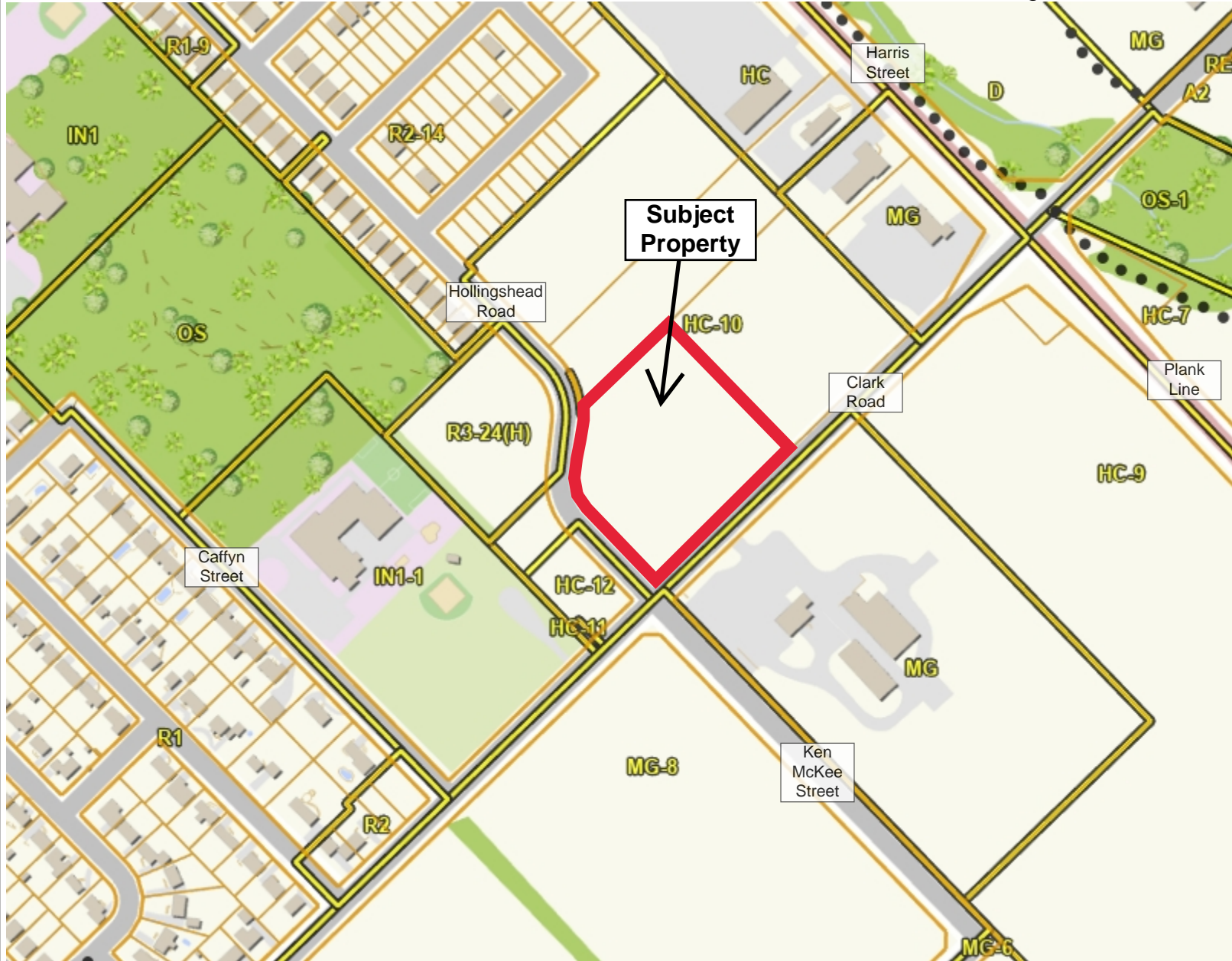




# Plate 1: Location Map with Existing Zoning

File Nos.: OP24-11-6 & ZN6-24-05 - Clarke Commercial Shopping Centre Inc.

