

AMENDMENT NUMBER 314  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following text and schedules attached hereto,  
constitute Amendment Number 314 to the County of Oxford Official Plan.

## 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to implement the policies and land use designations of the South West Ingersoll Secondary Plan in the County of Oxford Official Plan, to accommodate future land needs for the Town of Ingersoll and to direct future applications for development.

The South West Ingersoll Secondary Plan provides guiding principles and a comprehensive plan to direct future infrastructure and land uses within the South West Ingersoll Secondary Plan Area and establishes a number of new land use designations, including Residential (Low Density Residential and Medium Density Residential), Service Commercial, Industrial and a new Prime Industrial designation. Additional land use designations for Open Space, and Environmental Protection are also included in the amendment, as well as policies related to Adjacent Lands in proximity to natural heritage features. The amendment also establishes new transportation and infrastructure strategies for the South West Secondary Plan Area.

Formal adoption and implementation of the Secondary Plan requires amendments to the County of Oxford Official Plan to include the area within the Large Urban Centre settlement area designation and to designate the land for Residential (Low Density and Medium Density), Service Commercial and Industrial use. The said amendments will also update the Transportation Plan and will update mapping of Environmental Protection areas and identify lands adjacent to these features. Lands identified as adjacent to Environmental Protection areas will also be subject to a specific policy regarding Environmental Impact Studies.

## 2.0 LOCATION OF LANDS AFFECTED

The subject lands are generally described as all or parts of Lots 17-23, Concession 2, West Oxford and all or parts of Lots 24-25, Concession 1, West Oxford. The subject lands are further described as the lands within the 2021 South-West Oxford Boundary Adjustment area and include lands located on the southeast side of Ingersoll (located north of Highway 401, east of Harris Street), lands located on the south side of Highway 401 (lying north of Curry Road, between Plank Line and Union Road), and lands on the west side of Ingersoll (located west of Ingersoll Street South between Highway 401 and the Thames River).

The subject lands comprise approximately 620 ha (1,532 ac) and for the purpose of the Secondary Plan Area, are further described as follows;

- the east lands, which comprise approximately 60 ha (148 ac) on the southeast side of Ingersoll, located north of Highway 401, east of Harris Street;
- the south lands, which comprise approximately 280 ha (692 ac) on the south side of Ingersoll, located south of Highway 401, north of Curry Road, between Plank Line and Union Road, and;
- the west lands, which comprise approximately 280 ha (692 ac) located on the west side of Ingersoll, west of Ingersoll Street South, lying between Highway 401 and the Thames River.

## 3.0 BASIS FOR THE AMENDMENT

The lands subject to this amendment were incorporated into the Town of Ingersoll from the Township of South-West Oxford on January 1, 2021 as a municipal boundary adjustment to provide additional opportunities for future industrial, service commercial and residential

development. The South West Ingersoll Secondary Plan was undertaken to provide a comprehensive development concept and servicing strategy for the subject area to facilitate these employment and residential uses.

The designation of the lands for such uses maintains both the Town of Ingersoll and the County's strategic goals of ensuring orderly development and providing for an adequate supply of residential and employment lands to accommodate the anticipated demand over the planning horizon. The amendment also protects significant natural features by designating those areas identified as 'Environmental Protection' and incorporating specific adjacent land policies to ensure that natural heritage features are assessed going forward via appropriately scoped Environmental Impact Studies.

The redesignation of the subject lands for future employment and residential purposes is acceptable with respect to the goals for agriculture in the County's Official Plan as the subject lands represent a logical extension of the Town of Ingersoll settlement area. An Agricultural Impact Assessment has been undertaken in support of the proposal which included a detailed analysis of the existing agricultural operations in the area. The redesignation of the subject lands, together with the site specific policies areas outlined below have accounted for existing livestock operations in the vicinity and have made provisions to ensure that new development within the subject lands will be compatible with surrounding agricultural operations, while ensuring that these existing operations will not be negatively impacted by the change in land use.

Council is satisfied that the South West Ingersoll Secondary Plan, together with the 2020 County Comprehensive Phase 1 Review, updated to reflect land consumption since the adoption of the Phase 1 study (related to population, household and employment forecasts) satisfy the 'comprehensive review' requirements of the Provincial Policy Statement as it pertains to the expansion of settlement boundaries.

Council is also satisfied that the policies contained in Section 9 of the Official Plan regarding the planning for and development of employment lands, including consideration of industrial and service commercial uses, are satisfactory for the development of the South West Ingersoll Secondary Plan area.

In light of the foregoing, Council is satisfied that the proposed amendment to the Official Plan is consistent with the policies of the Provincial Policy Statement and supports the strategic initiatives and objectives of the County Official Plan.

#### 4.0 DETAILS OF THE AMENDMENT

- 4.1 Schedule "C-3" – *County of Oxford Settlement Strategy Plan*, as amended, is hereby further amended by changing the land use designation of those lands identified as 'ITEM 1' and 'ITEM 2' on Schedule "A" attached hereto from "Agricultural Reserve" and "Future Urban Growth", respectively, to "Large Urban Centre".
- 4.2 Schedule "C-3" – *County of Oxford Settlement Strategy Plan*, as amended, is hereby further amended by removing the "Rural Cluster" designation as it applies to the Rural Cluster of "Hamilton Road".

- 4.3 Schedule "I-1" – *Town of Ingersoll Land Use Plan*, as amended, is hereby further amended by designating those lands identified on Schedule "A" attached hereto as 'ITEM 1' and 'ITEM 2' to "Residential", 'ITEM 3' to "Industrial", 'ITEM 4' to "Prime Industrial", 'ITEM 5' to "Service Commercial", 'ITEM 6' to "Environmental Protection" and 'ITEM 7' to "Open Space".
- 4.4 Schedule "I-1" – *Town of Ingersoll Land Use Plan*, as amended, is hereby further amended by adding 'Adjacent Lands' identified as 'ITEM 8' on Schedule "A" attached hereto.
- 4.5 Schedule "I-1" – *Town of Ingersoll Land Use Plan*, as amended, is hereby further amended by removing the 'Rural Cluster' designation as it applies to the Rural Cluster of Hamilton Road.
- 4.6 Schedule "I-2" – *Town of Ingersoll Residential Density Plan*, as amended, is hereby further amended by designating those lands identified as 'ITEM 1' on Schedule "A" attached hereto as "Low Density Residential".
- 4.7 Schedule "I-2" – *Town of Ingersoll Residential Density Plan*, as amended, is hereby further amended by designating those lands identified as 'ITEM 2' on Schedule "A" attached hereto as "Medium Density Residential".
- 4.8 Schedule "I-2" – *Town of Ingersoll Residential Density Plan*, as amended, is hereby further amended by designating those lands identified on Schedule "A" attached hereto as 'ITEM 3' to "Environmental Protection" and 'ITEM 4' to "Open Space".
- 4.9 Schedule "I-2" – *Town of Ingersoll Residential Density Plan*, as amended, is hereby further amended by adding 'Adjacent Lands' identified as 'ITEM 5' on Schedule "A" attached hereto.
- 4.10 Schedule "I-3" – *Town of Ingersoll Leisure Resources and School Facilities Plan*, as amended, is hereby further amended by designating those lands identified on Schedule "A" attached hereto as 'ITEM 1' to "Environmental Protection" and 'ITEM 2' to "Open Space".
- 4.11 Schedule "I-3" – *Town of Ingersoll Leisure Resources and School Facilities Plan*, as amended, is hereby further amended by adding 'Adjacent Lands' identified as 'ITEM 3' on Schedule "A" attached hereto.
- 4.12 Schedule "I-4" – *Town of Ingersoll Transportation Network Plan*, as amended, is hereby further amended by designating those lands identified as 'ITEM 1' on Schedule "A" attached hereto as "Planned Collector Road" and 'ITEM 2' as "Collector Road".

- 4.13 Section 3.2.6 – Environmental Impact Studies, as amended, is hereby further amended by adding the following Section at the end thereof:

3.2.6.1 a) – Special Policy for South West Ingersoll Secondary Plan

Notwithstanding the Section 3.2.6.1 – Adjacent Lands, on lands identified as ‘Adjacent Lands’ within the South West Ingersoll Secondary Plan Study Area, an Environmental Impact Study (EIS) will be required prior to development approvals. The need for such study, the scope and the terms of reference will be determined through pre-consultation with the Town of Ingersoll and the County of Oxford and shall be undertaken in accordance with the relevant policies contained in Section 3.2.6 – *Environmental Impact Studies* to the satisfaction of the Town and/or County.

- 4.14 Section 9.2.4 – *Low Density Residential Areas*, as amended, is hereby further amended by adding the following specific development policy at the end of Section 9.2.4.4 – ‘Specific Development Policies’:

9.2.4.4.3 – South West Ingersoll Secondary Plan Residential Lands

It is generally the goal of the Town that housing development in the Secondary Plan Area shall comprise a range and mix of housing types, unit sizes, and tenure, including adequate numbers of dwelling units to accommodate households with children, larger families, seniors, people with special needs and rental housing.

The Town will also encourage a minimum of 10 percent of new affordable housing units and new purpose-built rental units to be constructed accessible with barrier-free, universal or flex design. Housing units geared toward seniors are encouraged to provide accessibility features.

