

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.

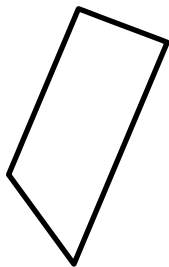
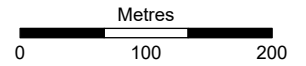
SCHEDULE "A"
AMENDMENT No. 339

TO THE

**COUNTY OF OXFORD
OFFICIAL PLAN**

SCHEDULE "I-1"

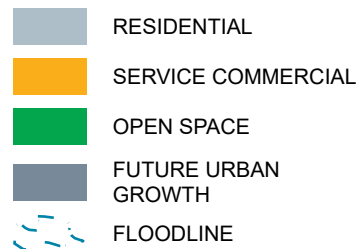
**TOWN OF INGERSOLL
LAND USE PLAN**



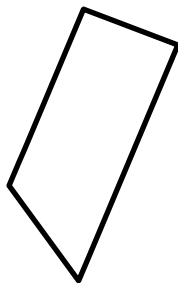
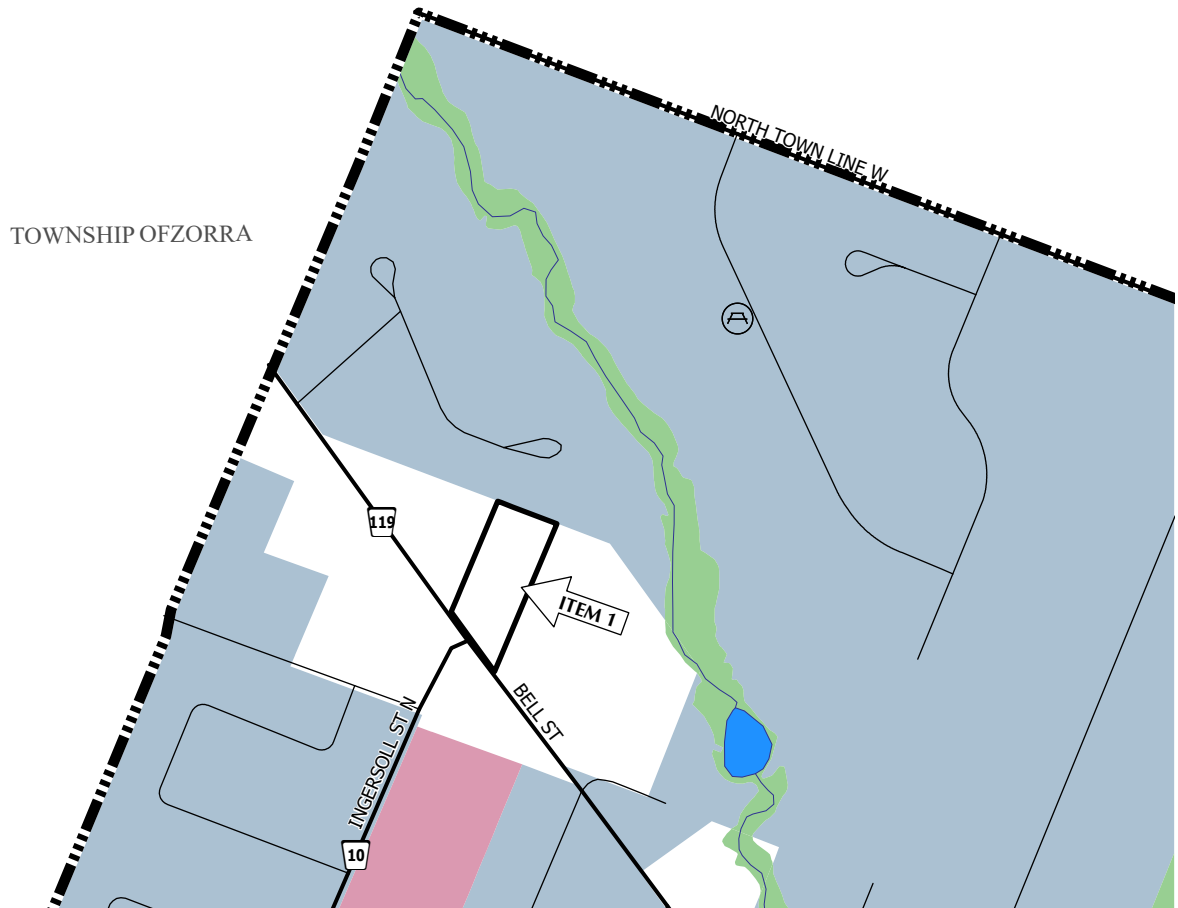
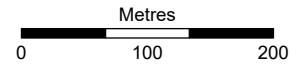
- AREA OF THIS AMENDMENT

ITEM 1 - CHANGE FROM SERVICE COMMERCIAL
TO RESIDENTIAL

**LAND USE PLAN
LEGEND**







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