Part Lot 19, Concession 1, West Oxford, 223 Clark Road East, Town of Ingersoll



## Legend

- 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



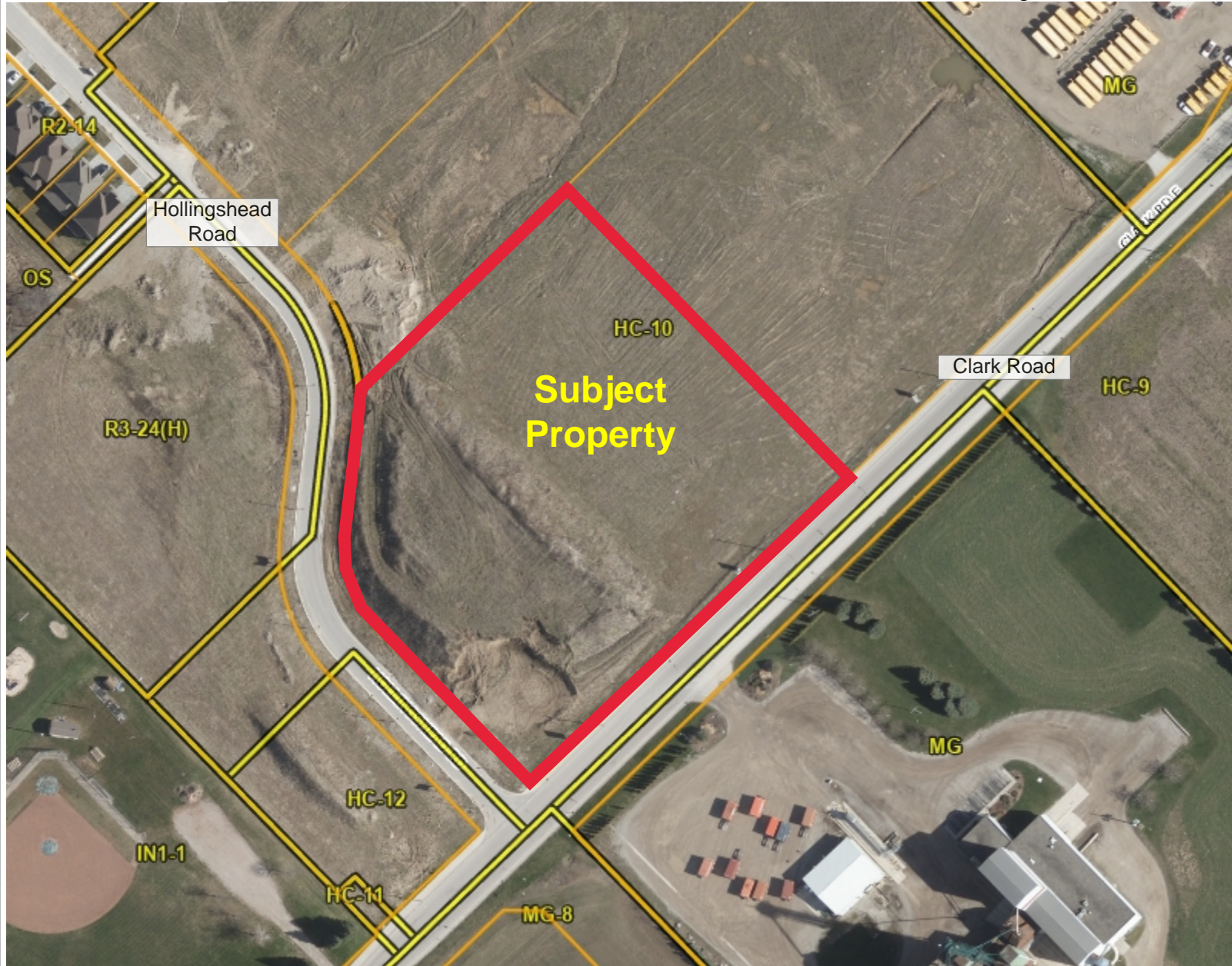
0 110 220 Meters

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

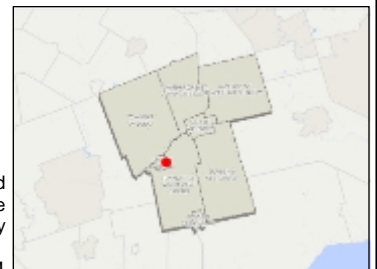
October 9, 2024



**Legend**

- 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**



0 48 96 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

May 3, 2024

**SITE STATISTICS**

SITE AREA:	17,352 m <sup>2</sup>	(186,775 sq ft)	(4,287 Acres)
CURRENT ZONE:	HIGHWAY COMMERCIAL (HC-10)		
BUILDING AREA:	CRU 1 - 490 m <sup>2</sup>	(5,274 sq ft)	
	CRU 2A - 930 m <sup>2</sup>	(10,010 sq ft)	
	CRU 2B - 3,001 m <sup>2</sup>	(32,302 sq ft)	
	CRU 3 - 410 m <sup>2</sup>	(4,413 sq ft)	
	TOTAL - 4,831 m <sup>2</sup>	(52,000 sq ft)	
ASPHALT AREA:	10,431 m <sup>2</sup>	(112,278 sq ft)	
LANDSCAPE AREA:	1,322 m <sup>2</sup>	(14,229 sq ft)	
HARDSCAPE AREA:	768 m <sup>2</sup>	(8,266 sq ft)	

	REQUIRED	PROPOSED
LOT AREA	450 m <sup>2</sup>	17,352 m <sup>2</sup>
LOT FRONTAGE	20m	142 m
LOT DEPTH	30m	92.4m to 142.1 m
FRONT YARD SETBACK	7.5 m	7.0 m
