

NOTICE OF RECEIPT OF COMPLETE APPLICATIONS

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

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND ZONE CHANGE

TOWN OF INGERSOLL

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

File Nos.:	OP 24-17-6 and ZN 6-24-10
Owner:	Sifton Properties Limited
Applicant:	Monteith Brown Planning Consultants
Location of Property:	The subject lands are legally described as Block 66, Plan 41M-309 in the Town of Ingersoll. The subject lands are located at the northwest corner of Clark Road East and Hollingshead Road. The subject lands have no current municipal address but can be further described by Parcel Identification Number (PIN) 004650619.
Description of Application:	<p>The purpose of the application for Official Plan amendment is to redesignate the subject lands from 'Service Commercial' to 'Medium Density Residential' with a site specific policy to permit a maximum net density of 81 units per hectare, whereas 62 units per hectare is the maximum permitted in the 'Medium Density Residential' designation. The requested site specific policy would also permit a reduction to the prescribed setback distance to an adjacent Class II Industrial Facility (located to the south of the subject lands).</p> <p>The purpose of the application for Zone Change is to rezone the subject lands from 'Special Highway Commercial Zone (HC-12)' to 'Special Residential Type 3 Zone (R3-sp)'. Special site specific provisions have been requested for the proposed 'R3-sp' zone, as follows:</p> <ul style="list-style-type: none"> • a reduction to the minimum lot area requirement from 150 m² (1,614.6 ft²) to 120 m² (1,291.7 ft²) per unit; • a reduction to the minimum required rear yard depth from 10 m (32.8 ft) to 7.5 m (24.6 ft) for an end wall containing habitable room windows; • a reduction to the minimum required interior side yard width from 4 m (13.1 ft) to 2.5 m (8.2 ft); • an increase to the maximum height allowance from 3 storeys to 4 storeys; • a reduction to the minimum outdoor amenity area requirement from 40 m² (430.5 ft²) to 30 m² (322.9 ft²) per unit, and; • a reduction to the minimum number of required parking spaces from 1.5 spaces per unit to 1 space per unit. <p>The effect of the proposed Official Plan amendment and Zone Change would be to permit the development of 24 new stacked townhouses on the subject lands.</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.

Dated: Monday, January 27, 2025

If you have any questions regarding the applications, please contact this office to arrange an appointment with **Heather St. Clair, 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.

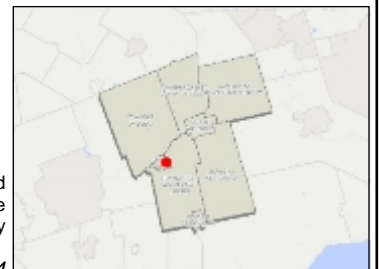
Heather St. Clair
Senior Planner
Community Planning
County of Oxford
P. O. Box 1614, 21 Reeve Street
Woodstock ON N4S 7Y3
phone: 519-539-9800 x 3206
email: planning@oxfordcounty.ca



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