

PUBLIC NOTICE

pursuant to Sections 17(15), 51(20) and 34(12) of the Planning Act, R.S.O. 1990, as amended

APPLICATION(S) FOR OFFICIAL PLAN AMENDMENT, DRAFT PLAN OF SUBDIVISION & 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, October 24, 2023

FILES: OP 16-12-6; SB 16-04-6 & ZN 6-16-12 (Sifton Properties Ltd.)

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

Applications have been received by the Town of Ingersoll and the County of Oxford to amend the Official Plan and the Town's Zoning By-law to redesignate and rezone the subject lands to facilitate the development of the lands by residential plan of subdivision comprising 38 lots for single-detached dwellings. The proposed draft plan will also include a servicing corridor and an extension of Sutherland Crescent.

The lands are presently designated 'Service Commercial' and the applicant proposes to change the designation of the lands to 'Low Density Residential'. The proposed zone change will rezone the lands from 'Special Highway Commercial Zone (HC-10(H)) to 'Residential Type 2 Zone with special provisions to facilitate the development of the lands for residential purposes. The special provisions include reduced standards for front yard and exterior side yard setbacks as well as increased lot coverage standards.

The lands comprise approximately 2.1 ha (5.1 ac.) and are presently vacant and 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.

Public Meetings:

The Council of the Town of Ingersoll will hold a public meeting to consider the proposed Official Plan Amendment, Draft Plan of Subdivision and Zone Change on:

Date: Monday, November 13, 2023
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 planning applications, together with a staff recommendation at a future Council meeting.

PLEASE NOTE: The Council of the Town of Ingersoll will make a recommendation to County Council regarding the Official Plan Amendment and Draft Plan of Subdivision applications. These applications will be considered by County Council at a regular meeting as noted below.

The Council of the County of Oxford will hold a public meeting to consider the proposed Official Plan Amendment and Draft Plan of Subdivision on:

Date: Tuesday, January 10, 2024
Time: 9:30 a.m.
Place: Council Chamber, 1st Floor, 21 Reeve St., Woodstock, ON N4S 3G1
Virtual public meeting via live stream – www.oxfordcounty.ca/livestream

County Council employs a hybrid meeting model. The public may attend the meeting in-person or may participate virtually, or by telephone. Public meetings and Council meetings may be viewed through a live stream feed at: <http://www.oxfordcounty.ca/livestream>, should you wish to view the meeting but not participate.

We encourage residents to provide written comments to planning@oxfordcounty.ca. All written comments received may become part of the public agenda.

If you would like to participate in the public hearing, please email clerksoffice@oxfordcounty.ca or call 519-539-9800 ext. 3001 by January 5, 2024. Leave your name and phone number, as well as the application file number or address of the property you are calling about. Staff will return your call and provide participation options and details. Arrangements can also be made to obtain a copy of the relevant planning report if you are unable to download a copy from <http://www.oxfordcounty.ca/Your-Government/Council>

If you require an alternate format or communication support, please contact the Clerk's Department with at least 7 days notice prior to the meeting, at 519-539-9800 ext. 3910 or by e-mail at clerksoffice@oxfordcounty.ca.

cont'd...

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/or Zone Change amendment 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 a person or public body that files an appeal of a decision of the County of Oxford / Town of Ingersoll in respect of the proposed Official Plan Amendment, Draft Plan of Subdivision and/or Zone Change does not make oral submissions at a public meeting or make written submissions to the County of Oxford / Town of Ingersoll before the proposed Official Plan Amendment, Draft Plan of Subdivision and/or Zone Change is adopted, the Ontario Land Tribunal may dismiss all or part of the appeal.

If you have any questions regarding the above-noted applications, please contact **Heather St. Clair, Senior 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.