9.2.4.4.3.1 – Residential Density

The minimum overall net residential density across all lands designated for residential use within the South West Ingersoll Secondary Plan shall be 30 units/ha (12 units/ac).

Within areas designated Low Density Residential, the minimum overall net residential density shall be 22 units/ha (9 units/ac). To achieve this density, Town and County Councils will consider a variety of lot sizes and configurations, the development of low rise multiple-unit dwellings and may consider reduced road widths and private roads within multiple unit condominium developments in areas of new low density development.

In addition to the housing forms identified in Section 9.2.4, multiple-unit dwellings, street-oriented multiple units and additional residential units shall be permitted.

The development of lands designated Low Density Residential shall be subject to the Servicing and Phasing policies as set out in the South West Ingersoll Secondary Plan, in addition to the servicing policies of the Official Plan and the County’s Servicing Allocation Policy.

#### 9.2.4.4.3.2 – Community Design

The South West Ingersoll Secondary Plan includes Community Design policies intended to ensure that both public and private realms are equipped with walkable and accessible linkages between spaces and uses, integration between built areas and to achieve the desired quality of design and character of the built and open space environments. The Community Design policies area also intended to guide future development and protect existing and future natural assets in building a natural heritage system of linked natural areas.

It is intended that new development will support the protection and conservation of existing natural features, the maintenance of ecological functions and the creation of new environmental features, where feasible, to support high quality living environments, an enhanced trail network, place-making and climate resilience for current and future generations.

While the South West Ingersoll Secondary Plan does not constitute part of the Official Plan, it is intended that the Community Design policies contained in Section 3.4 of the Secondary Plan will provide the basis for incorporating urban design principles, public realm improvements, gateways, streetscape improvements, public open spaces and multi-use trail design and the Secondary Plan will be referenced for this purpose going forward.

The provision of municipal water and sanitary sewers, and stormwater management for new residential development will generally be as set out in Section 3.6 of the South West Oxford Secondary Plan.

- 4.15 Section 9.2.5 – *Medium Density Residential Areas*, as amended, is hereby further amended by adding the following specific development policy at the end of Section 9.2.4.4 – ‘Specific Development Policies’:

#### 9.2.5.2.6 – South West Ingersoll Secondary Plan Residential Lands

It is generally the goal of the Town that housing development in the Secondary Plan Area shall comprise a range and mix of housing types, unit sizes, and tenure, including adequate numbers of dwelling units to accommodate households with children, larger families, seniors, people with special needs and rental housing.

The Town will also encourage a minimum of 10 percent of new affordable housing units and new purpose-built rental units to be constructed accessible with barrier-free, universal or flex design. Housing units geared toward seniors are encouraged to provide accessibility features.

##### 9.2.5.2.6.1 – Residential Density

The minimum overall net residential density across all lands designated for residential use within the South West Ingersoll Secondary Plan shall be 30 units/ha (12 units/ac).

Within areas designated Medium Density Residential, development will generally be in accordance with Section 9.2.5 of the Official Plan. In addition to the housing forms identified in Section 9.2.5, additional residential units shall be permitted.

Notwithstanding the foregoing, single detached, semi-detached and duplex dwellings will not be permitted within the Medium Density Designation.

The development of lands designated Medium Density Residential shall be subject to the Servicing and Phasing policies as set out in the South West Ingersoll Secondary Plan, in addition to the servicing policies of the Official Plan and the County's Servicing Allocation Policy.

#### 9.2.5.2.6.2 – Community Design

The South West Ingersoll Secondary Plan includes Community Design policies intended to ensure that both public and private realms are equipped with walkable and accessible linkages between spaces and uses, integration between built areas and to achieve the desired quality of design and character of the built and open space environments. The Community Design policies are also intended to guide future development and protect existing and future natural assets in building a natural heritage system of linked natural areas.

It is intended that new development will support the protection and conservation of existing natural features, the maintenance of ecological functions and the creation of new environmental features, where feasible, to support high quality living environments, an enhanced trail network, place-making and climate resilience for current and future generations.

While the South West Ingersoll Secondary Plan does not constitute part of the Official Plan, it is intended that the Community Design policies contained in Section 3.4 of the Secondary Plan will provide the basis for incorporating urban design principles, public realm improvements, gateways, streetscape improvements, public open spaces and multi-use trail design and the Secondary Plan will be referenced for this purpose going forward.

The provision of municipal water and sanitary sewers, and stormwater management for new residential development will generally be as set out in Section 3.6 of the South West Oxford Secondary Plan.

- 4.16 Section 9.3 – Economic Development and Employment Lands, as amended, is hereby further amended by adding the following land use designation as a sub-category of 'Industrial Areas' in Section 9.3.1.2 – 'Employment Lands' so that the list of designations reads as follows:

- The Central Area:
  - Central Business District
  - Entrepreneurial District
- Service Commercial Areas
- Industrial Areas
  - Prime Industrial Area

- 4.17 Section 9.3.3 – Service Commercial Areas, as amended, is hereby further amended by adding the following specific development policy at the end of Section 9.3.3.4 – ‘Specific Development Policies’:

9.3.3.4.7 – South West Ingersoll Secondary Plan

In addition to the policies of Section 9.3.3 of the Official Plan regarding lands designated Service Commercial, the following policies shall apply:

Uses which require large areas for on-site storage of goods or vehicles are not permitted on lands designated Service Commercial within the South West Ingersoll Secondary Plan area.

An accessory residential dwelling unit contained within the main commercial structure will only be permitted where it has been demonstrated to the satisfaction of the Town of Ingersoll that land use compatibility with surrounding Industrial and Prime Industrial Area lands can be adequately managed.

9.3.3.4.7.1 – Community Design

The South West Ingersoll Secondary Plan includes Community Design policies intended to ensure that both public and private realms are equipped with walkable and accessible linkages between spaces and uses, integration between built areas and to achieve the desired quality of design and character of the built and open space environments. The Community Design policies are also intended to guide future development and protect existing and future natural assets in building a natural heritage system of linked natural areas.

It is intended that new development will support the protection and conservation of existing natural features, the maintenance of ecological functions and the creation of new environmental features, where feasible, to support high quality living environments, an enhanced trail network, place-making and climate resilience for current and future generations.

While the South West Ingersoll Secondary Plan does not constitute part of the Official Plan, it is intended that the Community Design policies contained in Section 3.4 of the Secondary Plan will provide the basis for incorporating urban design principles, public realm improvements, gateways, streetscape improvements, public open spaces and multi-use trail design and the Secondary Plan will be referenced for this purpose going forward.

The provision of municipal water and sanitary sewers, and stormwater management for new service commercial development will generally be as set out in Section 3.6 of the South West Oxford Secondary Plan.



- 4.18 Section 9.3 – Economic Development and Employment Lands, as amended, is hereby further amended by adding the following section after Section 9.3.4:

**9.3.5 – *Prime Industrial Areas***

The planned function of areas designated Prime Industrial is to expand the industrial land supply and attract modern industries to enhance the range of employment opportunities in the Town of Ingersoll to support the Town's ability to compete in the local, national and international marketplace. These strategically important employment lands are protected for industrial uses that make efficient use of such land and related infrastructure and provide significant, high quality employment opportunities and tax assessment for the Town.

Given the strategic, highly accessible and visible location of these lands along the Hwy 401 corridor, the lands identified for Prime Industrial use in Ingersoll on Schedule I-1 are, and will continue to be one of the most prominent industrial opportunity areas in the Town and County and will serve as an important gateway to Ingersoll. It is therefore the principal land use planning objective that these lands be preserved and protected for the attraction of high profile, modern industrial uses that:

- have high industrial employment densities;
- require large buildings and have substantial lot coverage;
- provide significant, high quality on-site employment opportunities;
- make efficient and effective use of the lands and related infrastructure;
- limit areas for open storage of goods, materials and equipment and the parking of vehicles, with the exception of on-site employee parking; and
- may be subject to a higher standard of building and site design, with emphasis on those areas with high visibility from Hwy 401 and other major roads.

Permitted uses in Prime Industrial Areas include industrial uses such as assembling, processing, warehousing and distribution, repair activities, construction industries, manufacturing, communications, research and development, large-scale information technology related uses including data centres and information processing establishments.

Outdoor storage on lands designated as Prime Industrial shall be permitted in the rear yard and shall be screened so as to not be visible from a municipal road or highway.

Uses that are accessory or ancillary to a permitted use such as retail and office uses may be permitted in the Prime Industrial designation, provided that such uses are restricted to a small percentage of total floor area.

Truck and trailer parking areas are not permitted as a primary use for lands designated Prime Industrial. Truck and trailer parking may be permitted as accessory to a permitted industrial use on the same property.

To support the efficient use of land, new development for lands designated Prime Industrial shall have a minimum lot coverage of 10%.

The above-noted use restrictions and development criteria shall be further detailed and implemented through suitable amendments to the Town of Ingersoll Zoning By-law and any other land use tools that are considered appropriate by the Town.

Development applications for lands designated Prime Industrial will only be considered for approval at such time as all necessary environmental, land use compatibility, water, wastewater and stormwater servicing, and transportation studies have been completed and approved by the Town, County, Upper Thames River Conservation Authority and the Province, as required.

- 4.19 Section 9.6 – Transportation, as amended, is hereby further amended by adding the following Section after Section 9.6.6:

*Section 9.6.7 – Specific Development Policies*

The following Transportation policies apply, in addition to the relevant policies of this section, to specific development areas of the Town.

