



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 95 191 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

February 10, 2025



Legend

- 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 42 85 Meters

NAD_1983_UTM_Zone_17N

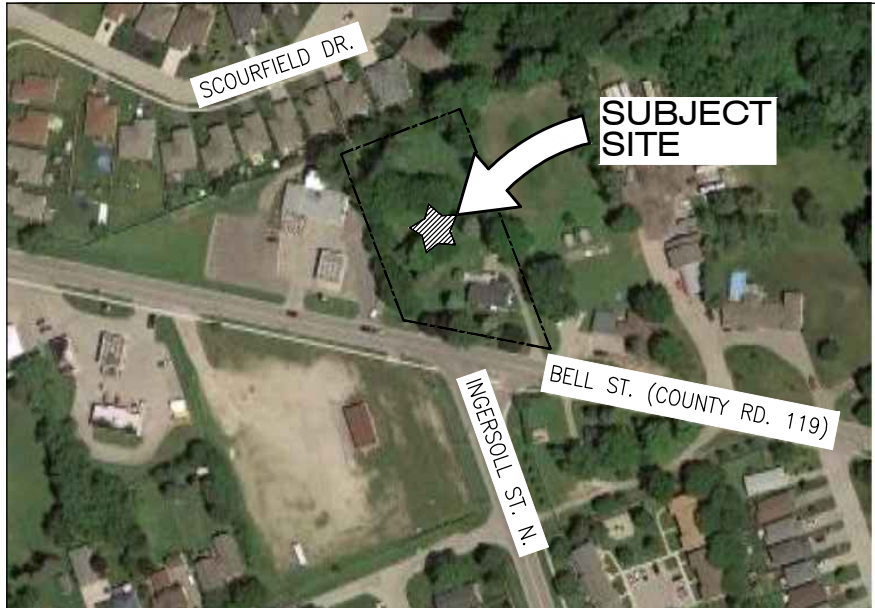


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March 14, 2025

LEGAL INFORMATION

PART OF
PARK LOT 18, BLOCK 98
PLAN 279
IN THE
TOWN OF INGERSOLL
COUNTY OF OXFORD



KEY PLAN

N.T.S.

LIST OF DRAWINGS

| | |
|-----------|--------------------------|
| SHEET SP1 | SITE PLAN & ZONING CHART |
| SHEET SP2 | LEGEND & DETAILS |

ZONING DATA CHART

GROSS LOT AREA: 4,786.7m² BUILDING AREA: 984.5m²
ASPHALT: 2159.0m² LANDSCAPE AREA: 1643.3m²

| No. | ITEM | REQUIRED | PROPOSED |
|-----|--|--------------------------------|---|
| 1 | ZONES | RESIDENTIAL TYPE 4 (R4) | |
| 2 | LOT AREA (m ² MIN.) | 110/UNIT (5390m ²) | 4,786.7* |
| 2 | LOT FRONTAGE (m MIN) | 20.0 | 57.3 |
| 3 | FRONT YARD DEPTH (m) MIN. | 7.5 | 10.44 |
| 4 | SETBACK (m MIN. FROM C OF ARTERIAL ROAD - BELL ST.) | 20.5 | 20.5 |
| 5 | EXTERIOR YARD DEPTH (m) MIN. | 7.5 | N/A |
| 6 | INTERIOR SIDE YARD SETBACK (m) MIN. | 6.0 | EAST: 6.00 WEST: 20.24 |
| 7 | REAR YARD SETBACK (m) MIN. | 10.0 | 33.41 |
| 8 | NUMBER OF DWELLINGS PER LOT (MAX.) | NO PROVISION | 49 UNITS |
| 9 | LANDSCAPE OPEN SPACE (% MIN.) | 30.0 | 34.3 |
| 10 | LOT COVERAGE (% MAX.) | 40.0 | 20.6 |
| 11 | GROSS FLOOR AREA (m ² MIN.) | 55.0/UNIT | >55.0 |
| 12 | HEIGHT (MAX.) | 6 STOREYS | 5 STOREYS |
| 13 | AMENITY AREA (m ² MIN.) | 40/UNIT (1,960m ²) | 777.3m ² (COMMON) + MIN. 3.7m ² PRIVATE/UNIT TOTAL: ~19.5m ² /UNIT* |
| 14 | PARKING SETBACK (m MIN) | 1.50 | NORTH: 1.50 EAST: 1.50 WEST: 1.50 |
| 15 | CHILDREN'S OUTDOOR PLAY AREA FOR APARTMENT DWELLINGS | 50m ² MIN. | 0.0m ² * |

