proposal was provided to surrounding property owners in accordance with the requirements of the Planning Act on March 31, 2022, and notice of public meeting was provided on October 24, 2023.

SUMMARY

The above-noted information is provided for Council's information. A subsequent report, including comments received via agency circulation, a summary of public input and Planning staff analysis and recommendations will be provided for Council's consideration at a future scheduled meeting.

RECOMMENDATIONS

It is recommended that Council of the Town of Ingersoll receive Report No. CP 2023-324, as information.

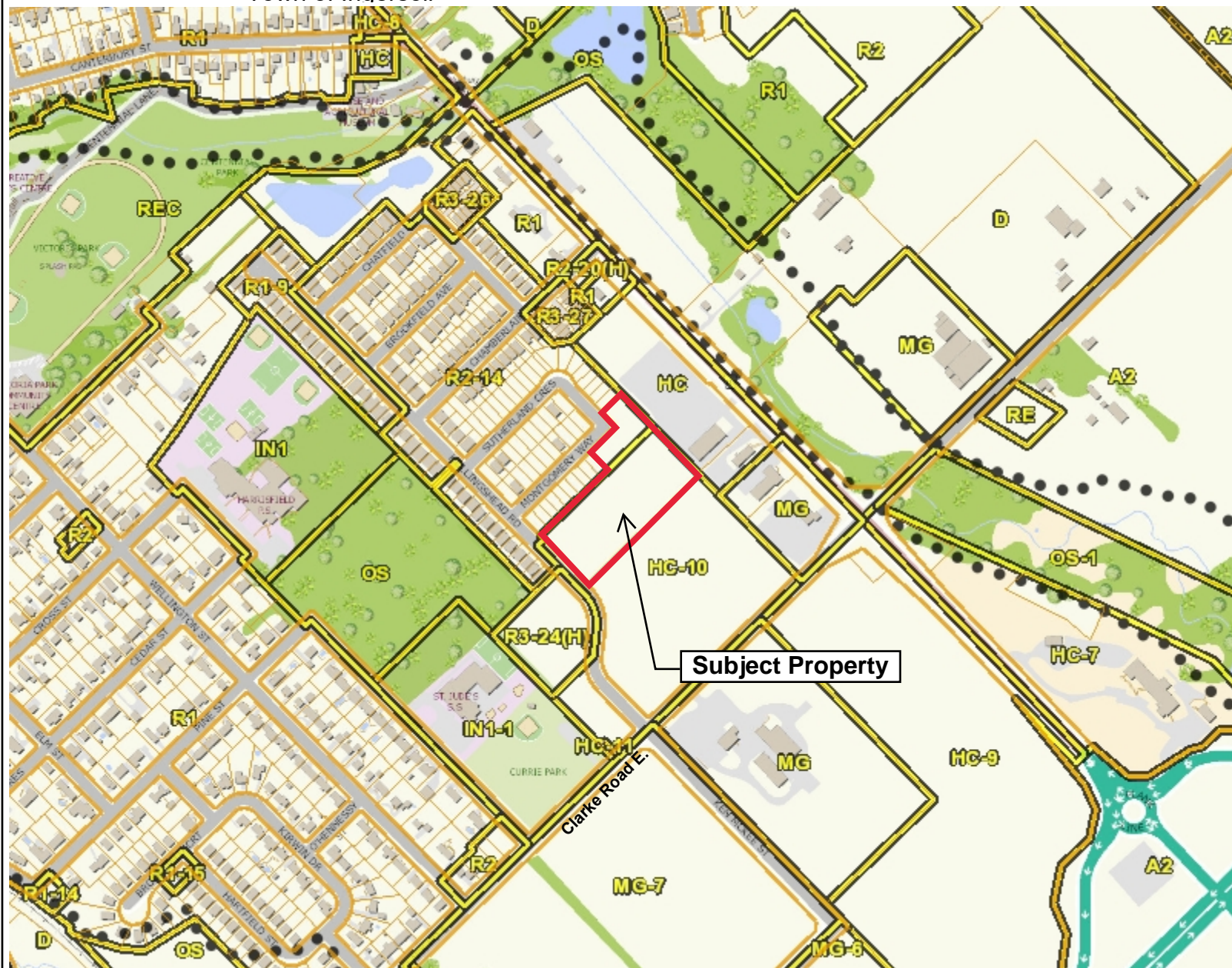
SIGNATURES

Authored by:

Heather St. Clair, MCIP, RPP
Senior Planner

Approved for submission:

Gordon K. Hough, RPP
Director



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



0 192 383 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



Legend

Parcel Lines

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

Notes



0 48 96 Meters

NAD_1983_UTM_Zone_17N

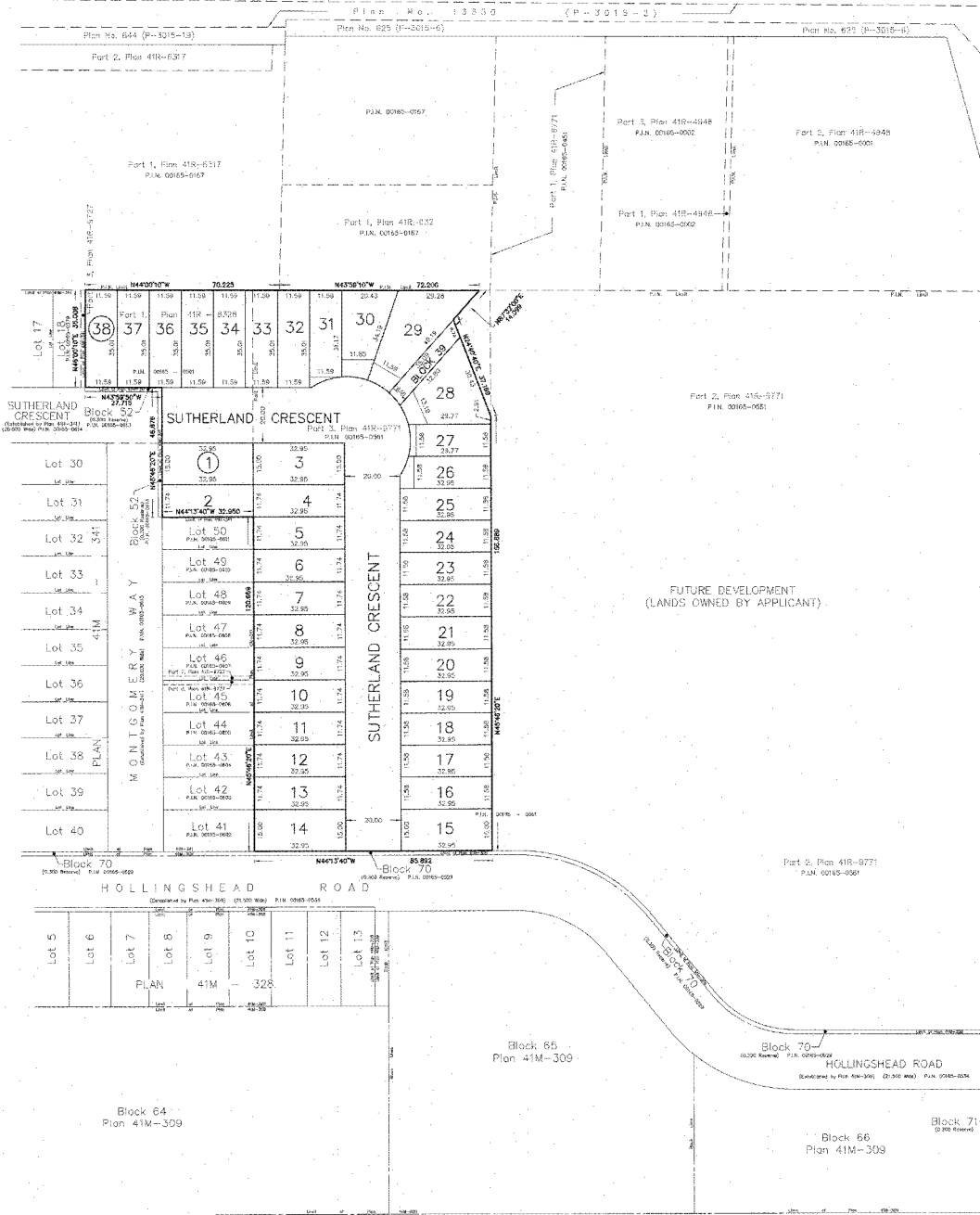


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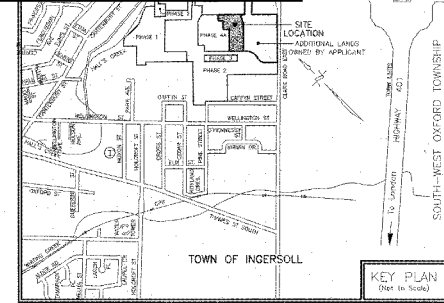
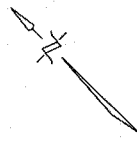
March 7, 2022

Plate 3 - Proposed Draft Plan of Subdivision
File Nos.: OP 16-12-6; SB 16-04-6 & ZN 6-16-12, Sifton Properties Ltd., Part Lot 19, Con. 1 (West Oxford)
Town of Ingersoll

(See Order in Council O.C. 2426/97 (P-3016-20) Registered on lot No. 422183)



SIGNATURE



**DRAFT PLAN
 OF SUBDIVISION
 OF PART OF
 LOT 19, CONCESSION 1
 (GEOGRAPHIC TOWNSHIP OF OXFORD)
 IN THE
