

PUBLIC NOTICE

pursuant to Sections 17(5) and 34(12) of the Planning Act, R.S.O. 1990, as amended

APPLICATION(S) FOR OFFICIAL PLAN AMENDMENT & 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 16-08-6 & ZN 6-16-09 (Sifton Properties Ltd.)

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

The County of Oxford and Town of Ingersoll have received applications for an Official Plan Amendment and Zone Change to facilitate the establishment of two, 6-storey residential apartment buildings (120 dwelling units total) and 13 townhouse dwellings on the subject lands.

The proposed Official Plan Amendment will redesignate the subject lands from 'Medium Density Residential' (Block 65) and 'Service Commercial' (Part Block 66) to permit the above noted residential development. The proposal also seeks to establish flexible Official Plan policies that would enable the development of a large-scale nursing and rest home with 20 or more beds on the subject lands.

The Zone Change would rezone the lands from 'Special Residential Type 3 Zone (R3-24(H))' (Block 65) and 'Special Highway Commercial Zone (HC-10)' (Part Block 66) to an amended 'Special Residential Type 3 Zone (R3-Special)', as well as establish special provisions to address lot provisions, building setbacks and building heights to implement the proposed development.

The subject lands are described as Block 65 and Part Block 66, Registered Plan 41M-309. The lands are located on the west side of Hollingshead Road, north of Clarke Road East, 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 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 staff recommendations 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 application. The application will be considered for decision 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 on:

Date: **Tuesday, January 10, 2024**
Time: **9:30 a.m.**
Place: **Council Chambers, 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 clerkoffice@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.

Other Planning Act Applications: None

Please be advised that the Councils may approve, modify, or refuse the requested Official Plan Amendment 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 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 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.

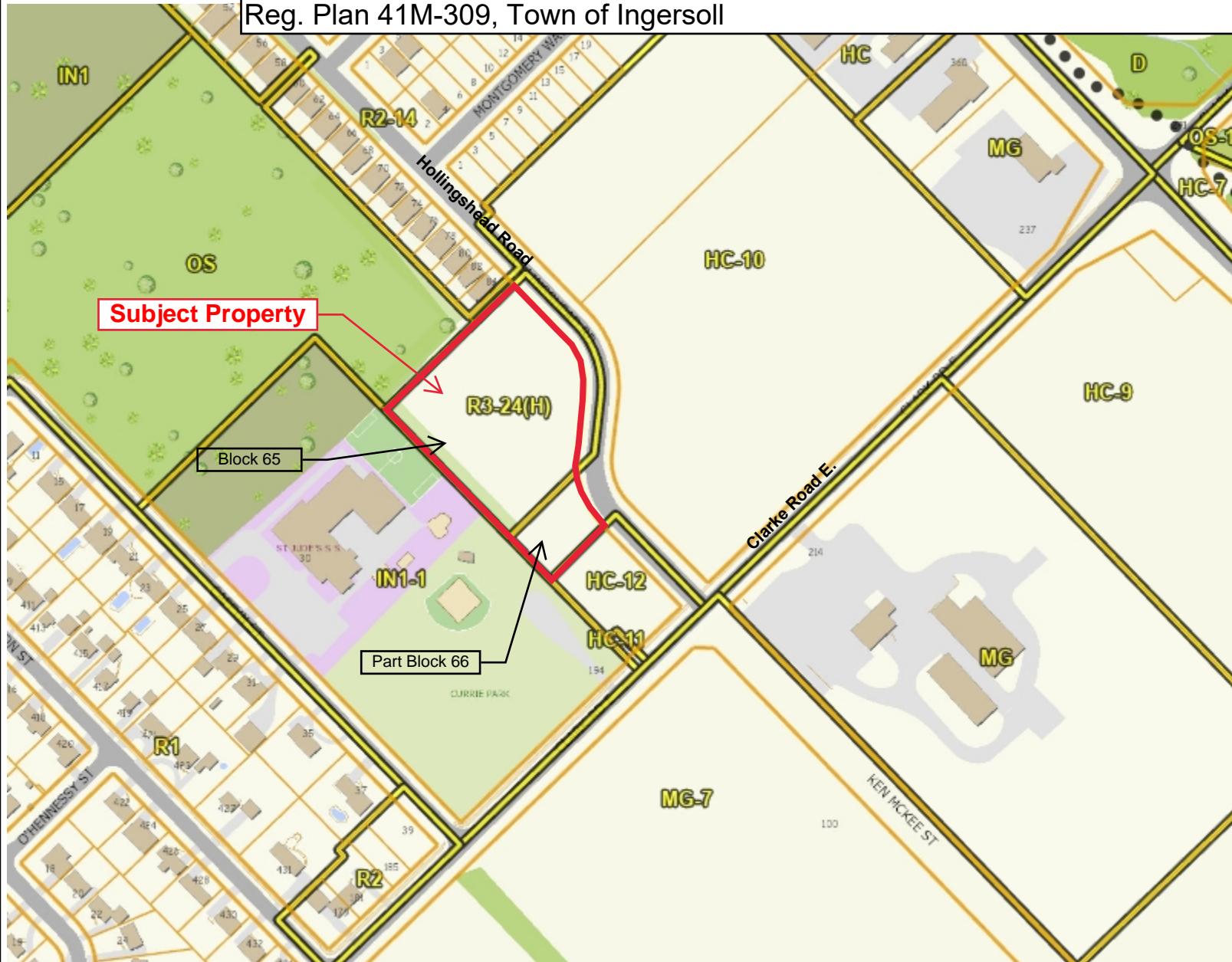
Yours truly,



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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 & Zone Change Applications
File Nos.: OP 16-08-6 & ZN 6-16-09, Sifton Properties Ltd., Block 65 & Part Block 66,
Reg. Plan 41M-309, Town of Ingersoll



Parcel Lines

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

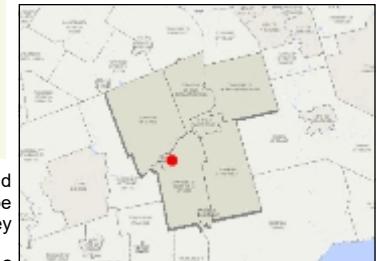
Zoning Floodlines

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



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

May 7, 2023