

P U B L I C N O T I C E
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

County of Oxford
P.O. Box 1614, 21 Reeve Street
Woodstock, Ontario N4S 7Y3
Telephone: (519) 539-9800

Town of Ingersoll
130 Oxford Street
Ingersoll ON N5C 3V5
Telephone: (519) 485-0120

DATE: Tuesday, August 22, 2017

FILES: OP 16-08-6; ZN 6-16-09 (Sifton Properties Ltd.)

Purpose and Effect of the Proposed Official Plan Amendment and Zoning By-Law Amendment

The County of Oxford and Town of Ingersoll have received applications to amend the Official Plan and the Town's Zoning By-law to facilitate the development of a 4-storey retirement residence with up to 110 units on the subject lands. The Official Plan amendment proposes to redesignate the lands from 'Medium Density Residential' to 'Community Facility' to permit the noted use.

The purpose of the zone change application is to rezone the subject lands from 'Special Residential Type 3 Holding Zone (R3-24)(H)' to 'Special Major Institutional Zone (IN2-Sp)' to implement the above noted Official Plan Amendment. A special provision is also required to recognize the height of the proposed retirement home.

The subject lands are described as Block 65, 41M-309, Town of Ingersoll. The lands are located on the west side of Hollingshead Road, north of Clarke Road East and are current vacant.

Public Meetings:

The Council of the Town of Ingersoll will hold a public meeting to consider the proposed zoning by-law amendment and Official Plan amendment on:

Date: **Monday, September 11, 2017**
Time: **7:00 p.m.**
Place: **Council Chambers, 130 Oxford Street, 2nd Floor, Ingersoll**

You are invited to attend the public meeting, and we would welcome your comments or suggestions either in writing or presented in person at the meeting. A map showing the location of the lands is attached.

Other Planning Act Applications: None

Please be advised that Council may recommend approval, modify or recommend refusal of the requested Official Plan amendment and/or approve, modify or refuse the zone change at the meeting. If you do not attend or are not represented at the meeting, Council may proceed and may not advise you of any proposed modifications. If an Official Plan amendment is supported and/or a by-law is approved, notice of passing of the amendment or by-law will be mailed or published in a local newspaper.

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 or zoning by-law 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 or zoning by-law is adopted, the Ontario Municipal Board may dismiss all or part of the appeal.

Additional information relating to the proposed applications is available for inspection between 8:30-4:30 p.m., Monday to Friday, at the County of Oxford Community Planning Office, Woodstock. If you have any questions regarding the above-noted applications, please contact **Eric Gilbert, Development Planner**, Community Planning Office **(519-539-9800, Ext. 3216)**. 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.

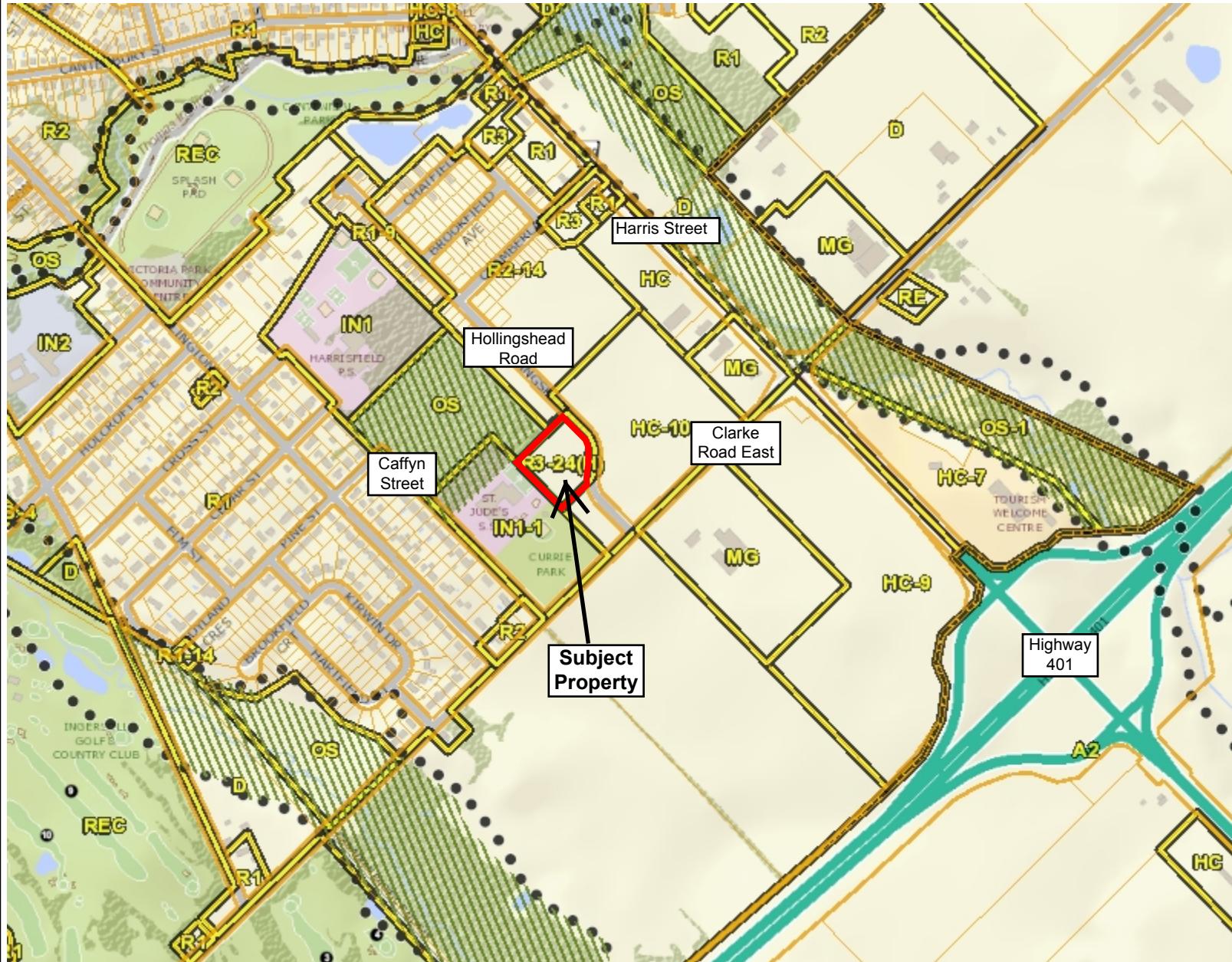
Yours truly,



/sb

Gordon K. Hough, RPP
Director
Community Planning Office
County of Oxford
P.O. Box 1614, 21 Reeve Street
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Telephone: 519-539-9800; Fax 519-421-4712

Plate 1: Existing Zoning & Location Map
OP 16-08-6 & ZN 6-16-09 - Sifton Properties Ltd. - Block 65, 41M-309 (Hollingshead Road), Ingersoll



Legend

- Parcel Lines**
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- Environmental Protection/Flood Overlay**
 - Flood Fringe
 - Floodway
 - Environmental Protection (EP1)
 - Environmental Protection (EP2)
- Zoning Floodlines/Regulation Limit**
 - 100 Year Flood Line
 - 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- 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

September 8, 2016