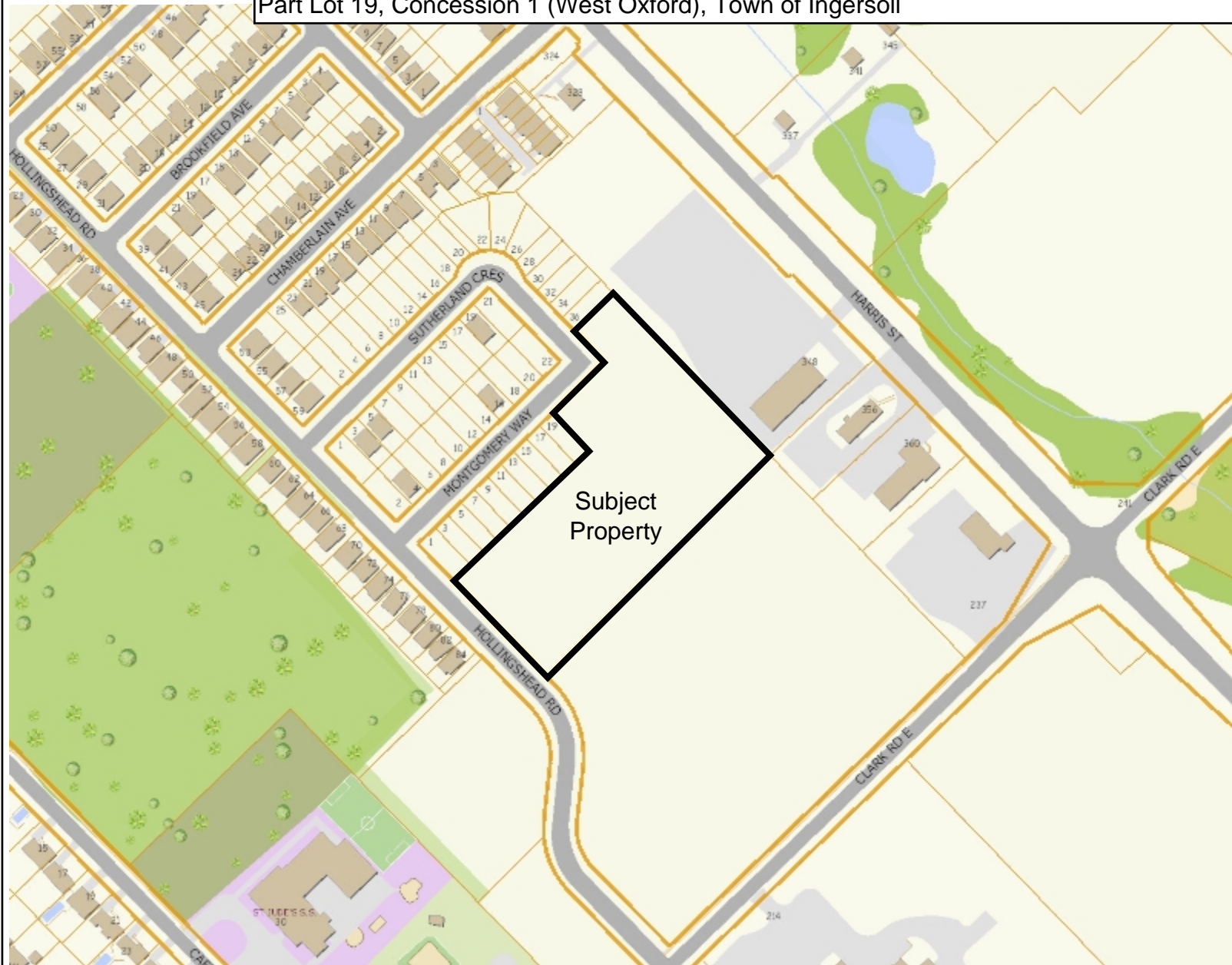
Yours truly,



/lb

Gordon K. Hough, RPP
Director
Community Planning Office
County of Oxford
21 Reeve Street
Woodstock ON N4S 3G1
Telephone: 519-539-9800
Fax 519-421-4712

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

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

Plan No. 13330 (P-3015-2)

Plan No. 644 (P-3015-19)

Part 2, Plan 41R-6317

Plan No. 625 (P-3015-6)

Plan No. 625 (P-3015-6)