**9.6.7.1 – South West Ingersoll Secondary Plan**

**9.6.7.1.1 Planned Transportation Network**

The existing and planned multi-modal transportation network for the South West Ingersoll Secondary Plan Area will support the full range of transportation modes, increase connectivity to Ingersoll's existing amenities and destinations, while continuing to function as a major thoroughfare along Highway 401 for the foreseeable future. A complete street network complete with improved access will be needed to support growth within the Secondary Plan area and improvements to existing roads and the construction of future roads and on-road pedestrian and cycling facilities will be phased and coordinated with planned future land uses based on the Secondary Plan and the policies of the Official Plan.

The existing and proposed transportation network is set out in Section 3.5 of the Secondary Plan and should be consulted as part of any development review activities within the Secondary Plan area. The proposed transportation network is designed to accommodate a variety of modes, including automobiles, trucks, cycling and pedestrians. The following new/upgraded arterial and collector road network is proposed within the Secondary Plan Area to accommodate growth:

- A New North/South collector road connecting Clarke Road to the proposed Open Space;
- Upgrade of Curry Road and Union Road as a collector road, connecting Plank Line and Culloden Line; and,
- Upgrade of Wallace Line as a collector road to provide access to the proposed Industrial and Prime Industrial lands.

In addition, a new rail spur line is proposed to the north of Curry Road, south of Highway 401 on the western side of the existing rail corridor.

**9.6.7.1.2 Local Road Connections**

New local road connections are required to facilitate development and access throughout the South West Ingersoll Secondary Plan Area. The alignment of the proposed local roads is set out conceptually in the Secondary Plan and should be referenced during development review. The conceptual network includes:

- An extension of Walker Road to the south, through the east study area to connect with a new internal local road network north of Clarke Road;

- New local road connections south of Clarke Road, in the east study area, connecting to the proposed Residential Area and the Open Space lands;
- New local road connections are also proposed to the east and west of Wallace Line, through the west study area, to provide access for proposed Industrial lands; and,
- New local roads south of Hamilton Road to provide access for proposed Residential lands within the west study area.

Detailed alignments and locations of local streets and private laneways shall be determined through further engineering studies as part of future applications for development approvals.

#### 9.6.7.1.3 Proposed Intersection Improvements

Proposed intersection improvements for the Secondary Plan Area include improved cross sections to promote traffic demand and support a multi-modal transportation system. Several intersection improvements have been identified to support development of the Secondary Plan Area and are set out in the Plan for reference going forward.

#### 9.6.7.1.4 Active Transportation Network

It is an objective of the South West Ingersoll Secondary Plan to improve, enhance and incorporate active transportation within the Secondary Plan Area. As such, a network of active modes of transportation are set out in the Secondary Plan, including pedestrian and cycling trails. Improvements to this network shall include a range of multi-use trail connections that build on the existing and planned network, as well as proposed bike lanes, paved shoulders and sidewalks.

Multi-use trails provide safe pathways that are separated from the road and intended for use by means of more than one device. The following multi-use trail connections have been identified in the Secondary Plan:

- Northeast of Clarke Road on the boundary of the Secondary Plan Area to connect the proposed minor gateway to the internal local road network;
- South of Clarke Road connecting the bike lane along the new proposed local road through the proposed park and to the existing trails along the west side of Hall's Creek;
- South of Highway 401 connecting the major gateway along Plank Line with the back of the properties along the highway, across Whiting Creek, along the rail corridor and along the back of the properties along the highway to connect with the major gateway at Culloden Line; and,
- West portion of the Secondary Plan Area connecting the multi-use trail along the Thames River with the Secondary Plan Area, at the proposed minor gateway improvement, and along the Environmental Protection Area connecting with Thomas Road.

Bicycle lanes are intended to provide cyclists with a paved dedicated lane for travel. The following bike lands have been identified on the relevant schedules of the Secondary Plan:

- Clarke Road within the Secondary Plan Area, intended to connect to the existing bike lane along Clarke Road between Ingersoll Street S and Harris Street; and,
- New north/south local road in the east portion of the Secondary Plan Area, intended to connect the Clarke Road bike lane to the proposed park/open space/recreational uses north of Highway 401.

The inclusion of these networks shall be considered through the redevelopment process and/or through future master planning processes. Development, redevelopment and infrastructure investment in and around these areas should consider improvements to pedestrian safety through lighting, signage, daylighting, introduction of medians and other means. New development must also adhere to the policies as outlined in the County Oxford Official Plan with respect to Pedestrian Activity.

#### 5.0 IMPLEMENTATION

This Official Plan Amendment shall be implemented in accordance with the implementation policies of the Official Plan.

#### 6.0 INTERPRETATION

This Official Plan Amendment shall be interpreted in accordance with the interpretation policies of the Official Plan.

SCHEDULE "A"

AMENDMENT No. 314

TO THE

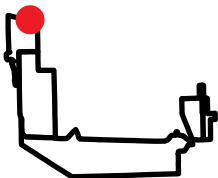
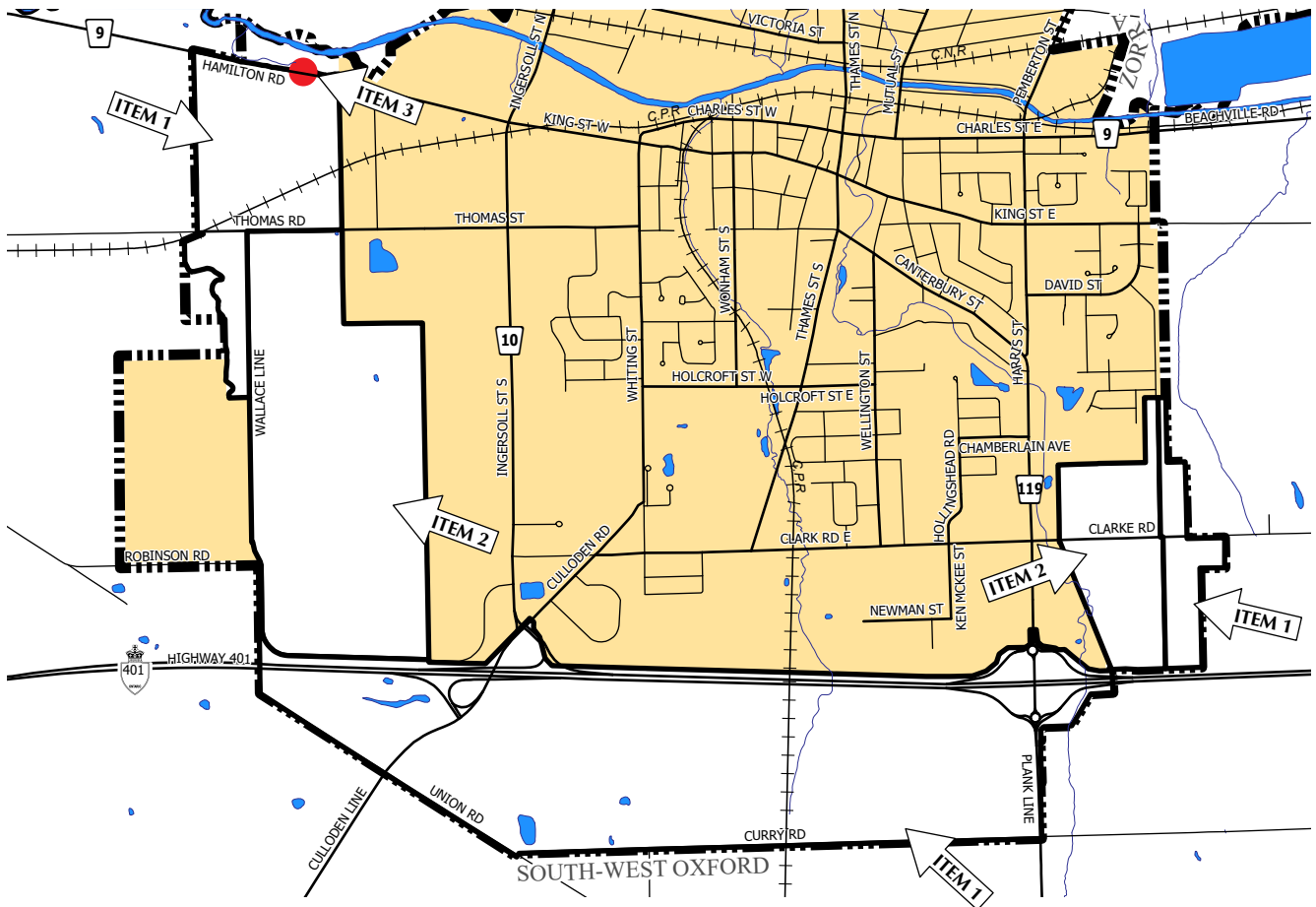
**COUNTY OF OXFORD  
OFFICIAL PLAN**

SCHEDULE "C-3"

**COUNTY OF OXFORD  
SETTLEMENT STRATEGY PLAN**



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**- AREA OF THIS AMENDMENT**

- ITEM 1 - ADD TO LARGE URBAN CENTRE
- ITEM 2 - CHANGE FROM FUTURE URBAN GROWTH TO  
LARGE URBAN CENTRE
- ITEM 3 - REMOVE RURAL CLUSTER