INT. SIDEYARD SETBACK (N)	3 m	12.5 m
EXT. SIDEYARD SETBACK (S)	7.5 m	3.0 m
REAR YARD SETBACK	7.5 m	11.5 m
COVERAGE (MAX)	40%	27.8%
HEIGHT (MAX)	11m	1 STOREY CRUs <11m
DENSITY	N/A	N/A
OPEN SPACE	15%	12%

**WASTE AND SNOW REMOVAL**

SNOW AND GARBAGE WILL BE PRIVATELY COLLECTED  
REFER TO LETTER AS PER OF SUBMISSION FOR DETAIL

**PARKING REQUIREMENTS**

MINIMUM PARKING SPACE DIMENSIONS 90 DEGREE 2.7m x 5.5m, PARALLEL 3.0m x 6.5m  
ACCESSIBLE TYPE TYPE A 3.4m x 5.5m, TYPE B 2.7m x 5.5m  
ACCESS AISLE SIZE 1.5m x 5.5m (MAY BE SHARED BY 2 PARKING SPACES)

**PARKING PROVIDED:**  
REQUIRED PARKING SPACES BUSINESS USE - 1 PER 20M<sup>2</sup>

COMMERCIAL LEASABLE TOTAL - 4298.19 m<sup>2</sup>

REQUIRED TOTAL PARKING SPACES 215 SPACES

TOTAL PROVIDED PARKING = 215 SPACES + 7 BARRIER FREE (TOTAL - 222)  
PARKING RATIO = 1 : 1 (1.03 INCLUDING BARRIER FREE)

**BARRIER FREE PARKING:**

REQUIRED: 2 + 2% OF TOTAL PARKING REQUIRED = 7 SPACES  
\* O. Reg. 191/11: INTEGRATED ACCESSIBILITY STANDARDS 80.36, ONTARIO.  
4 TYPE 'A' AND 3 TYPE 'B' = 7 SPACES

**BUILDING CLASS**

PROPOSED 1 STOREY COMMERCIAL BUILDING WITH MULTIPLE MAJOR OCCUPANCIES.

