

AMENDMENT NUMBER 264
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The schedules attached hereto, constitute
Amendment Number 264 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 'Open Space' to 'Residential' and 'Low Density Residential' to facilitate the development of a residential draft plan of subdivision, consisting of 7 lots for single detached dwellings, and 5 lots for semi-detached dwellings.

2.0 LOCATION OF LANDS AFFECTED

The subject lands are described as Part of Park Lots 6A to 8A, Block 3, Plan 279 and Parts 2 & 3, Plan 41R-6739 in the Town of Ingersoll. The lands are located on the northeast corner of Wonham Street and Holcroft Street, and are municipally known as 90 Holcroft Street West.

3.0 BASIS FOR THE AMENDMENT

The subject amendment has been initiated to redesignate a portion of the subject lands to 'Low Density Residential' to facilitate the development of a residential draft plan of subdivision, consisting of 7 lots for single detached dwellings and 5 lots for semi-detached dwellings.

It is the opinion of Council that the proposed amendment is consistent with the relevant policies of the Provincial Policy Statement as the proposed draft plan of subdivision is cost-effective, and an efficient land use pattern that minimizes land consumption and servicing costs. The proposed development also contributes to an overall mix of housing types to accommodate current and future residents of the regional market area.

The development is not proposed within a natural hazard area as directed by Section 3.1 of the Provincial Policy Statement and the Upper Thames River Conservation Authority has indicated that the requirement for an Environmental Impact Study can be waived in this instance, which would enable development on the subject lands to proceed.

Council is of the opinion that the subject lands are suitable for low density residential development as the lands are located on, and will have direct access to, collector roads. The proposed redesignation will provide for an efficient lot fabric, street layout and subdivision design.

The site is located in an area that abuts existing low density development to the north, west and east and an open space use to the south (Ingersoll Golf Club).

Further, it is the opinion of Council that the proposed amendment is appropriate and supportive of the strategic initiatives and objectives of the Official Plan and is consistent with the policies for Low Density Residential areas within the Town. The Low Density Residential designation is intended for areas to be primarily developed or planned for a variety of low rise, low density housing forms including single-detached dwellings, semi-detached, duplex or converted dwellings, quadraplexes, townhouses and low density cluster development.

The subject property is surrounded predominantly by single detached dwellings on various sized lots along Wonham Street and Holcroft Street. The creation of new low density residential lots within the older established areas of the Town is encouraged, provided that the proposed development is consistent with the surrounding residential environment. The proposed subdivision development is considered to be a compatible form of development and can co-exist with the surrounding area without creating adverse impacts.

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 "Open Space" to "Residential".
- 4.2 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 "Open Space" to "Low Density Residential".
- 4.3 That Schedule "I-3" – Town of Ingersoll Leisure Resources and School Facilities Plan, is hereby amended by removing those lands identified as "ITEM 1" on Schedule "A" from the "Open Space" designation.

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.