*ZONING DEFICIENCY

PARKING DATA CHART

| OFF-STREET VEHICLE PARKING | | | |
|----------------------------|-------------------------------|--|------------------------------|
| No. | ITEM | REQUIREMENT | REQUIRED |
| 1 | RESIDENTIAL (APARTMENT) | 1.5 PER UNIT (49 UNITS) | 74 SPACES |
| 2 | RESIDENTIAL (VISITOR PARKING) | 1/10 REQUIRED SPACES (49 UNITS) | 8 SPACES |
| 4 | B.F. PARKING | 4% OF TOTAL PARKING WHERE 13-100 SPACES PROVIDED | 3 SPACE (2 TYPE A, 1 TYPE B) |
| 3 | TOTAL PARKING | SEE ABOVE | 85 SPACES |

*ZONING DEFICIENCY

Plate 3: Applicant's Concept Sketch
File Nos.: OP 25-03-6 & ZN 6-25-01 - Escalade Property Corp.
Part Park Lot 18, Block 98, Plan 279, 412 Bell Street, Town of Ingersoll

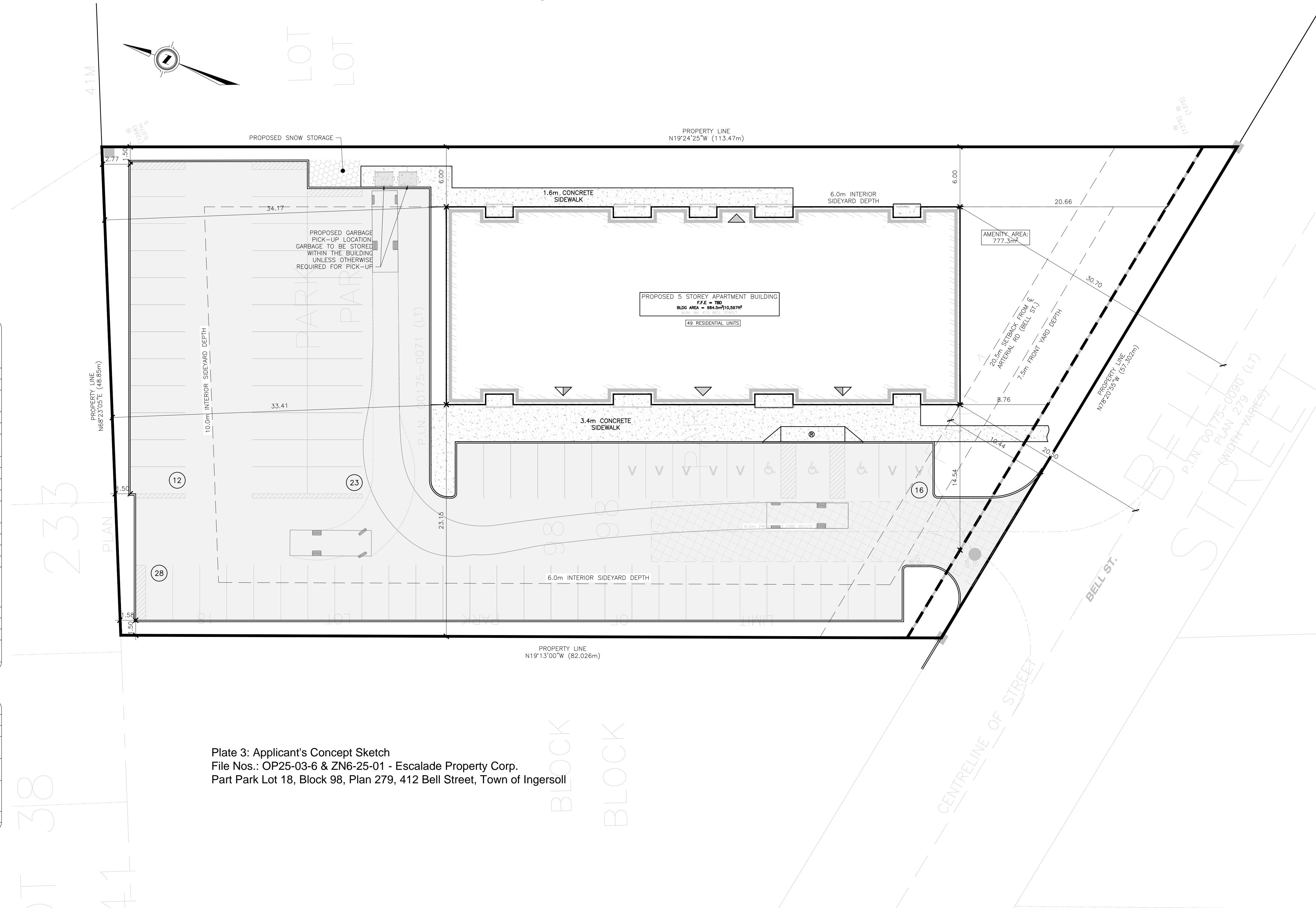


Plate 3: Applicant's Concept Sketch
File Nos.: OP25-03-6 & ZN6-25-01 - Escalade Property Corp.
Part Park Lot 18, Block 98, Plan 279, 412 Bell Street, Town of Ingersoll

| # | ISSUED FOR | DATE |
|----|--------------------------|------------|
| 01 | ISSUED FOR CLIENT REVIEW | 2024.10.15 |
| 02 | ISSUED FOR CLIENT REVIEW | 2024.12.18 |
| 03 | ISSUED FOR CLIENT REVIEW | 2024.12.23 |
| 04 | ISSUED FOR ZBA | 2025.01.27 |
| 05 | RE-ISSUED FOR ZBA | 2025.02.26 |
| | | |
| | | |
| | | |

PROJECT:
5 STOREY APARTMENT BLDG
412 BELL ST.
INGERSOLL, ONTARIO

CLIENT:
ESCALADE PROPERTY CORP.
C/O JON LEAHY
1-575 WHARNCLIFFE RD. S.
LONDON ON N6J 1R2
P: 519-672-1452
E: JLCOMESLTD@YAHOO.CA



PRELIMINARY FOR
REVIEW ONLY

DRAWING DESCRIPTION
SITE PLAN & ZONING CHART

PROJECT #XX-XX
SBM-24-2209
SCALE: AS INDICATED
REVIEWED: PDTA
DRAWN: OMP

SP1

Petition to Ingersoll Town Council April 14, 2025

Regarding File numbers OP25-03-6 and ZN6-25-01