**REFERENCE DOCUMENTS**

1. PLAN OF SURVEY OF PART OF LOT 19, CONCESSION 1 PREPARED BY AGM DATED NOV 13, 2023
2. FOOD BASIC FLOOR LAYOUT PREPARED BY METRO RECEIVED FROM WESTDELL BY NOV 24, 2023
3. GRADING PLAN PREPARED BY MTE, ISSUED FOR THIRD SUBMISSION DATED MAY 31, 2024

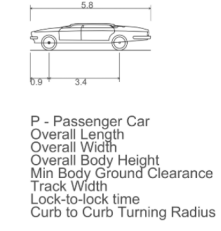


**KEY PLAN IMAGE**

SITE INFORMATION IS TAKEN FROM GLIMR GEOGRAPHIC LAND INFORMATION & MAPPING RESOURCE - OXFORD/COUNTRY INGERSOLL MAP INFO DATED NOV 03, 2023

**VEHICLE INFORMATION**

**PASSENGER CAR**



P - Passenger Car  
Overall Length: 4.5m  
Overall Width: 1.8m  
Min Body Ground Clearance: 0.15m  
Track Width: 1.5m  
Curb to Curb Turning Radius: 7.500m

**GROSS LEASABLE COMMERCIAL FLOOR AREA**

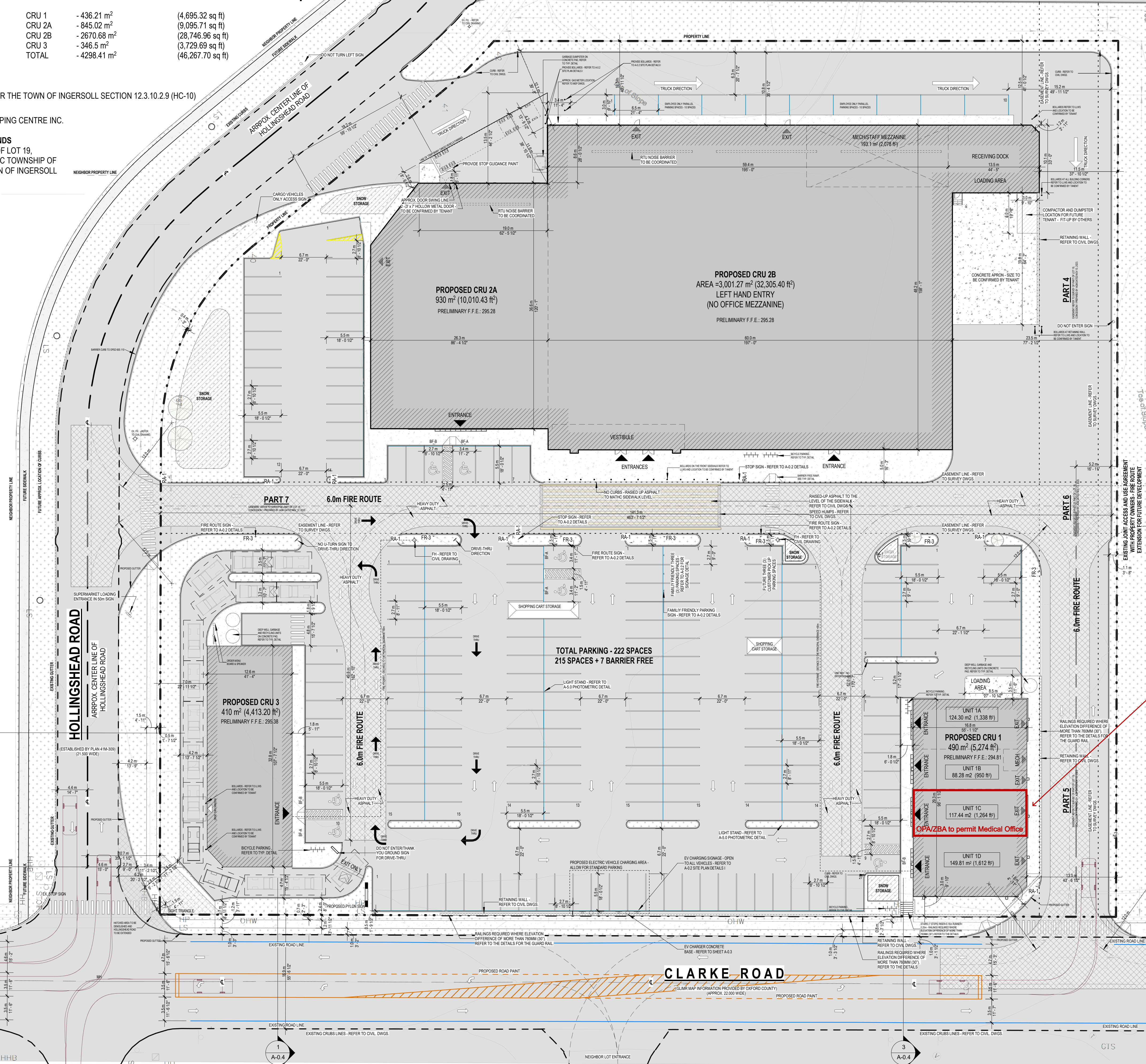
LEASABLE AREA:	CRU 1	- 436.21 m <sup>2</sup>	(4,695.32 sq ft)
	CRU 2A	- 845.02 m <sup>2</sup>	(9,095.71 sq ft)
	CRU 2B	- 2670.68 m <sup>2</sup>	(28,746.96 sq ft)
	CRU 3	- 346.5 m <sup>2</sup>	(3,729.69 sq ft)
	TOTAL	- 4298.41 m <sup>2</sup>	(46,267.70 sq ft)