**SETTLEMENT STRATEGY PLAN  
LEGEND**

- LARGE URBAN CENTRE
- RURAL CLUSTER

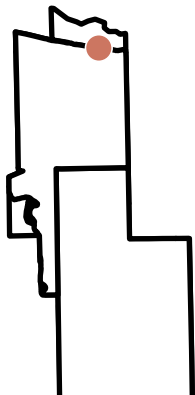
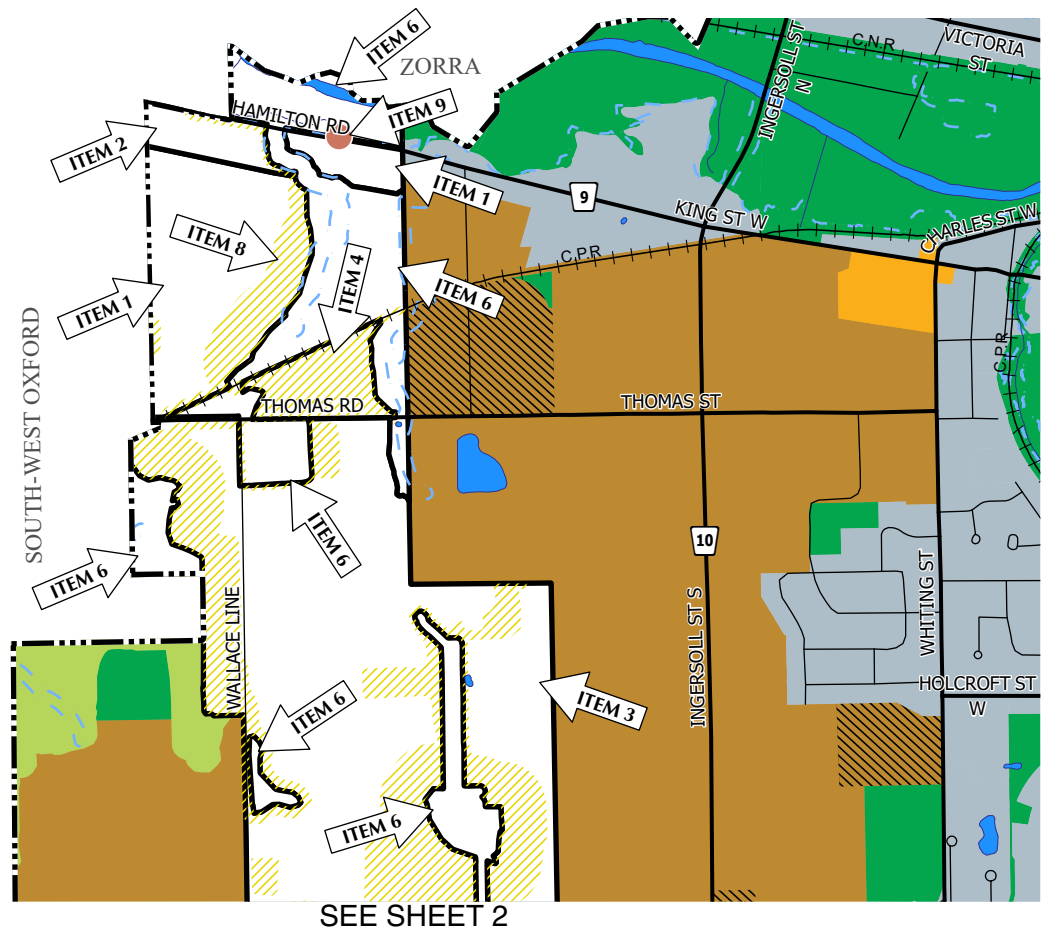
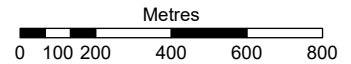
SCHEDULE "A"  
AMENDMENT No. 314

TO THE

**COUNTY OF OXFORD  
OFFICIAL PLAN**

SCHEDULE "I-1"

**TOWN OF INGERSOLL  
LAND USE PLAN**



**- AREA OF THIS AMENDMENT**

- ITEMS 1 & 2 - CHANGE TO RESIDENTIAL
- ITEM 3 - CHANGE TO INDUSTRIAL
- ITEM 4 - CHANGE TO PRIME INDUSTRIAL
- ITEM 6 - CHANGE TO ENVIRONMENTAL PROTECTION
- ITEM 8 - ADD ADJACENT LANDS
- ITEM 9 - REMOVE RURAL CLUSTER

	RESIDENTIAL
	SERVICE COMMERCIAL
	OPEN SPACE
	ENVIRONMENTAL PROTECTION
	FUTURE URBAN GROWTH

**LAND USE PLAN  
LEGEND**

	INDUSTRIAL
	INDUSTRIAL SITE SPECIFIC POLICY AREA SEE SECTION 9.3.4.5
	FLOODLINE
	RURAL CLUSTER
	ADJACENT LANDS

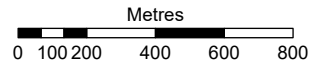
SCHEDULE "A"  
AMENDMENT No. 314

TO THE

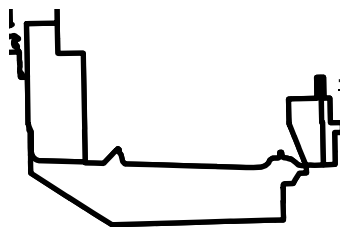
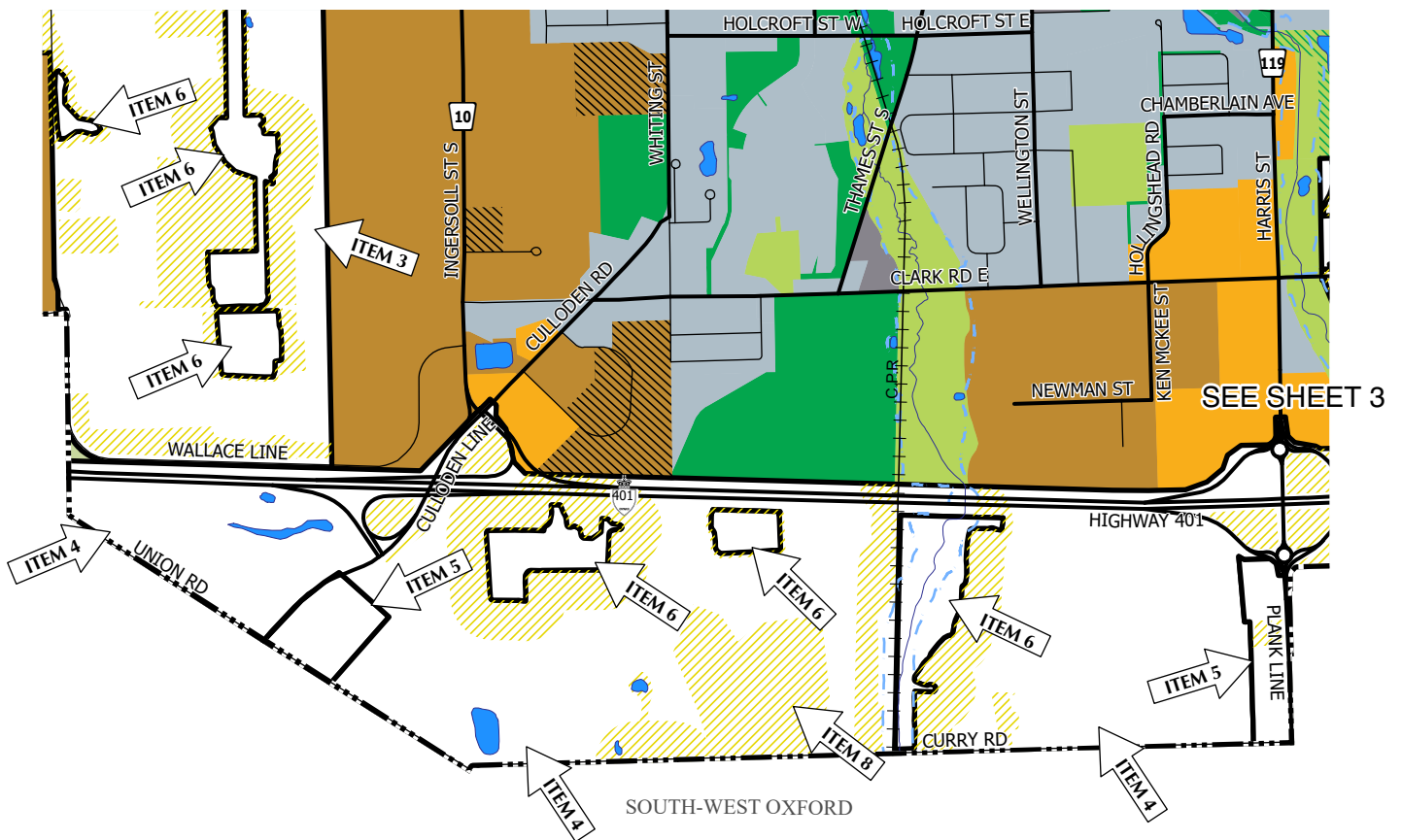
**COUNTY OF OXFORD  
OFFICIAL PLAN**

SCHEDULE "I-1"