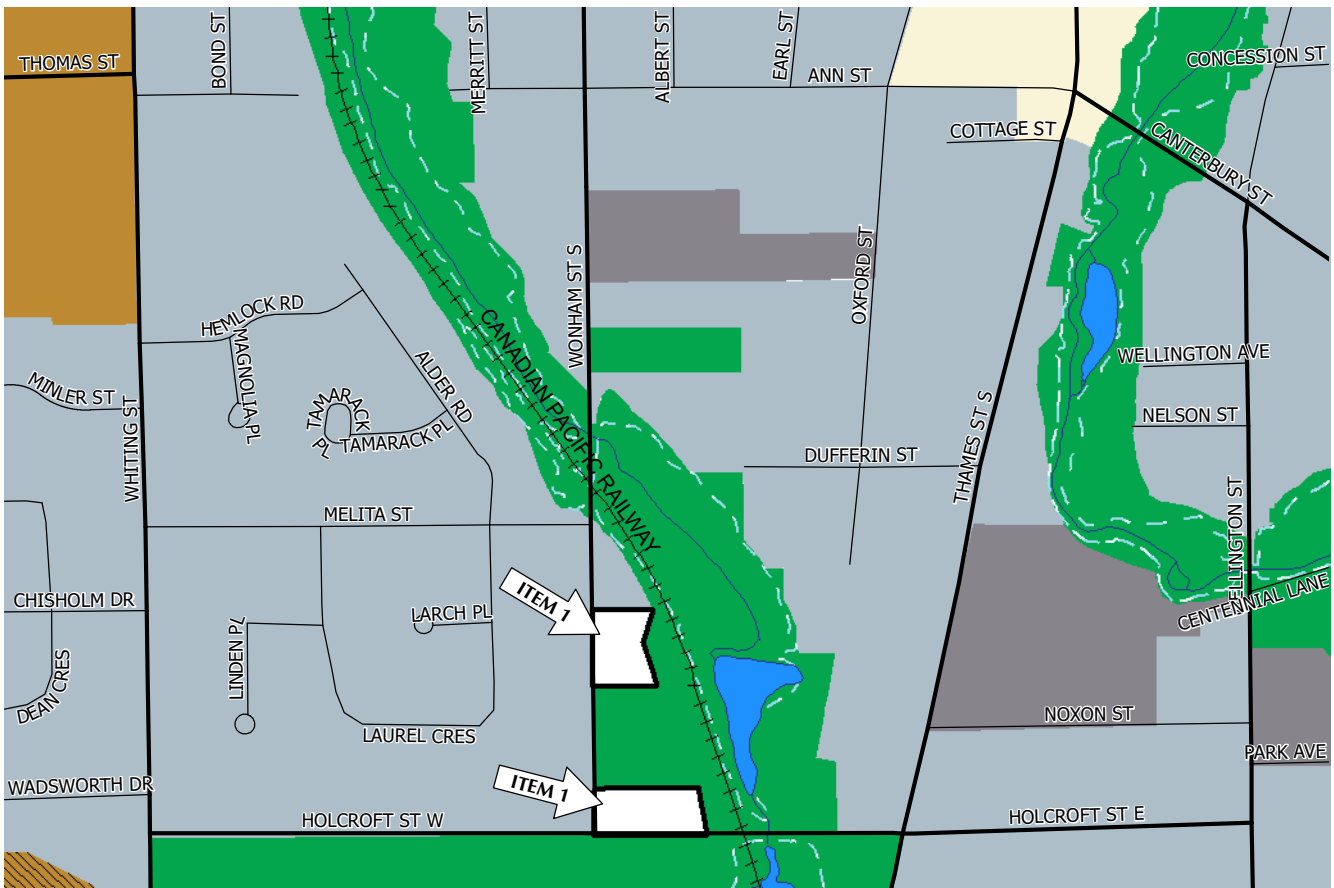
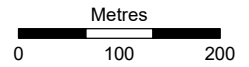
SCHEDULE "A"
AMENDMENT No. 264

TO THE

**COUNTY OF OXFORD
OFFICIAL PLAN**

SCHEDULE "I-1"

**TOWN OF INGERSOLL
LAND USE PLAN**



- AREA OF THIS AMENDMENT

ITEM 1 - CHANGE FROM OPEN SPACE
TO RESIDENTIAL



**LAND USE PLAN
LEGEND**

- Floodline
- SPECIFIC POLICY AREA
See Section 9.3.4.5
- Community Facility
- Entrepreneurial District
- Industrial
- Industrial Site Specific
Policy Area
- Open Space
- Residential