A number of concerns have been raised given the applicant's request for amendments to both the Oxford County Official Plan and The Town of Ingersoll Zoning. The applicant has also requested special provisions to the 'R4' zone in 4 different areas; reducing the minimum required lot area per unit, reducing the amenity area, reducing the number of required parking spaces and relief from providing a children's play area.

Obviously, the more units in this building, the more rental apartments available in the community and the more money to be made from the property. The number of amendments and special provisions requested seem to indicate that the building is too big for the space. We are concerned that all of these accommodations will cause problems in the neighbourhood. We are asking that the building be required to meet the current requirements in accordance with the building code and town by-laws.

Not only are we concerned about the quality of space that will be provided for tenants, we are also concerned about the environmental impact and potential safety issues that could arise. Please refer to the attached document "Proposed Build at 412 Bell St." for a detailed outline of our concerns.

It is understood that there are a number of studies or consultations that could be done to ensure the long term success of building on this property, which could include but not be limited to, the Upper Thames Conservation Authority, Hydrogeological Assessment, Geotechnical Assessment, Shadow study, Stormwater management plan as well as Grading and drainage plans.

It is also understood that these items may typically be part of the Site Plan Control Process. Given the complexity of this property and the numerous requests for amendments for the proposed build, we are asking that consideration be given to the results of these studies and consultations before approval is given for such a serious zoning change. At the very least we are requesting the zoning change be conditional on the results of the various studies and consultation.