 TOWN OF INGERSOLL
 COUNTY OF OXFORD**
 SCALE: 1:750
 SCALE IN METRES
 2021
 ARCHIBALD, GRAY & MCKAY LTD.
 ONTARIO LAND SURVEYORS

**INFORMATION 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 PAVED WATER TO BE INSTALLED
 I - SANDY SILT OVERLYING SANDY SILT TILL
 J - AS SHOWN ON DRAFT PLAN
 K - SANITARY AND STORM SEWERS TO BE INSTALLED
 L - AS SHOWN ON DRAFT PLAN

SCHEDULE OF LAND USE (IN HECTARES)

PHASE 5 RESIDENTIAL LOTS (1-30)	1.574 ha.
BLOCK 39 SERVICE CORRIDOR	0.000 ha.
ROADS	0.478 ha.
TOTAL AREA OF SUBDIVISION	2.072 ha.

OWNER'S AUTHORIZATION
 I HEREBY AUTHORIZE AGT TO PREPARE AND SUBMIT THIS
 DRAFT PLAN OF SUBDIVISION TO THE COUNTY OF OXFORD
 SIFTON PROPERTIES LIMITED

DAVE THOMSON
 VICE-PRESIDENT
 FINANCE AND ADMINISTRATION
 DATED: Oct 25/2021

ARLIE K. WASSERLEIN
 VICE-PRESIDENT
 NEIGHBOURHOOD DEVELOPMENTS
 DATED: Oct 21/2021

"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.