\* GROSS LEASABLE AREA PER THE TOWN OF INGERSOLL SECTION 12.3.10.2.9 (HC-10)

**PROPERTY OWNERSHIP BY**  
CLARKE COMMERCIAL SHOPPING CENTRE INC.

**LEGAL DESCRIPTION OF LANDS**  
PLAN OF SURVEY OF PART OF LOT 19, CONCESSION 1 (GEOGRAPHIC TOWNSHIP OF WEST OXFORD) IN THE TOWN OF INGERSOLL COUNTY OF OXFORD

**Report No. CP 2025-05 - Attachment No. 3**



**PRELIMINARY SITE PLAN**

SCALE: 1 : 300

**LEGEND**

	PROPOSED SIGN, TYPE OF SIGN		GREEN AREA		EASEMENT
	PROPOSED FIRE ROUT (6.0m WIDE, 6.12.0m RADIUS)		PROPOSED ROAD		EX. CURBS
	BUILDING EXIT		PROPERTY LINE		PROPOSED ROAD PAINT
	BUILDING ENTRANCE - BARRIER FREE - FIREFIGHTER ENTRANCE		ROAD LINE		EXISTING ROAD LINE
			CONCRETE SIDEWALK		EX. INFRASTRUCTURE

Key Plan:  
  
 Consultant:  
**CREATIVE STRUCTURES**  
 CS@CREATIVESTR.CA  
 Consultant:  
**N/AJ NGACAKU ARCHITECTURE INC**  
 Seal:  
 North Arrow:  
  