We also ask that our concerns and questions detailed in the attached "Proposed Build at 412 Bell St" document be taken into consideration and be addressed.

Proposed Build at 412 Bell Street

Building and Privacy

General

The homeowners on Scourfield are very concerned about the loss of privacy and the impacts of having a large volume of tenants moving into a low-density residential area. It is also very concerning that the value of the homes in a well-established residential area will be negatively impacted by changes to the immediate neighbourhood.

Questions / Concerns

- The introduction of a large multi-tenant building at this location seems to signal a change to the plans for this neighbourhood. What is Ingersoll's long-term plan for this area? Is the intent to rezone and build up this end of town with high-density structures?
- Scourfield is a well-established 18-year-old neighbourhood with many residents going back to when it was first built. The value of the homes on Scourfield are already being negatively impacted.
- What is the mix of units? Bachelor, 1BR, 2BR – this will give an indication of planned tenant volume.
- What are the apartment sizes? 49 apartments seems like a tight fit for the building footprint.
- Tenant mix – a stated planned mix of seniors and young professionals. There is no way to guarantee that this will be the actual tenant mix in the apartments. This will impact the parking, greenspace and playground concerns.
- Do the existing schools have the capacity to take on more students? It appears that Laurie Hawkins school is already close to capacity.
- What percentage of apartments are geared for income or affordable units?
- There are concerns regarding noise from the parking areas, possible balconies, building infrastructure such as air-conditioners and other noise associated with a large number of people in a concentrated location.
- Are there balconies? Impact on privacy and noise.
- Where are the windows located and how many are there? Impacts on privacy and lighting.
- What kind of lighting for the building and parking are planned, to prevent issues for the existing neighbourhood? Has a lighting study been completed?

- Has a shadow study been completed to determine the impact of the structure on the neighbours?
- The proposed amount of amenity space is significantly less than half of the by-law guidance. This would reduce the ability of the tenants to do things on-site and will likely encourage trespassing onto private property.
- What building materials and colours will be used on the exterior – brick, siding, other? How will this fit in with the existing neighbourhood?
- Will garbage be stored inside or outside? Outside garbage attracts rodents like rats and raccoons, as we see with the neighbouring restaurant (regardless of whether there are lids on the garbage bins).
- What is the estimated start and completion of the apartment building?
- Does the Ingersoll Fire Department have sufficient and the right type of equipment to handle a 5 storey building and the extra volume of units?
- Is there enough space in the proposed parking lot for firetrucks to maneuver? Most fires have multiple firetrucks responding.

We Request

- Consideration that the building height be reduced to 3 storeys to better fit the lot size, better fit into the neighbourhood, align with the Ingersoll zoning by-laws, and provide more desirable living space for the tenants.
- No reduction in the amenity space since that would reduce the quality of the build significantly and likely promote trespassing onto neighbouring properties.
- Privacy fencing on 3 sides of the building lot to discourage easy trespassing onto neighbouring properties.
- We request consideration for a composite fence on the property line that is tall enough to block sight lines of the upper units. This will also be a better noise buffer.
- A mature tree line planted on the side backing onto Scourfield properties to buffer noise and add to privacy.
- Shadow study
- Photometric (light) plan
- Rendering of the building
- Answers to above Questions / Concerns.

Drainage

General

There is a significant concern of flooding, especially on the eastern half of Scourfield. A combination of underground streams, the higher elevation and grading of the building site raises the risk of flooding significantly for the homes on Scourfield.

Background

There are underground streams in the Scourfield subdivision and neighbouring areas. There are 3 known significant wet spots on Scourfield:

- a) One is at the west end of the street (house #36, #3, #4 area).
- b) The second is the park area around the Storm Water Management Pond. The playground, open grass and pond areas are all very spongy all year.
- c) The third is at the east end running from house #27, under the road and then between house #25 and #24 towards Sutherland Creek. House #27 abuts the building site and their sump-pump runs 24 / 7 / 365. The sump-pump at #25 runs constantly from March-June and occasionally at other times. Given the direction of the water flow and the elevation, this underground stream likely extends back under the building lot.

