

## 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](http://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](mailto: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](mailto: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](mailto:clerksoffice@oxfordcounty.ca).

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**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](mailto:planning@oxfordcounty.ca). Please include the applicant's name and our File Number on all correspondence.

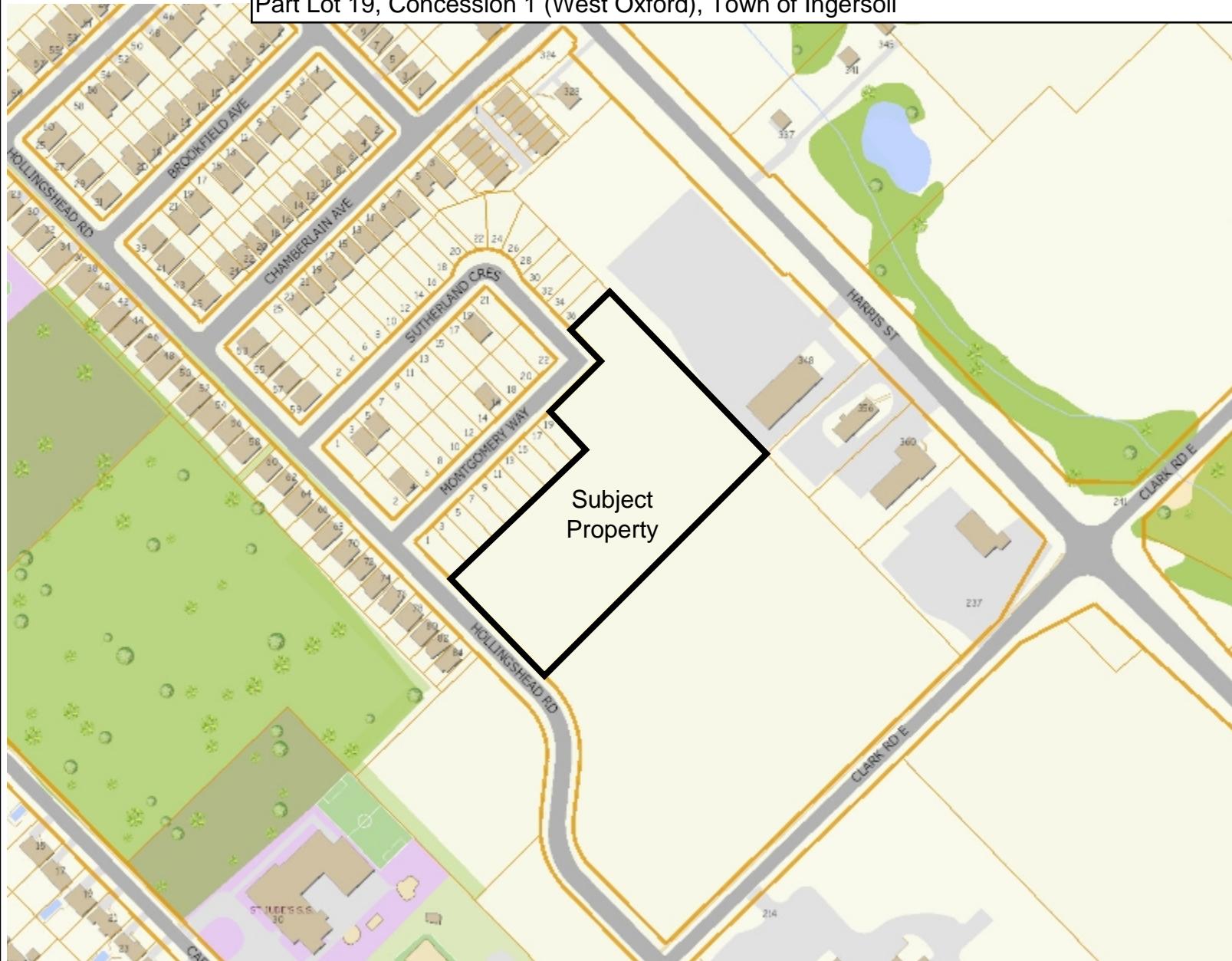
Yours truly,



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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



**Notes**



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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