OCTOBER 21, 2021
 LONDON, ONTARIO
 ROBERT WOOD
 ONTARIO LAND SURVEYOR

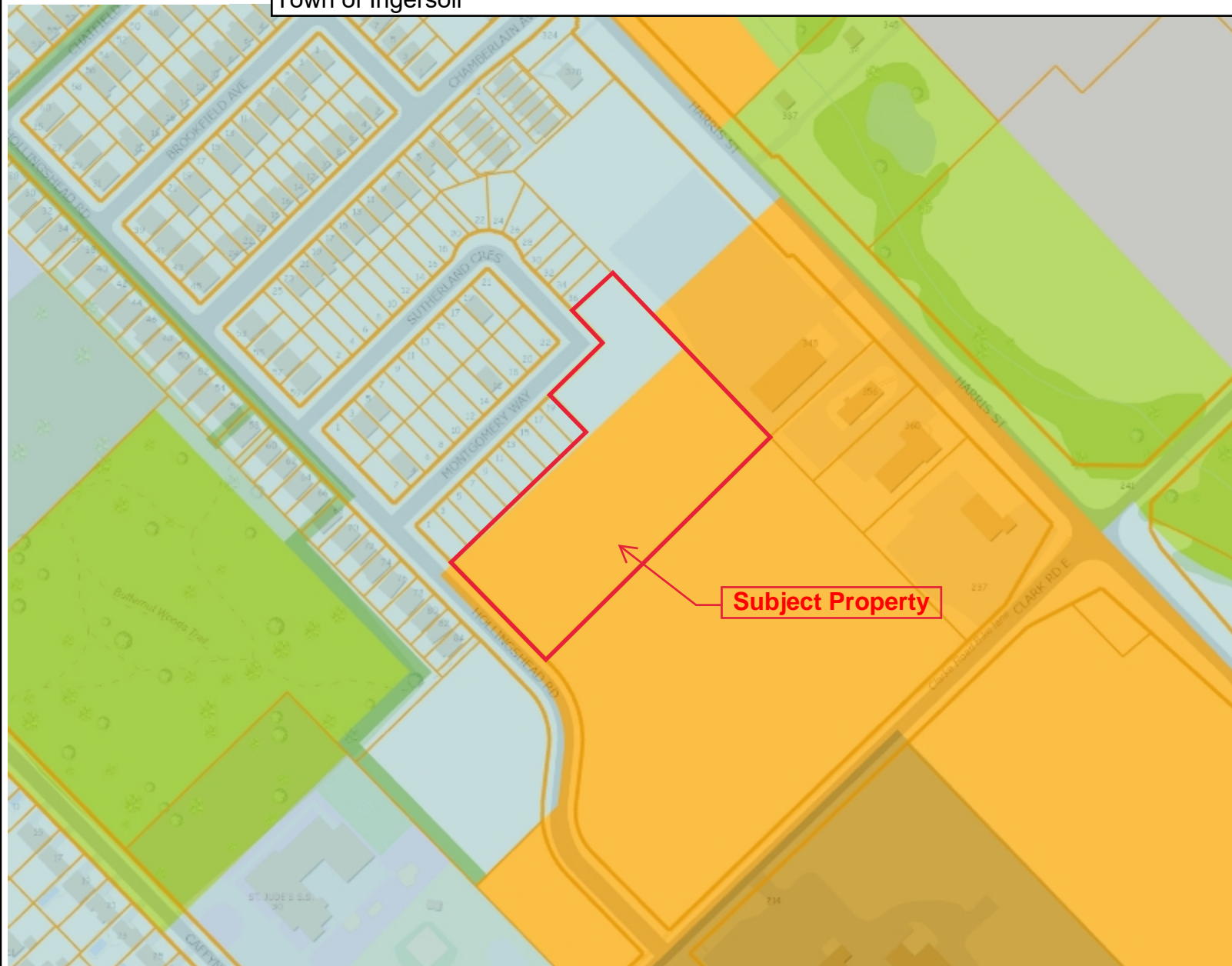
NUMBER	REVISION	DATE
1	ORIGINAL RELEASE	MARCH 12, 2021

DRIVEN BY:	CHECKED BY:	DATE:	FILE NO.:	PLAN NO.:
NORTON	S.D.C.	2021	2021-01-11-18	9-L-5618

AGM ARCHIBALD, GRAY & MCKAY LTD.
 3014 WHITE OAK ROAD, LONDON, ON N6G 2G9
 PHONE: 519 490-0000 FAX: 519 490-0001
 EMAIL: info@agm.ca WEB: www.agm.ca

Plate 4 - Official Plan Land Use Designations

File Nos.: OP 16-12-6; SB 16-04-6 & ZN 6-16-12, Sifton Properties Ltd., Part Lot 19, Con. 1 (West Oxford)
Town of Ingersoll



Legend

Parcel Lines

- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary
- 100 Metre Buffer Ingersoll

Village Land Use Designation

- Village Core
- Service Commercial
- Low Density Residential
- Medium Density Residential
- Industrial
- Major Institutional
- Future Urban Growth
- Open Space
- Environmental Protection
- School
- Requiring Secondary Planning (See Sec. 4.2.2.4)

Land Use Designation

- Residential
- Residential Reserve
- Central Business District
- Entrepreneurial District
- Neighbourhood Shopping Centre
- Service Commercial
- Regional Commercial Node
- Business Park
- Traditional Industrial
- Community Facility
- Open Space
- Environmental Protection
- Future Urban Growth
- Rural Buffer
- Industrial Site Specific Policy Area

Notes



0 95 190 Meters

NAD_1983_UTM_Zone_17N



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October 3, 2023