Questions / Concerns

- Groundwater – We have significant challenges with ground water at the east end of Scourfield (see background). The concern is that this build will cause flooding. What is being done to ensure that this does not happen?
- Surface water – The proposed building lot is at a higher elevation and the grading is towards Scourfield. Current rain and snow melt is absorbed by approximately 18 evergreen trees and 34 deciduous trees varying in size and maturity, as well as plants and open ground on the building site. All the water needs to be channelled into the Storm Water Management system on Bell Street without any run-off from the property onto the adjacent properties. Any extra water on Scourfield will result in flooding.

We Request

- Upper Thames Conservation study
- Hydrogeological Assessment
- Geotechnical Assessment
- Grading and drainage plans
- Stormwater management plan
- Answers to above Questions / Concerns

Green Space

General

There is no usable green space on the proposed building site. With the requested decrease in lot size, amenity area, no child play area etc., we are concerned that tenants will be looking for places for recreation, play and pets and will trespass onto private property.

Questions / Concerns

- The wooded area behind houses #22-26 is private property. The concern is that tenants will trespass onto private property. This is not safe for the trespassers – woods, steep hill, unpredictable creek, and an invasion of privacy for Scourfield.
- There will be a large number of tenants in the proposed building – what is the plan to provide them with usable and safe green space?
- Is there a plan to guide the tenants towards existing park amenities? If so, which ones?
- There are safety concerns about the use of the Scourfield Storm Water Management Pond park as the proposed green space for an increased audience (if that is the recommendation).
 - The pond is open and has varying water levels, as designed
 - The area is very wet all year
 - There is direct access to Sutherland Creek and neighbouring private properties
 - Are the play structures appropriate and sufficient for a larger audience?

We Request

- Provision of green space on the building site for tenants
- Green space for pets
- Optimally, we would like a fence going down to Sutherland Creek to keep out trespassers. We understand that this is private property.
- Answers to above Questions / Concerns

Traffic

General

The intersection at Bell Street and Ingersoll Street is already awkward and difficult to navigate. The traffic heading west on Bell street tends to be well over the speed limit by the time they reach 412 Bell St. The entrance / exit for the proposed building site is in a blind spot coming over the hill when the traffic is heading west. An increase in traffic at this location raises a significant concern for public safety – both from a driving and pedestrian perspective.

Questions / Concerns

- What traffic calming measures will be implemented to slow down the traffic and make this stretch of Bell Street safe for vehicles and pedestrians?
- What changes will be implemented at the intersection of Bell Street and Ingersoll Street to make that intersection safe for vehicles and pedestrians (traffic lights, all-way stops etc)?
- If no traffic changes are made, then turning left out of Scourfield will become more difficult. This will also impact the safety of kids walking to school and the safety of the school bus drop-off / pick-up of kids.
- What is the timing for any traffic changes?
- Will there be roadwork required to address utilities or other construction considerations?
- How would a school bus stop work at this location? Stopping on Bell Street in the blind spot would be far too dangerous and there doesn't seem to be room on the lot to turn a bus around.

We Request

- Traffic study
- Answers to above Questions / Concerns

Parking

General

There is no public transportation in Ingersoll. It is expected that most adults will need a car to get around. There is significant concern from Scourfield residents and neighbouring businesses about impacts of overflow parking.

Questions / Concerns

- Is the reduced parking sufficient? The concern is that the tenants and visitors will park on Scourfield or at the neighbouring businesses on Bell Street for overflow parking.
- The street parking along Scourfield blocks driveways, making it difficult to navigate Scourfield and interferes with things like snow clearing and garbage pickup.
- There is no parking at any of the public parks, including the park by the Storm Water Management Pond on Scourfield.
- Snow – The space for snow storage on the plot diagram is too small given the snow piles in the roundabouts on Scourfield every winter. Where will the extra snow be stored? Will this impact the amount of actual parking available to the tenants?
- How will the melting snow run-off be handled to ensure that it does not run onto adjacent properties?

We Request

- No reduction of proposed parking spaces
- Answers to above Questions/Concerns



Petition to the Council of the Corporation of the Town of Ingersoll

To: Mayor and Council of the Town of Ingersoll

We the undersigned, hereby submit this petition for Council's consideration for the reason(s) detailed below:

Please refer to the attached petition and supporting document.