 General Notes:  
 IT IS THE RESPONSIBILITY OF THE OWNER, GENERAL AND/OR TENANT CONTRACTOR AND ALL SUB-TRADES TO BE FAMILIAR WITH THE PROJECT AS A WHOLE. ALL DISCREPANCIES AND DIMENSIONAL ERRORS ON THE PLANS AND RELATED DOCUMENTS MUST BE REPORTED TO CREATIVE STRUCTURES (CS) AND NGACAKU ARCHITECTURE INC. (N/AJ) PRIOR TO COMMENCING ANY WORK.  
 DO NOT SCALE DRAWING. FOR CONSTRUCTION DRAWINGS MUST HAVE ORIGINAL CONSULTANTS STAMP AND SIGNATURE. ALL CONSTRUCTION AND MATERIALS MUST CONFORM WITH APPLICABLE CODES AND C.M.I.C. STANDARDS AND BE APPROVED BY OWNER.  
 THE CONTENTS OF THIS DRAWING REMAIN THE COPYRIGHT PROPERTY OF CREATIVE STRUCTURES (CS) AND NGACAKU ARCHITECTURE INC. (N/AJ) AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF CREATIVE STRUCTURES.  
 THESE DRAWINGS AND ALL DETAILS ARE FOR THIS PROJECT ONLY AND SHOULD NOT BE USED FOR ANY OTHER WORK.  
 IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND / OR OMISSIONS TO CREATIVE STRUCTURES LTD. AND NGACAKU ARCHITECTURE INC. PRIOR TO COMMENCING WORK. ALL DIMENSIONS AND LEVELS ARE APPROXIMATE AND SHOULD BE CONFIRMED BY OWNER AND GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.  
 ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT BUILDING CODE REGULATIONS AND BYLAWS HAVING JURISDICTION.  
 THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNTIL IT HAS BEEN STAMPED BY CREATIVE STRUCTURES LTD. OR NGACAKU ARCHITECTURE INC. (N/AJ) AND A BUILDING PERMIT HAS BEEN ISSUED AND MARKED "ISSUED FOR CONSTRUCTION". THE DRAWINGS SHALL NOT BE USED FOR PRICING, COSTING, OR TENDER UNLESS INDICATED IN THE REVISION COLUMN AND THESE DRAWINGS ARE NOT COMPLETE AND ANY PRICES BASED ON THESE DRAWINGS MUST INCLUDE ALLOWANCES FOR THIS WITH NO LIABILITY ON CREATIVE STRUCTURES LTD AND NGACAKU ARCHITECTURE INC.  
 CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE.  
 CONTRACTOR IS FULLY RESPONSIBLE FOR MATTERS AFFECTING CONSTRUCTION.  
 ANY MATERIAL ALTERATIONS CARRIED OUT DURING CONSTRUCTION BY THE CONTRACTOR OR ASSOCIATED SUB-CONTRACTOR SHALL BE CONFIRMED WITH THE ENGINEER PRIOR TO INSTALL. FAILURE TO DO SO RESULTS IN FULL CONTRACTOR RESPONSIBILITY FOR SYSTEMS AFFECTED.

**CREATIVE STRUCTURES**  
 CS@CREATIVESTR.CA  
**N/AJ NGACAKU ARCHITECTURE INC**  
 Seal:  
 North Arrow:

**ISSUES/REVISION TABLE**

No.	Date	Revision
11	AUG 01, 2024	RE-ISSUED FOR SUBMISSION
10	JULY 23, 2024	ISSUED FOR SUBMISSION NO.5
9	JUN 21, 2024	ISSUED FOR SUBMISSION NO.4
8	MAY 23, 2024	ISSUED FOR SUBMISSION NO.3
7	MAY 16, 2024	ISSUED FOR PARTIAL SUBMISSION
6	MAY 13, 2024	RE-ISSUED FOR MINOR VARIANCE
5	APR 09, 2024	ISSUED FOR MINOR VARIANCE
4	MAR 27, 2024	RE-ISSUED FOR PERMIT
3	MAR 20, 2024	ISSUED FOR PERMIT
2	JAN 23, 2024	ISSUED FOR SITE PLAN RE-SUBMISSION
1	DEC 21, 2023	ISSUED FOR SITE PLAN SUBMISSION

**CONTRACTOR RESPONSIBILITY FOR SYSTEMS AFFECTED**

CONTRACTOR IS FULLY RESPONSIBLE FOR MATTERS AFFECTING CONSTRUCTION.

ANY MATERIAL ALTERATIONS CARRIED OUT DURING CONSTRUCTION BY THE CONTRACTOR OR ASSOCIATED SUB-CONTRACTOR SHALL BE CONFIRMED WITH THE ENGINEER PRIOR TO INSTALL. FAILURE TO DO SO RESULTS IN FULL CONTRACTOR RESPONSIBILITY FOR SYSTEMS AFFECTED.