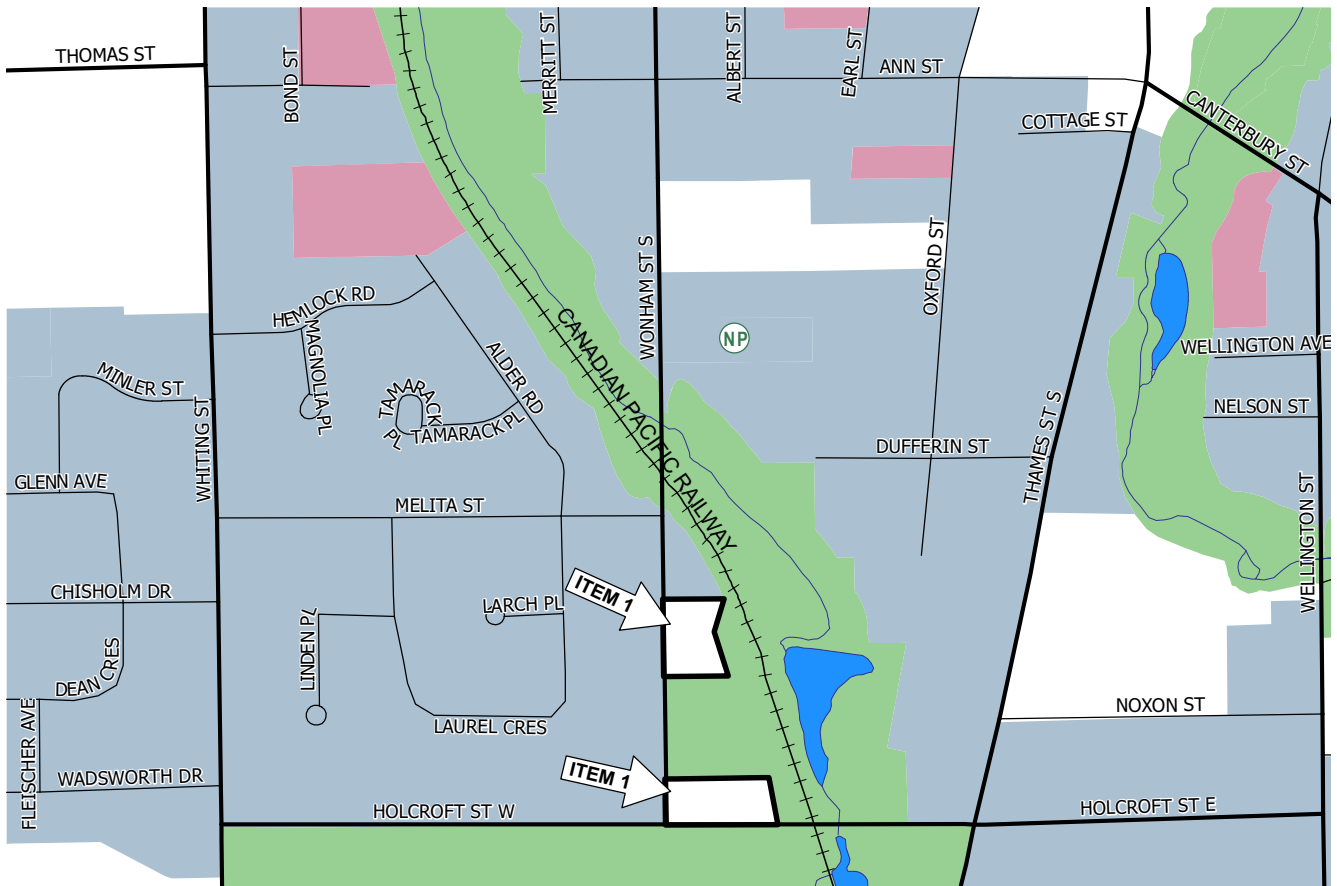
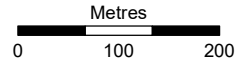
SCHEDULE "A"
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TO THE

**COUNTY OF OXFORD
OFFICIAL PLAN**

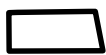
SCHEDULE "I-2"