Dated this 7th day of April, 2025

Petition Initiator and Contact Information

| | |
|--------------------------|---------------------|
| First Name: Dianne | Last Name: Bonnyman |
| Phone Number: [REDACTED] | Email: [REDACTED] |
| Address: [REDACTED] | |

| Name (please print first and last) | Address (your residential address in the Town of Ingersoll) | Signature (Only original signatures are permitted) |
|---------------------------------------|---|--|
| Dianne Bonnyman | [REDACTED] | [REDACTED] |
| J.P. Bonnyman | | [REDACTED] |
| Mary-Pat Vollick | | [REDACTED] |
| Jeanne Brekelmans | | [REDACTED] |
| Rob & Kristie McCullough | | [REDACTED] |
| Chris Todd | | [REDACTED] |
| Kelly Mantler | | [REDACTED] |

Personal information contained on this form is collected under the authority of the Municipal Freedom of Information and Protection of Privacy Act, and will be used for the purpose of providing correspondence related to matters before Council. Please note that all meetings of council are open to the public except where permitted to be closed under section 239 (2) of the Municipal Act. Regular meetings of Council are generally live-streamed and made available for viewing on the Town's website.

By signing this petition, I hereby acknowledge that this petition will become a public document of the Town of Ingersoll and that all information contained in it will be subject to the scrutiny of the Town and will be publicly available.

Questions about the collection and disclosure of personal information contained in this petition should be directed to the Town Clerk at (519) 485-0120, clerks@ingersoll.ca, 130 Oxford St. 2nd Floor, Ingersoll, ON, N5C 2V5

Petition to the Council of the Corporation of the Town of Ingersoll

| Name (please print first and last) | Address (your residential address in Ingersoll) | Signature (Only original signatures) |
|---------------------------------------|--|---|
| Jason Hynes | | |
| George Mantle- | | |
| Theresa Sendor | | |
| Jane Cole | | |
| Terry Sue Coventry | | |
| Bev Mooney | | |
| Rick Mooney | | |
| Devon Mooney | | |
| Brad Coventry | | |
| Michel Delodder | | |
| Luane Paton | | |
| HEATHER PATON | | |
| Bop de Graaf | | |
| Kim Cullen | | |
| Nichelle Young | | |
| [Signature] | | |
| Daxon Young | | |
| | | |

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Petition to the Council of the Corporation of the Town of Ingersoll

| Name (please print first and last) | Address (your residential address in Ingersoll) | Signature (Only original signatures) |
|---------------------------------------|--|---|
| Brooke Hynes | | |
| Brian Munro | | |
| Harold ZAVITZ | | |
| JACKIE ZAVITZ | | |
| MARY DELORD | | |
| Samuel Jackson | | |
| Josh Cornish | | |
| Brady cornish | | |
| Mark SANDER | | |
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To: Mayor and Members of Town of Ingersoll Council

From: Dianne Bonnyman, Jeanne Brekelmans and Mary-Pat Vollick

Residents of Scourfield Dr. Ingersoll

Re: Response to Recommendation from Heather St. Clair, Senior Development Planner, Community Planning, Oxford County

Date: May 8, 2025

Dianne, Jeanne and myself met tonight to review the submission and recommendations that were published today from Heather St. Clair. We appreciate the fact that she captured the essence of the public consultation well and that it was included in the report.

As much as our concerns were heard and noted, the recommendations from Heather St. Clair don't seem to have addressed them in any way. It is understood that many of our concerns will be addressed in the Planning and Site Plan Review process. However, we are hoping that our concerns regarding the zoning amendments will still be given due consideration prior to this Monday May 12th when the zoning change is to be voted on.

The report highlights sections from the Official Plan Guidelines as well as the 2024 Provincial Planning Statement (PPS) that clearly discourage high density residential next to low density residential in situations such as this, where there is insufficient space to mitigate the adverse effects on the existing residents; privacy, noise, property value etc. It also clearly states that current residents are to be taken into consideration; "all housing options to meet the social, health, economic and wellbeing requirements of future and current residents...". Simply building a fence will not mitigate the impact of a 5 storey building.

