

AMENDMENT NUMBER 338
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following text and schedule attached hereto constitutes
Amendment Number 338 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to redesignate the subject lands from Low Density Residential to Medium Density Residential to facilitate the development of a two multiple unit dwellings, each consisting of four dwelling units, for a total of eight new dwelling units on the subject lands.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to the lands described as Part Lot 4 and Lot 5, Block 39, Plan 279 in the Town of Ingersoll. The subject lands are located on the north side of Charles Street East, lying between Pemberton Street and Mutual Street and are municipally known as 169 Charles Street East, Ingersoll.

3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to facilitate the development of two new four unit multiple unit dwellings, for a total of eight new dwelling units on the subject lands. Specifically, the amendment proposes to redesignate the subject lands from Low Density Residential to Medium Density Residential.

It is the opinion of Council that the amendment is consistent with the relevant policies of the PPS as the proposal is a form of development that promotes intensification and assists in facilitating a mix of housing types to accommodate current and future residents of the Town of Ingersoll and the broader regional market area. The development is also considered to be an efficient use of lands, available municipal services and infrastructure.

Council is also of the opinion that the subject lands are generally suitable for medium density residential development as the lands are located on an arterial road and in close proximity to the public services and amenities of the downtown core of Ingersoll. Further, Council is satisfied that the development of the proposed residential units will have no negative impact on traffic and that the erosion hazard on the subject lands can be appropriately avoided and no further adverse effects from the nearby rail line is anticipated, beyond what is currently experienced on the subject lands. Overall, the proposed increase in residential density is considered to be appropriate for the development of the lands and supports the strategic initiatives and objectives of the Official Plan it pertains to medium density residential development.

The subject lands comprise approximately 1741.2 m² (18,742.7 ft²) and the applicant is proposing a maximum of eight dwelling units, which constitutes a residential density of approximately 45.9 units/ha (18.6 units/ac), which is within the maximum permitted density of the medium density residential designation of 62 units/ha (25 units/ac). The density policies contained in the Plan are intended to encourage the efficient use of residentially designated lands within the settlement, while ensuring that lands provide adequate parking and amenity space to serve the needs of the development and limiting off site impacts that may have adverse effects on the surrounding neighbourhood.

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 Schedule "I-2" – Town of Ingersoll Residential Density Plan, is hereby amended by changing the designation of those lands identified as "ITEM 1" on Schedule "A" attached hereto from "Low Density Residential" to "Medium Density Residential".

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. 338

TO THE

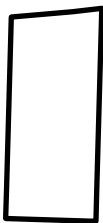
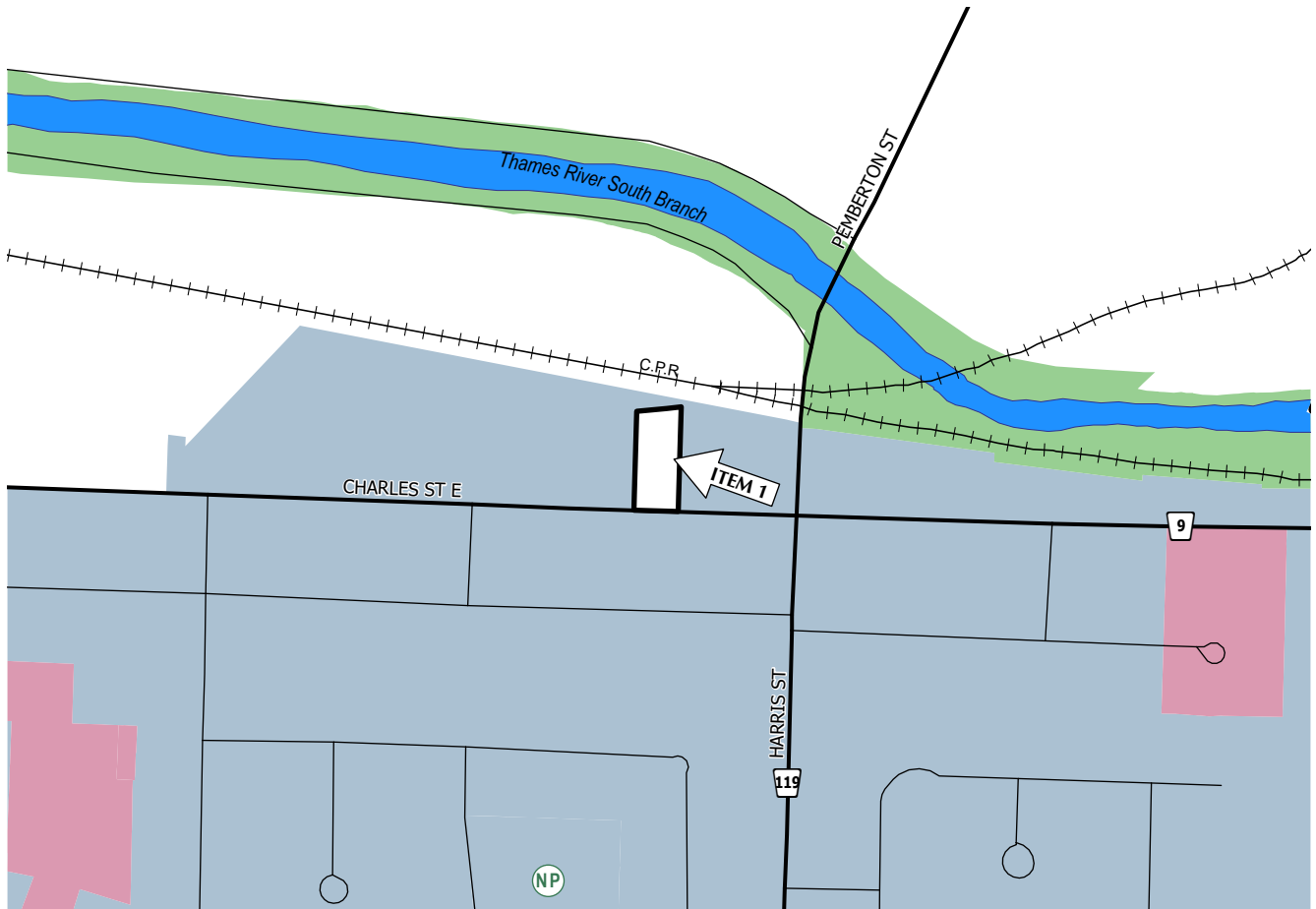
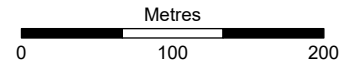
COUNTY OF OXFORD

OFFICIAL PLAN

SCHEDULE "I-2"

TOWN OF INGERSOLL

RESIDENTIAL DENSITY PLAN



- AREA OF THIS AMENDMENT

ITEM 1 - CHANGE FROM LOW DENSITY RESIDENTIAL
TO MEDIUM DENSITY RESIDENTIAL

**RESIDENTIAL DENSITY PLAN
LEGEND**

-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  OPEN SPACE
-  NEIGHBOURHOOD PARK