Part 1, Plan 41R-6317
P.I.N. 00165-0167

P.I.N. 00165-0167

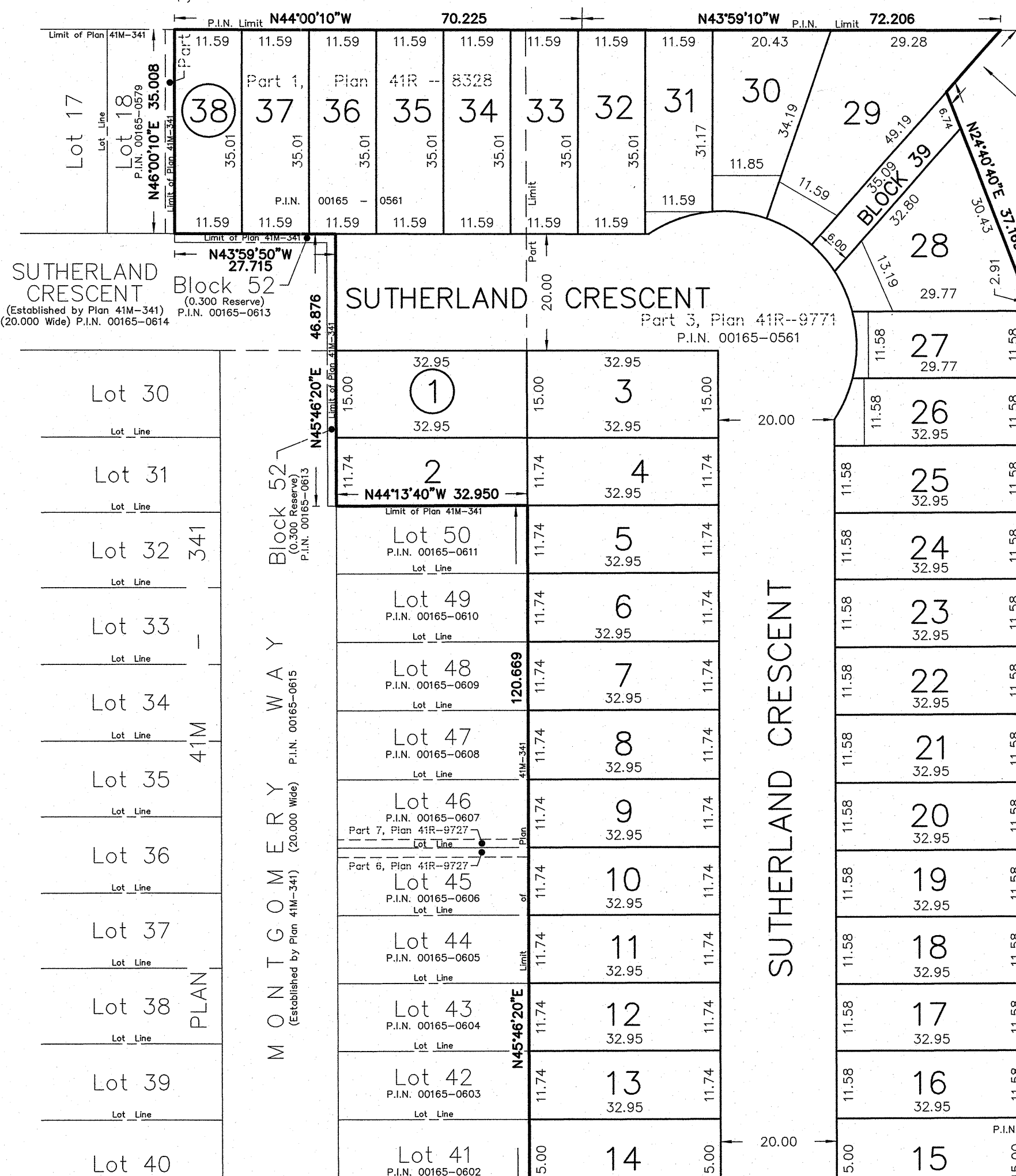
Part 3, Plan 41R-4948
P.I.N. 00165-0002

Part 2, Plan 41R-4948
P.I.N. 00165-0001

Part 1, Plan 41R-632
P.I.N. 00165-0167

Part 1, Plan 41R-4948
P.I.N. 00165-0002

Part 1, Plan 41R-9771
P.I.N. 00165-0451



FUTURE DEVELOPMENT
(LANDS OWNED BY APPLICANT)

Part 2, Plan 41R-9771
P.I.N. 00165-0561

HOLLINGSHEAD ROAD
(Established by Plan 41M-309) (21.500 Wide) P.I.N. 00165-0534

PLAN 41M-328

Block 64
Plan 41M-309

Block 65
Plan 41M-309

Block 70
(0.300 Reserve) P.I.N. 00165-0529
HOLLINGSHEAD ROAD
(Established by Plan 41M-309) (21.500 Wide) P.I.N. 00165-0534

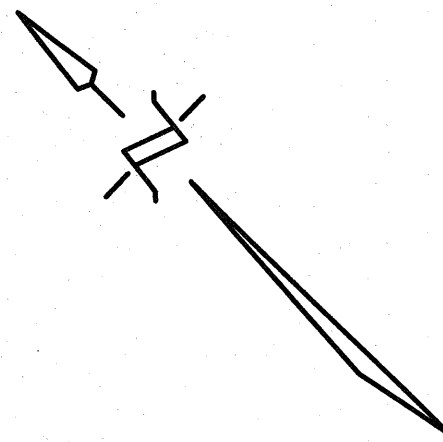
Block 66
Plan 41M-309

Block 71
(0.300 Reserve)

Lot 19, Concession 1
(Geographic Township of West Oxford)

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 _____ 2021.