Considerable effort has been made by the community to remain open to this proposal and avoid the "NIMBY" (not in my backyard) mindset. The current residents in the neighbourhood all recognize the need for more housing in Ingersoll and understand that re-purposing underutilized commercial space is a tremendous opportunity for many reasons. It is clear that an apartment building will add a number of new rental units to this community and would be a great asset.

The community is aware (even though Town Council may not be), that the two neighbours to the east of 412 Bell St. have both been approached about selling their properties and there is a good possibility that this may happen in the next couple years. Whatever happens with this property will set a precedent for adjacent properties in the

future. There is a fear that we will end up with 2 or 3 large apartment buildings in a row, which could have a very large impact on the neighbourhood.

We are asking that if the Zoning change is to go ahead that it be approved without any of the amendments. Asking the builder to work within the existing by-laws and building codes would ensure consistency and fairness across the community and force them to build a reasonable size building given the size of the lot. It would be respectful of both the existing legislation as well as respectful to the current residents and local businesses.

Thank you for giving serious consideration to our request!

Dianne Bonnyman
Jeanne Brekelmans
Mary-Pat Vollick

COUNTY OF OXFORD

BY-LAW NO. 6733-2025

BEING a By-Law to adopt Amendment Number 339 to the County of Oxford Official Plan.

WHEREAS, Amendment Number 339 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 339 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 28th day of May, 2025.

READ a third time and finally passed this 28th day of May, 2025.

MARCUS RYAN, WARDEN

LINDSEY MANSBRIDGE, CLERK

AMENDMENT NUMBER 339
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following schedule attached hereto constitutes
Amendment Number 339 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 Service Commercial to Residential on Schedule I-1, Town of Ingersoll Land Use Plan, and to designate the subject lands High Density Residential on Schedule I-2, Town of Ingersoll Residential Density Plan to facilitate the development of a five storey, forty-nine unit apartment building.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to the lands described as Part of Park Lot 18, Block 98, Plan 279 in the Town of Ingersoll. The subject lands are located on the north side of Bell Street, lying between Scourfield Drive and McKeand Street and are municipally known as 412 Bell Street, Ingersoll.

3.0 BASIS FOR THE AMENDMENT

This amendment has been initiated to designate the subject lands High Density Residential to facilitate the development of a five storey, forty-nine unit apartment dwelling on the subject lands.

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 high 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 be as, or more, compatible with the existing low density residential uses to the immediate north than many of the service commercial uses that are currently permitted on the subject lands in accordance with the current zoning. Council is also satisfied that there are sufficient public recreation spaces available within close proximity to the subject lands to serve the needs of future residents. 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 4,976.7 m² (1.22 ac) and the applicant is proposing the development of forty-nine new dwelling units, which constitutes a residential density of approximately 98.4 units/ha (40.1 units/ac), which is within the permitted density range of 63 units/ha (26 units/ac) to 111 units/ha (45 units/ac) for development in the high density residential designation. 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-1" – Town of Ingersoll Land Use Plan, is hereby amended by changing the designation of those lands identified as "ITEM 1" on Schedule "A" attached hereto from "Service Commercial" to "Residential".

4.2 That Schedule "I-2" – Town of Ingersoll Residential Density Plan, is hereby amended by designating those lands identified as "ITEM 1" on Schedule "A" attached hereto to "High 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.

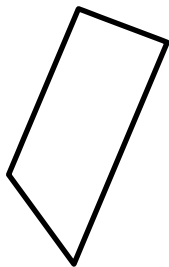
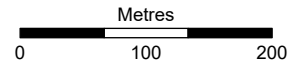
SCHEDULE "A"
AMENDMENT No. 339

TO THE

**COUNTY OF OXFORD
OFFICIAL PLAN**

SCHEDULE "I-1"

**TOWN OF INGERSOLL
LAND USE PLAN**



- AREA OF THIS AMENDMENT

ITEM 1 - CHANGE FROM SERVICE COMMERCIAL
TO RESIDENTIAL

**LAND USE PLAN
LEGEND**

| | |
|--|---------------------|
| | RESIDENTIAL |
| | SERVICE COMMERCIAL |
| | OPEN SPACE |
| | FUTURE URBAN GROWTH |
| | FLOODLINE |

SCHEDULE "A"