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**WESTDELL DEVELOPMENT CORP**  
**INGERSOLL DEVELOPMENT**  
 CLARKE RD-HARRIS ST, INGERSOLL ON

Drawing Title:  
**SITE PLAN PROPOSAL**

Drawn By: D.H. / S.D. Scale: AS INDICATED  
 Checked By: M.A.H. Plot Date: AUG 01, 2024  
 Project Date: NOV 2023  
 Project No: 2023-71  
 Drawing No: Revision  
**A-0.1 11**

Plate 3: Approved Site Plan  
 File Nos.: OP24-11-6 & ZN6-24-05 - Clarke Commercial Shopping Centre Inc.  
 Part Lot 19, Concession 1, West Oxford, 223 Clark Road East, Town of Ingersoll

COUNTY OF OXFORD

BY-LAW NO. 6700-2025

**BEING** a By-Law to adopt Amendment Number 330 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 330 to the County of Oxford Official Plan has been recommended by resolution of the Council of the Town of Ingersoll and the County of Oxford has held a public hearing and has recommended the Amendment for adoption.

**NOW THEREFORE**, the County of Oxford pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended, enacts as follows:

1. That Amendment Number 330 to the County of Oxford Official Plan, being the attached explanatory text and schedules, is hereby adopted.
2. This By-Law shall come into force and take effect on the day of the final passing thereof.

READ a first and second time this 8<sup>th</sup> day of January, 2025.

READ a third time and finally passed this 8<sup>th</sup> day of January, 2025.

---

MARCUS RYAN, WARDEN

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LINDSDEY MANSBRIDGE, CLERK

AMENDMENT NUMBER 330  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following text attached hereto constitutes  
Amendment Number 330 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to amend the existing site specific Service Commercial policies that apply to the subject lands to permit the establishment of a hearing aid clinic as a permitted use.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to the lands described as Part Lot 19, Concession 1, West Oxford in the Town of Ingersoll. The lands are located at the northeast corner of Clark Road East and Hollingshead Road and are municipally known as 223 Clark Road, in the Town of Ingersoll.

3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to modify the existing site specific Official Plan policies of Section 9.3.3.4.5, as they apply to the subject lands to permit the establishment of a professional office, consisting of a hearing aid clinic within the Service Commercial Designation. The remainder of the lands affected by the site specific policies of Section 9.3.3.4.5, being located to the immediate west of the subject lands will remain unchanged.

It is the opinion of Council that the amendment is consistent with the policies of the Provincial Planning Statement as the proposed use will promote economic development and competitiveness within a fully serviced settlement area and will provide for a mix of employment uses for the community.

Council is further satisfied that the intent of the Official Plan can be met with respect to the protection and preservation of the importance of the Central Area as the primary business area within the Town of Ingersoll. Specifically, Council is satisfied that sufficient justification has been provided to demonstrate that the proposed use will have minimal impact on the ability of the Central Area to continue to function as the primary business area and the addition of the proposed use of a hearing aid clinic can be considered an appropriate supporting use to the planned neighbourhood-serving commercial plaza on the subject lands, and Official Plan Amendment 330 will provide a cap to the maximum gross floor area dedicated to the proposed hearing aid clinic of 120 m<sup>2</sup> (1,291.7 ft<sup>2</sup>), which will ensure that this use remains clearly ancillary and subordinate to the commercial plaza.

In light of the foregoing, it is the opinion of Council that the proposed Official Plan Amendment is consistent with the policies of the Provincial Planning Statement and supports the objectives and strategic initiatives of the Official Plan.

#### 4.0 DETAILS OF THE AMENDMENT

- 4.1 That Section 9.3.3 – SERVICE COMMERCIAL AREA, as amended, is hereby further amended by adding the following specific development policy at the end of Section 9.3.3.4.5 – *Specific Development Policies*:

“Special Policy Pertaining to 223 Clark Road East

Notwithstanding the policies of Section 9.3.3.4.5 prohibiting professional office uses, a hearing aid clinic may be permitted, to a maximum gross leasable commercial floor area of 120 m<sup>2</sup> (1,291.7 ft<sup>2</sup>).”

#### 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.