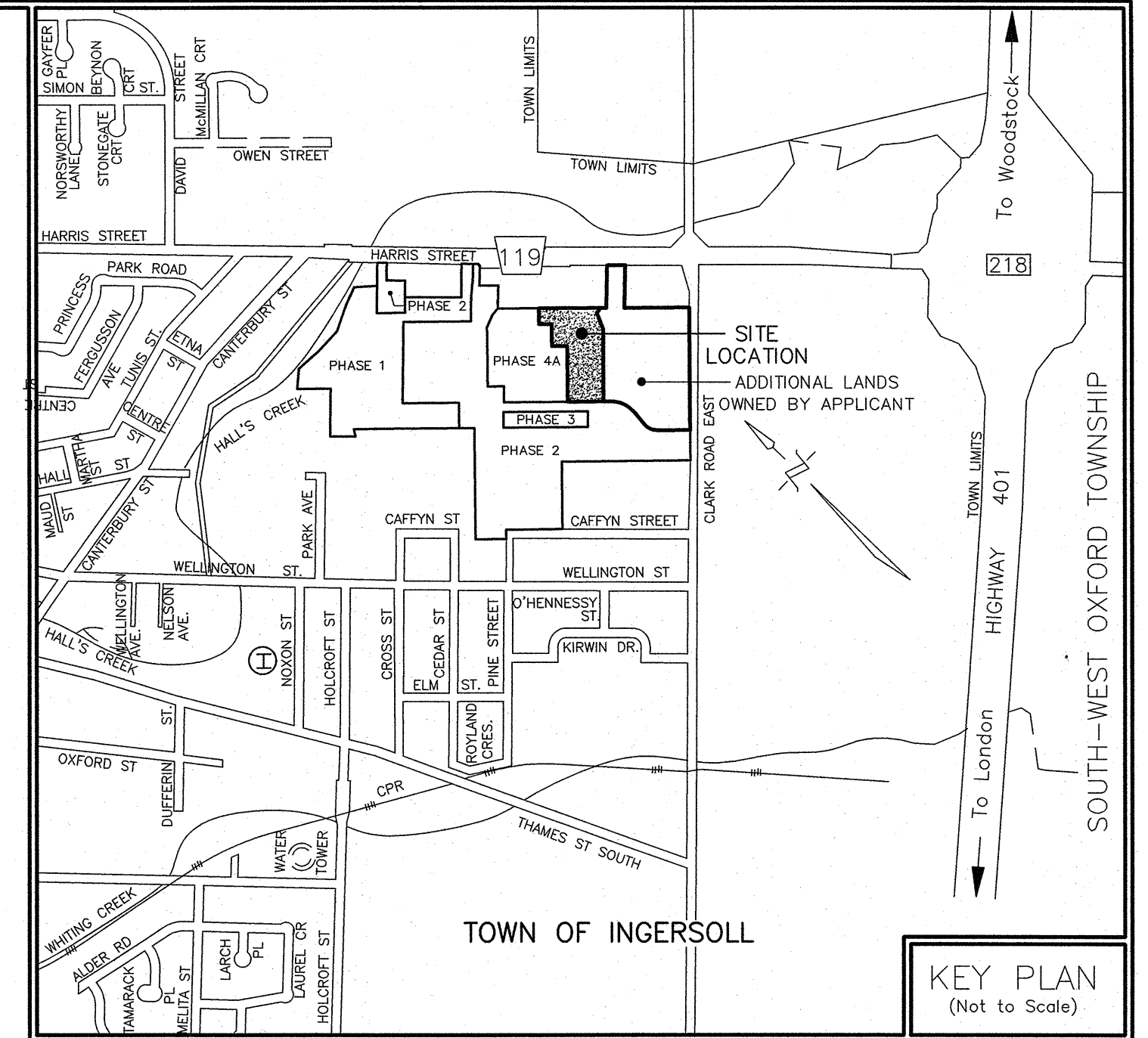
SIGNATURE



R O A D

(Original Road Allowance Between Concessions 1 and 2)
(20.116 Wide) P.I.N. 00165-0137

C L A R K E



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 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

SCHEDULE OF LAND USE (IN HECTARES)

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.

OWNER'S AUTHORIZATION

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

DAVE THOMSON
VICE-PRESIDENT,
FINANCE AND ADMINISTRATION

OCT 25/2021
DATED

PHILLIP R. MASSCHELEIN
VICE-PRESIDENT,
NEIGHBOURHOOD DEVELOPMENTS

OCT 21/2021
DATED

"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

AGM
PLAN • SURVEY • ENGINEER

ARCHIBALD, 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

DRAWN BY: NORTON DIGITAL FILE: OW2001 DPST EC.dwg PLAN No:
CHECKED BY: D.D.C. COGO FILE: OW2001 DPST EC.dwg
PLOT DATE: OCT 21 2021 FILE No: OW-01-19-6
9-L-5618

F:\Projects\O\Oxford\OW\OW-01-19\OW-01-19-6\CAD\OW2001 DPST EC.dwg