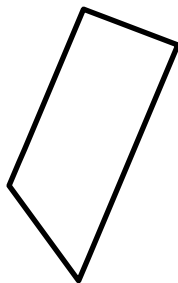
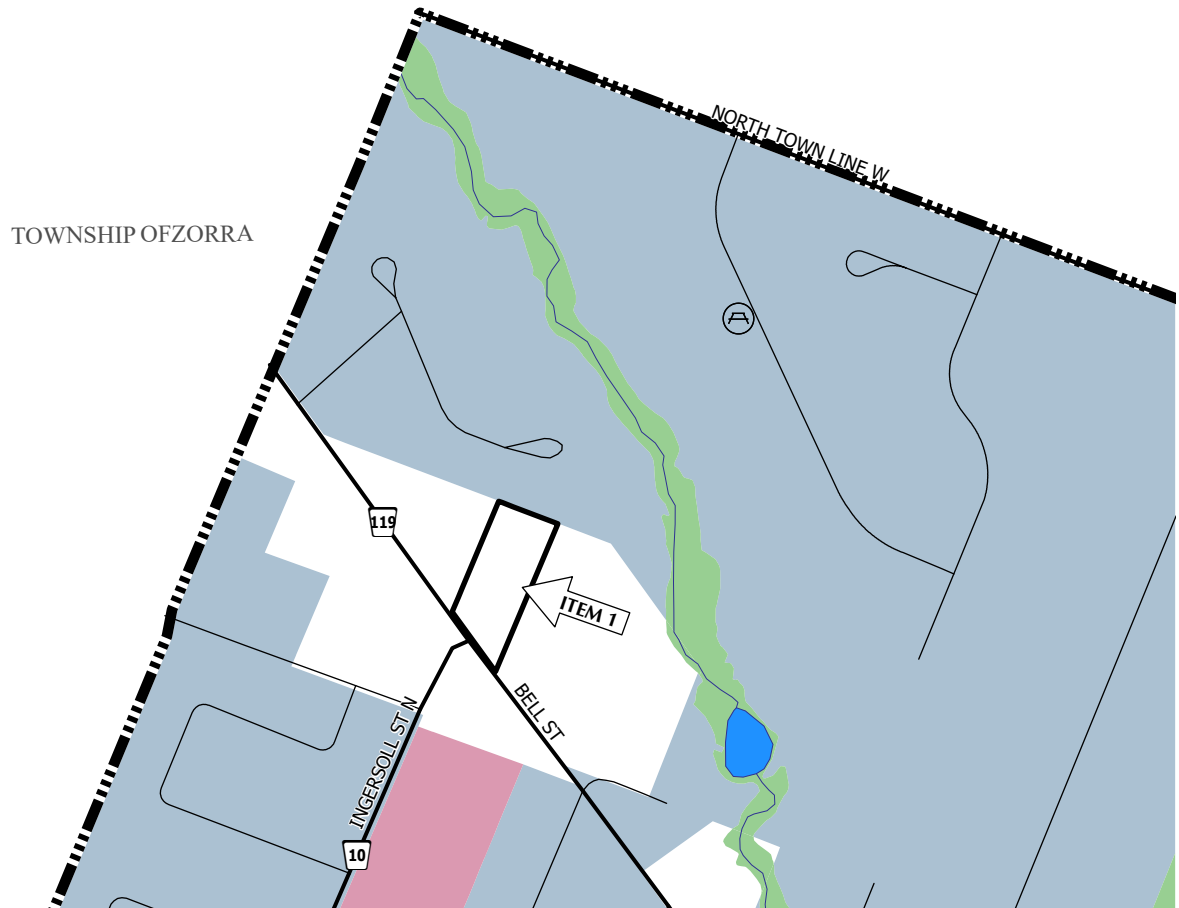
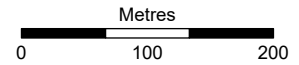
AMENDMENT No. 339

TO THE

COUNTY OF OXFORD
OFFICIAL PLAN

SCHEDULE "I-2"




TOWN OF INGERSOLL
RESIDENTIAL DENSITY PLAN



- AREA OF THIS AMENDMENT

ITEM 1 - ADD TO HIGH DENSITY RESIDENTIAL

**RESIDENTIAL DENSITY PLAN
LEGEND**

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