**TOWN OF INGERSOLL  
LAND USE PLAN**



SEE SHEET 1



**- AREA OF THIS AMENDMENT**

- ITEM 3 - CHANGE TO INDUSTRIAL
- ITEM 4 - CHANGE TO PRIME INDUSTRIAL
- ITEM 5 - CHANGE TO SERVICE COMMERCIAL
- ITEM 6 - CHANGE TO ENVIRONMENTAL PROTECTION
- ITEM 8 - ADD ADJACENT LANDS

**LAND USE PLAN  
LEGEND**

	RESIDENTIAL		INDUSTRIAL
	SERVICE COMMERCIAL		INDUSTRIAL SITE SPECIFIC POLICY AREA SEE SECTION 9.3.4.5
	COMMUNITY FACILITY		SPECIFIC POLICY AREA SEE SECTION 9.2.4.4.1
	OPEN SPACE		FLOODLINE
	ENVIRONMENTAL PROTECTION		ADJACENT LANDS
	FUTURE URBAN GROWTH		

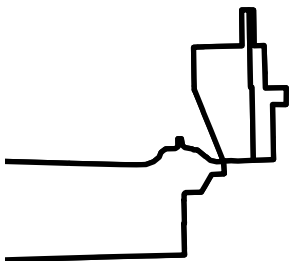
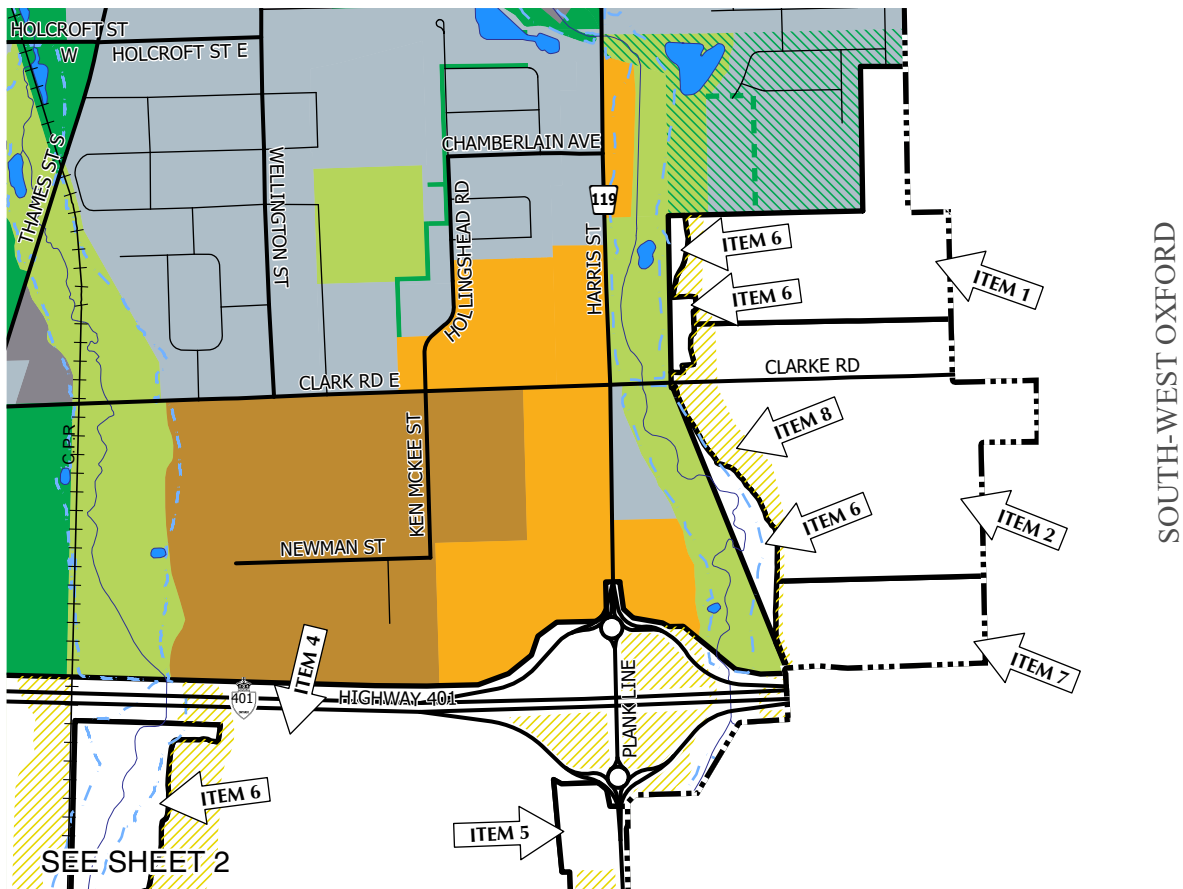
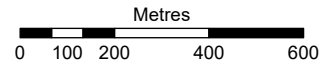
SCHEDULE "A"  
AMENDMENT No. 314

TO THE

**COUNTY OF OXFORD  
OFFICIAL PLAN**

SCHEDULE "I-1"

**TOWN OF INGERSOLL  
LAND USE PLAN**



**- AREA OF THIS AMENDMENT**

- ITEMS 1 & 2 - CHANGE TO RESIDENTIAL
- ITEM 4 - CHANGE TO PRIME INDUSTRIAL
- ITEM 5 - CHANGE TO SERVICE COMMERCIAL
- ITEM 6 - CHANGE TO ENVIRONMENTAL PROTECTION
- ITEM 7 - CHANGE TO OPEN SPACE
- ITEM 8 - ADD ADJACENT LANDS

	RESIDENTIAL
	SERVICE COMMERCIAL
	COMMUNITY FACILITY
	OPEN SPACE
	ENVIRONMENTAL PROTECTION

**LAND USE PLAN  
LEGEND**

	FUTURE URBAN GROWTH
	INDUSTRIAL
	SPECIFIC POLICY AREA SEE SECTION 9.2.4.4.1
	100 METRE BUFFER
	FLOODLINE
	ADJACENT LANDS



SCHEDULE "A"

AMENDMENT No. 314

TO THE

**COUNTY OF OXFORD**

**OFFICIAL PLAN**

SCHEDULE "I-2"

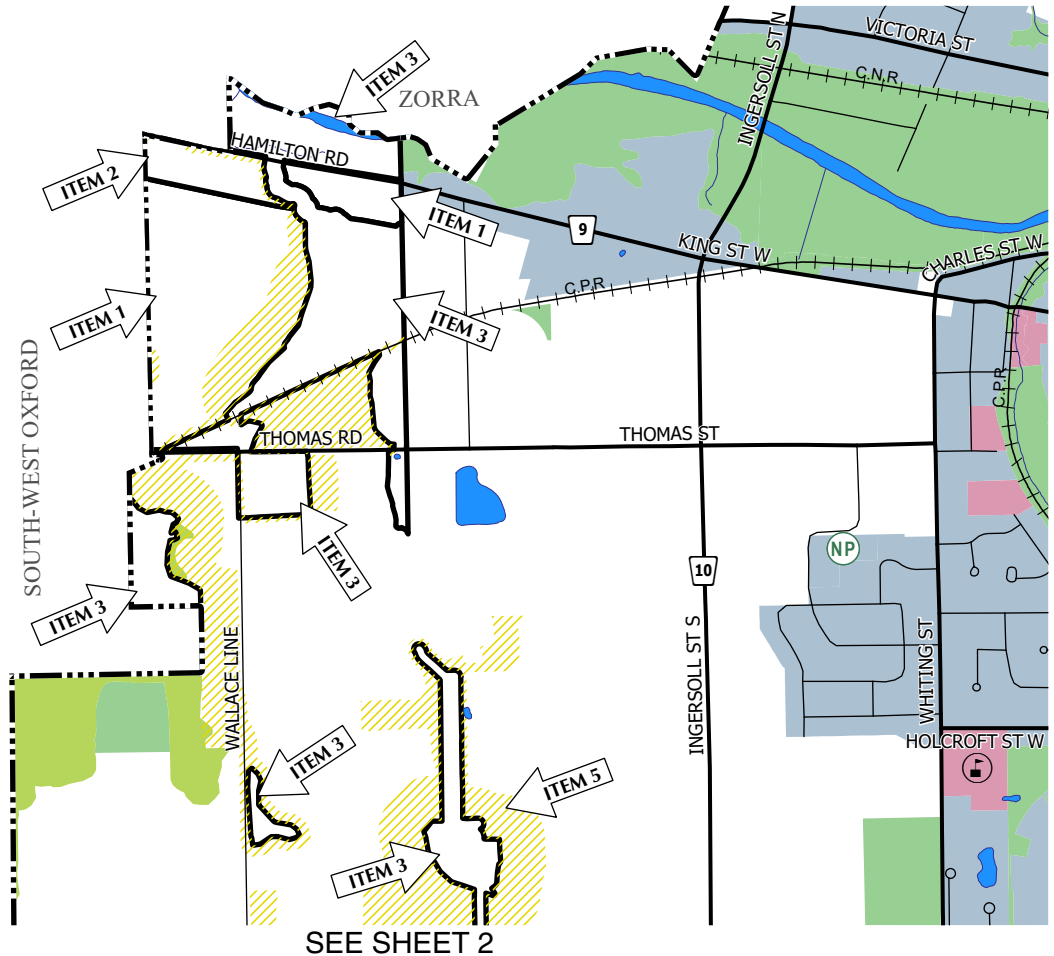
**TOWN OF INGERSOLL**

**RESIDENTIAL DENSITY PLAN**



Metres

0 100 200 400 600 800



SEE SHEET 2

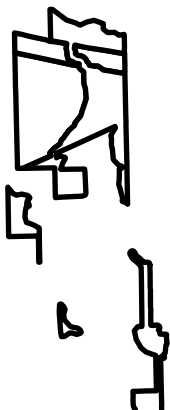
**- AREA OF THIS AMENDMENT**

- ITEM 1 - ADD TO LOW DENSITY RESIDENTIAL
- ITEM 2 - ADD TO MEDIUM DENSITY RESIDENTIAL
- ITEM 3 - ADD TO ENVIRONMENTAL PROTECTION
- ITEM 5 - ADD ADJACENT LANDS

**RESIDENTIAL DENSITY PLAN**

**LEGEND**

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- OPEN SPACE
- ENVIRONMENTAL PROTECTION
- NEIGHBOURHOOD PARK
- PROPOSED SCHOOL
- ADJACENT LANDS



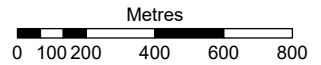
SCHEDULE "A"  
AMENDMENT No. 314

TO THE

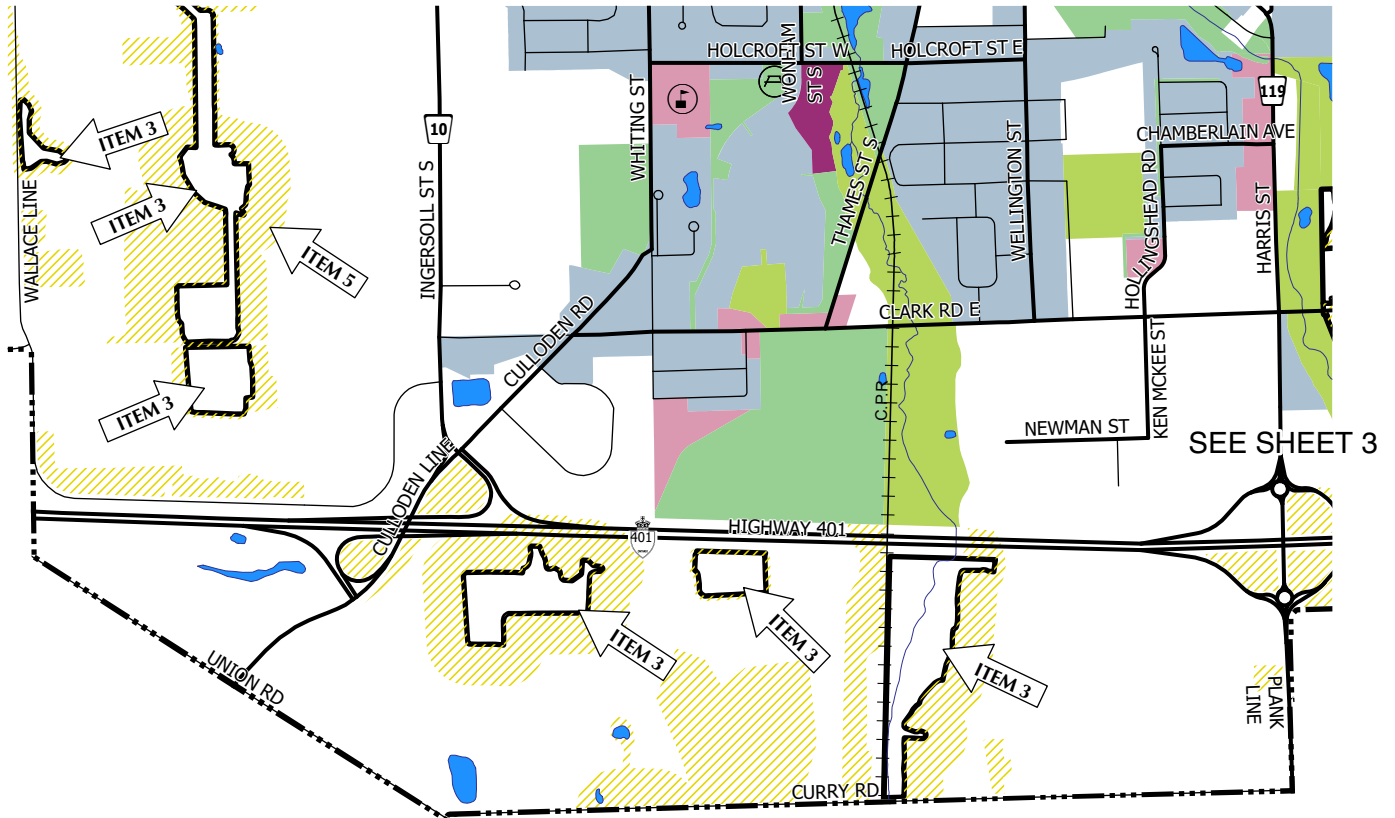
**COUNTY OF OXFORD  
OFFICIAL PLAN**

SCHEDULE "I-2"

**TOWN OF INGERSOLL  
RESIDENTIAL DENSITY PLAN**



SEE SHEET 1



SOUTH-WEST OXFORD

**- AREA OF THIS AMENDMENT**

ITEM 3 - ADD TO ENVIRONMENTAL PROTECTION  
ITEM 5 - ADD ADJACENT LANDS

**RESIDENTIAL DENSITY PLAN  
LEGEND**

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- OPEN SPACE
- ENVIRONMENTAL PROTECTION
- PROPOSED PARK
- PROPOSED SCHOOL
- ADJACENT LANDS



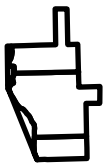
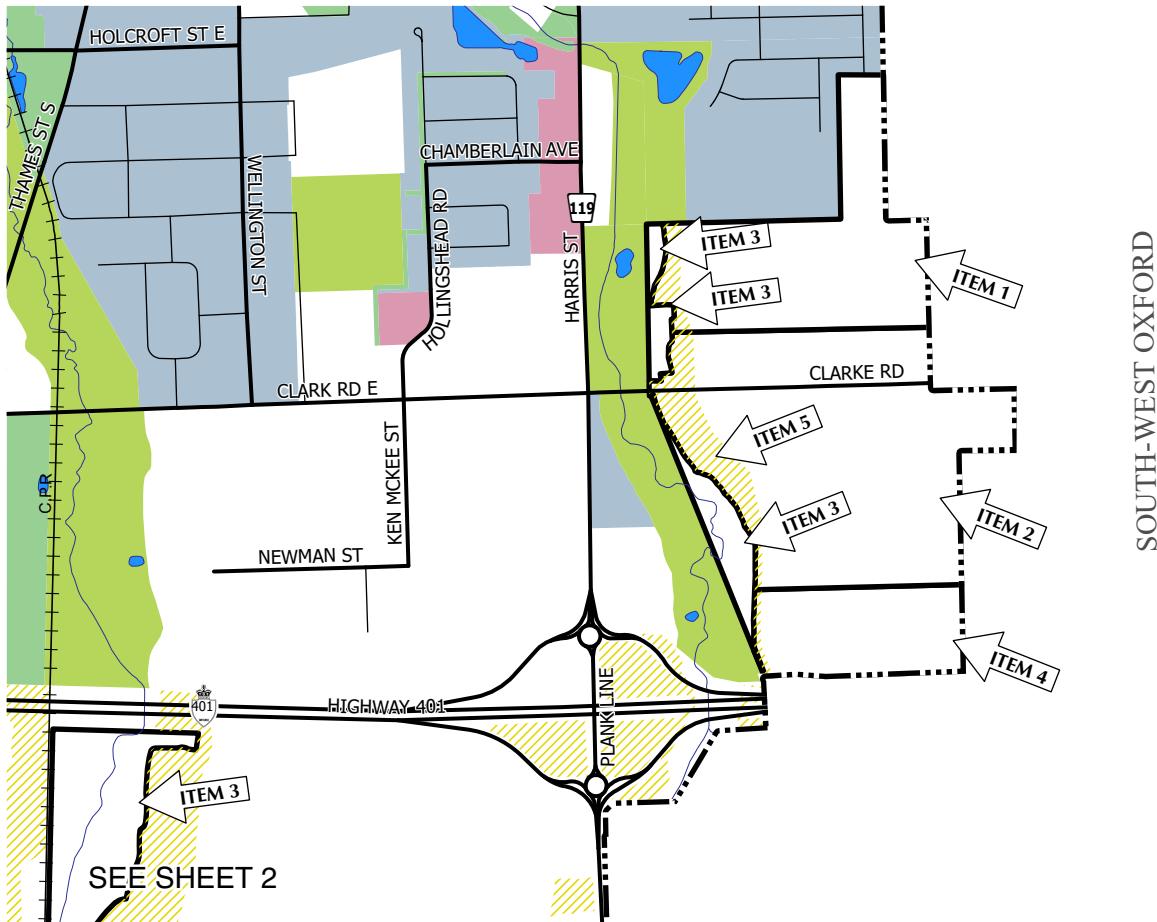
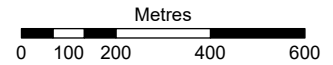
SCHEDULE "A"  
AMENDMENT No. 314

TO THE

**COUNTY OF OXFORD  
OFFICIAL PLAN**

SCHEDULE "I-2"

**TOWN OF INGERSOLL  
RESIDENTIAL DENSITY PLAN**



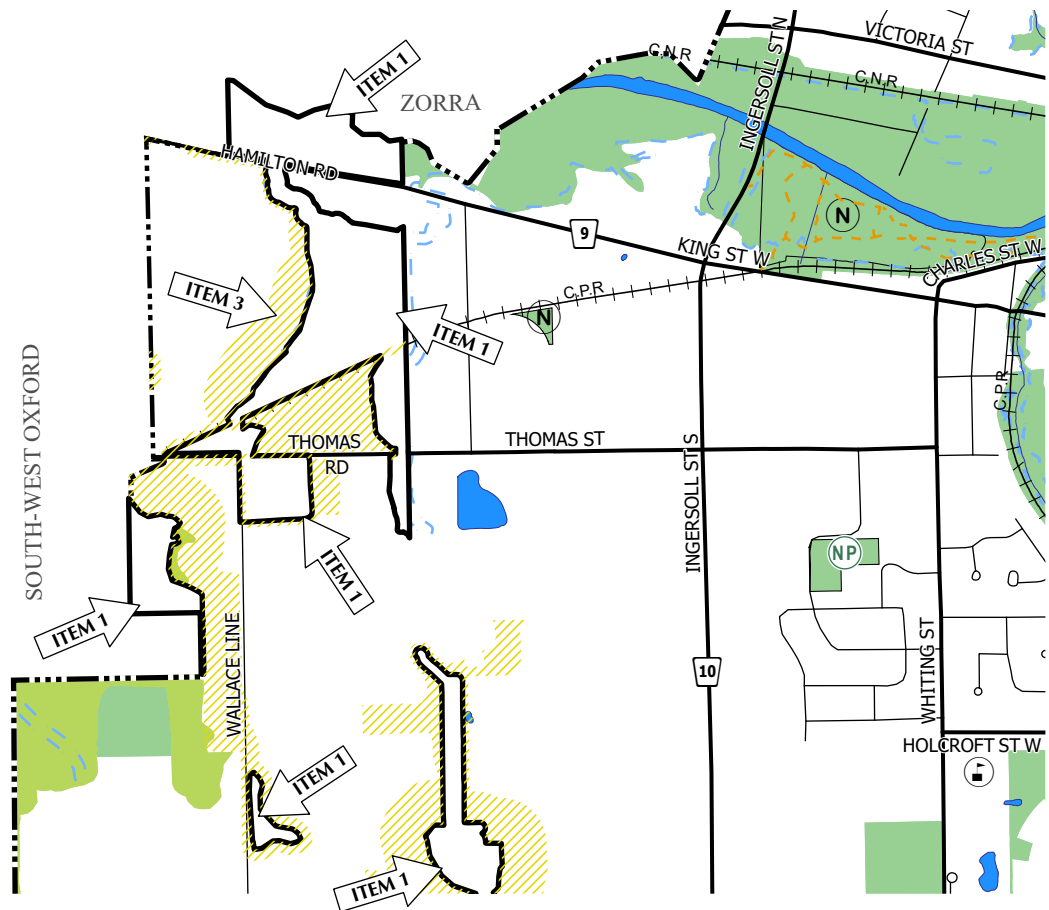
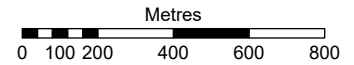
**- AREA OF THIS AMENDMENT**

- ITEM 1 - ADD TO LOW DENSITY RESIDENTIAL
- ITEM 2 - ADD TO MEDIUM DENSITY RESIDENTIAL
- ITEM 3 - ADD TO ENVIRONMENTAL PROTECTION
- ITEM 4 - ADD TO OPEN SPACE
- ITEM 5 - ADD ADJACENT LANDS

**RESIDENTIAL DENSITY PLAN  
LEGEND**

	LOW DENSITY RESIDENTIAL
	MEDIUM DENSITY RESIDENTIAL
	OPEN SPACE
	ENVIRONMENTAL PROTECTION
	ADJACENT LANDS

SCHEDULE "A"  
AMENDMENT No. 314  
TO THE  
**COUNTY OF OXFORD  
OFFICIAL PLAN**  
SCHEDULE "I-3"  
**TOWN OF INGERSOLL  
LEISURE RESOURCES AND SCHOOL FACILITIES  
PLAN**



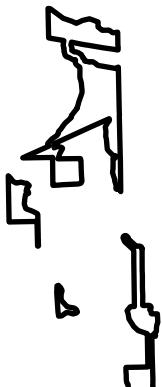
SEE SHEET 2

**- AREA OF THIS AMENDMENT**

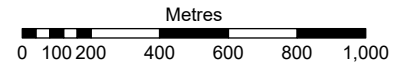
ITEM 1 - ADD TO ENVIRONMENTAL PROTECTION  
ITEM 3 - ADD ADJACENT LANDS

**LEISURE RESOURCES AND SCHOOL  
FACILITIES PLAN  
LEGEND**

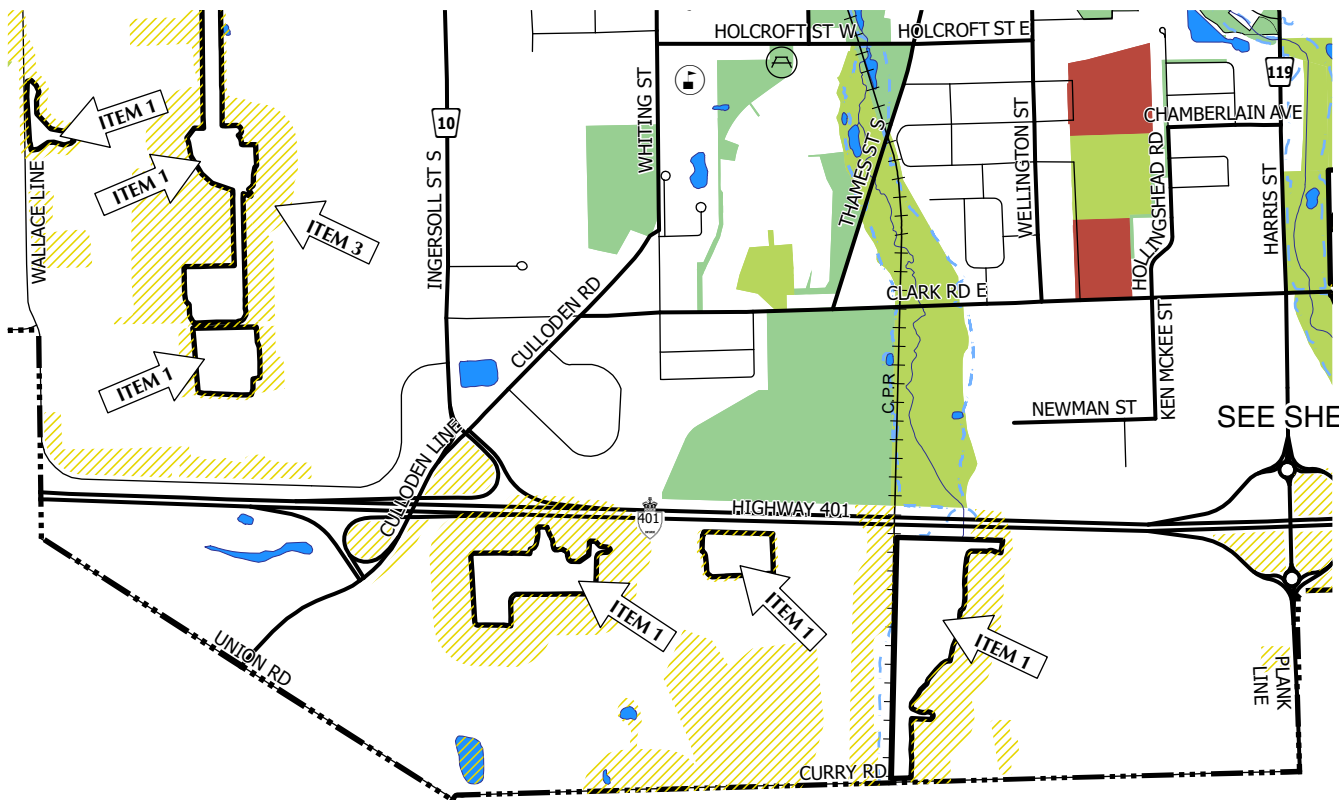
- OPEN SPACE
- ENVIRONMENTAL PROTECTION
- FLOODLINE
- LAWSON TRAIL
- S PROPOSED SCHOOL
- NP NEIGHBOURHOOD PARK
- N TOWN NATURAL PARK
- ADJACENT LANDS



SCHEDULE "A"  
 AMENDMENT No. 314  
 TO THE  
**COUNTY OF OXFORD**  
**OFFICIAL PLAN**  
 SCHEDULE "I-3"  
**TOWN OF INGERSOLL**  
**LEISURE RESOURCES AND SCHOOL FACILITIES**  
**PLAN**



SEE SHEET 1



SEE SHEET 3

SOUTH-WEST OXFORD

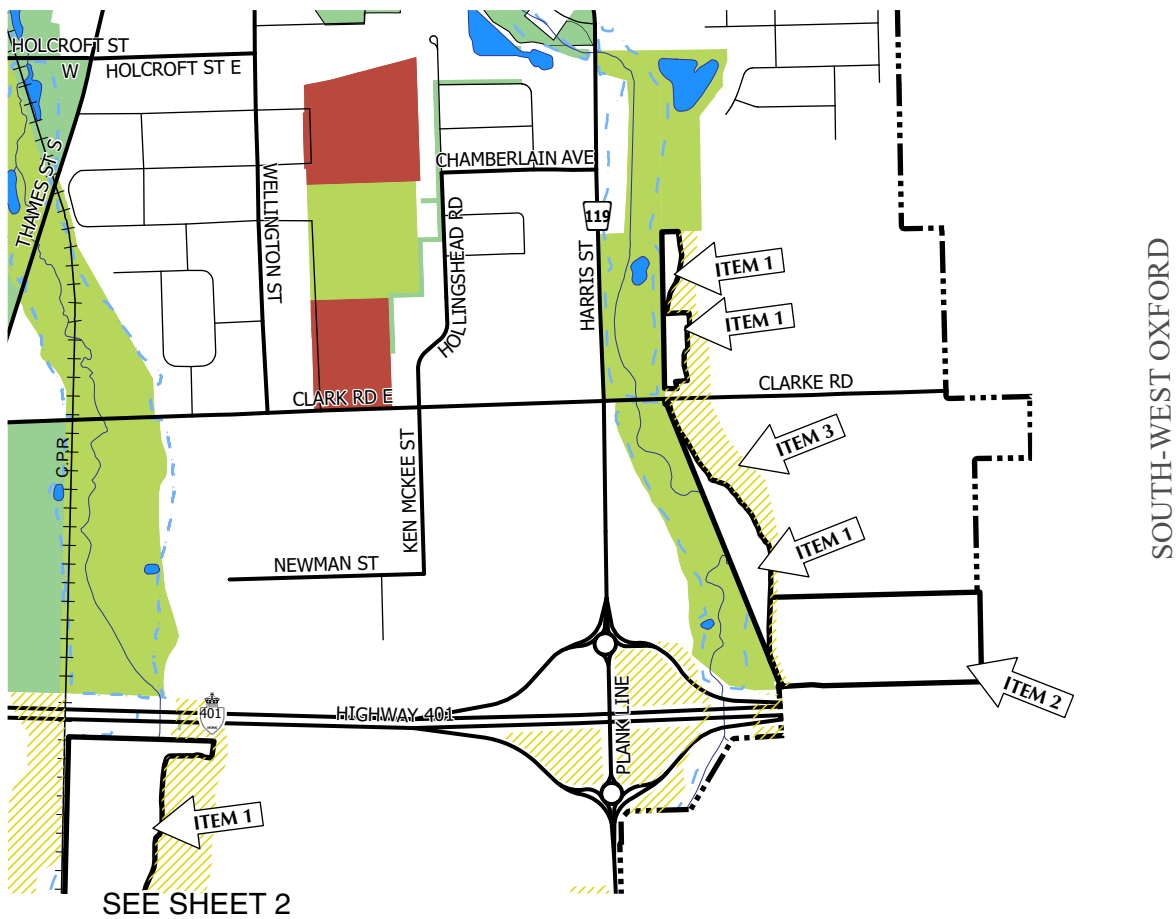
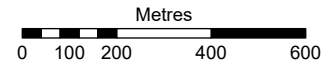
**- AREA OF THIS AMENDMENT**

- ITEM 1 - ADD TO ENVIRONMENTAL PROTECTION  
 ITEM 3 - ADD ADJACENT LANDS

**LEISURE RESOURCES AND SCHOOL FACILITIES PLAN  
 LEGEND**

- OPEN SPACE
- ENVIRONMENTAL PROTECTION
- ELEMENTARY SCHOOL
- FLOODLINE
- PROPOSED PARK
- PROPOSED SCHOOL
- ADJACENT LANDS

SCHEDULE "A"  
AMENDMENT No. 314  
TO THE  
**COUNTY OF OXFORD  
OFFICIAL PLAN**  
SCHEDULE "I-3"  
**TOWN OF INGERSOLL  
LEISURE RESOURCES AND SCHOOL FACILITIES  
PLAN**



**- AREA OF THIS AMENDMENT**

- ITEM 1 - ADD TO ENVIRONMENTAL PROTECTION
- ITEM 2 - ADD TO OPEN SPACE
- ITEM 3 - ADD ADJACENT LANDS

**LEISURE RESOURCES AND SCHOOL FACILITIES PLAN  
LEGEND**

- OPEN SPACE
- ENVIRONMENTAL PROTECTION
- ELEMENTARY SCHOOL
- FLOODLINE
- ADJACENT LANDS

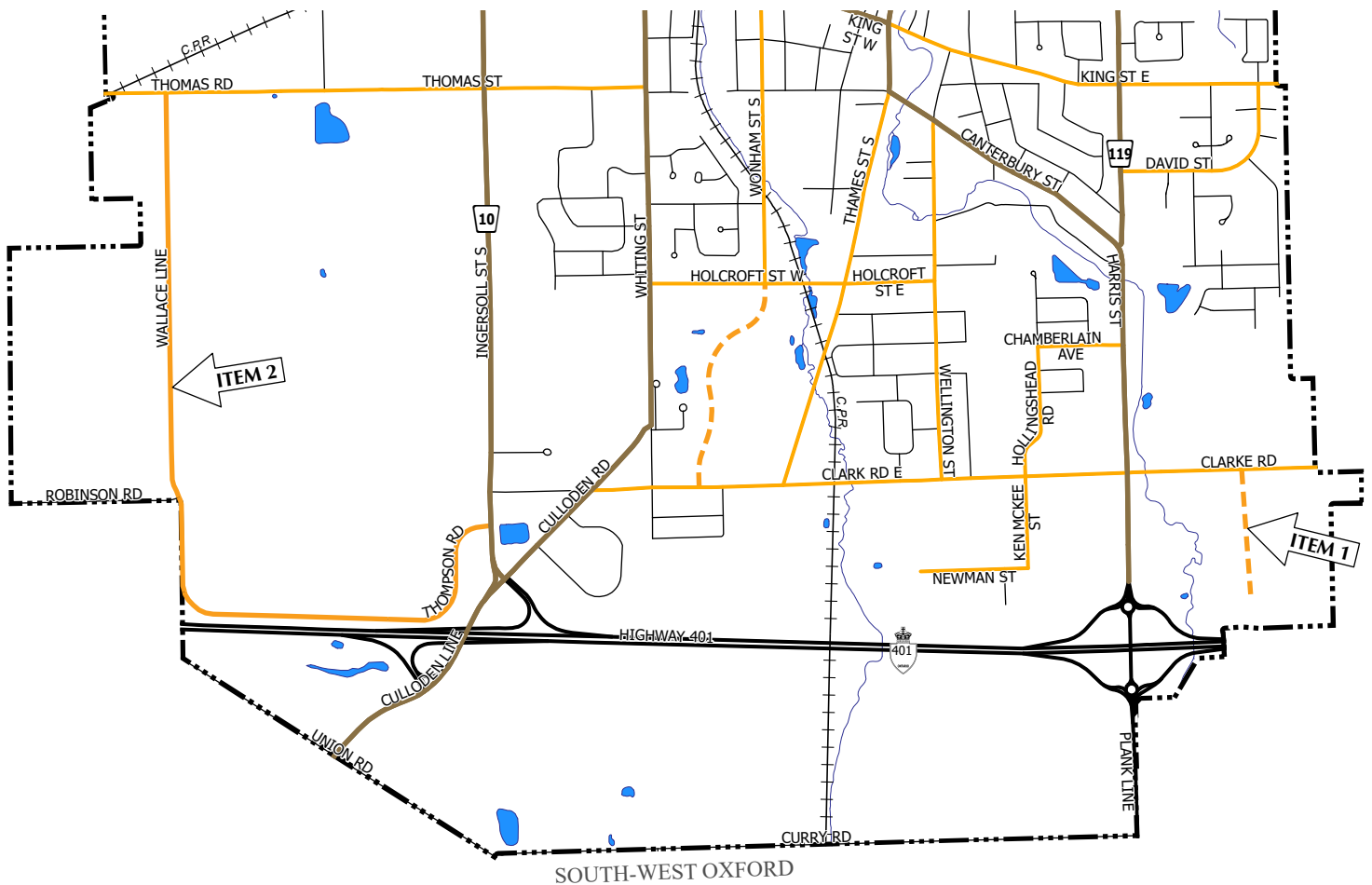
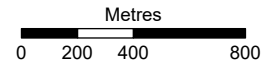
SCHEDULE "A"  
AMENDMENT No. 314

TO THE

**COUNTY OF OXFORD  
OFFICIAL PLAN**

SCHEDULE "I-4"

**TOWN OF INGERSOLL  
TRANSPORTATION NETWORK PLAN**



**- AREA OF THIS AMENDMENT**

- ITEM 1 - ADD PLANNED COLLECTOR ROAD
- ITEM 2 - ADD COLLECTOR ROAD

**TRANSPORTATION NETWORK PLAN  
LEGEND**

- ARTERIAL ROAD
- COLLECTOR ROAD
- PLANNED COLLECTOR ROAD