**TOWN OF INGERSOLL
RESIDENTIAL DENSITY PLAN**







- AREA OF THIS AMENDMENT

ITEM 1 - CHANGE FROM OPEN SPACE TO LOW DENSITY RESIDENTIAL



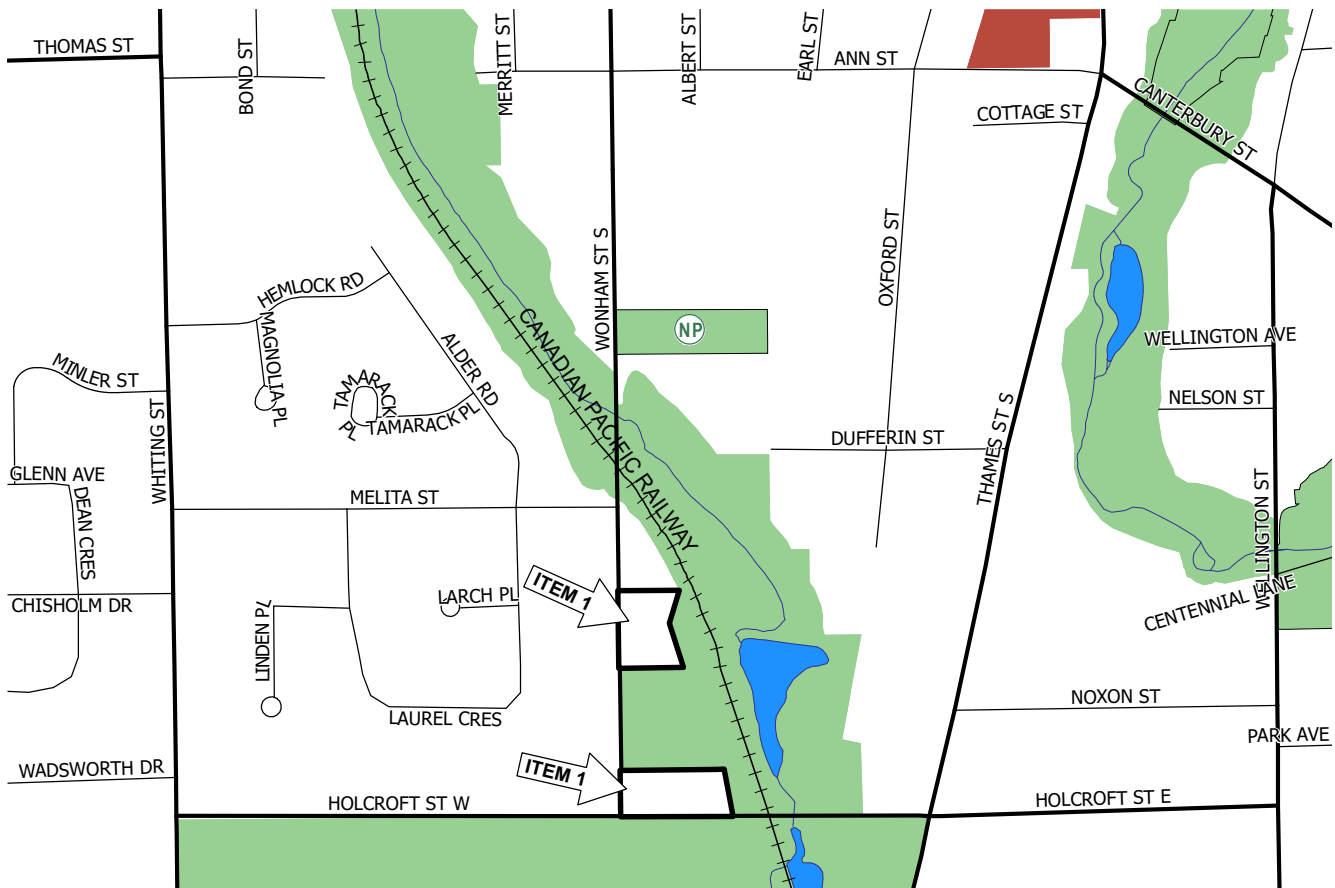
**RESIDENTIAL DENSITY PLAN
LEGEND**

-  Low Density Residential
-  Medium Density Residential
-  Open Space
-  Neighbourhood Park

SCHEDULE "A"
 AMENDMENT No. 264
 TO THE
COUNTY OF OXFORD
OFFICIAL PLAN
 SCHEDULE "I-3"
TOWN OF INGERSOLL
LEISURE RESOURCES AND SCHOOL FACILITIES
PLAN



Metres
 0 100 200



- AREA OF THIS AMENDMENT

ITEM 1 - REMOVE FROM OPEN SPACE



**LEISURE RESOURCES AND SCHOOL FACILITIES PLAN
 LEGEND**

- ELEMENTARY SCHOOL
- OPEN SPACE
- NP NEIGHBOURHOOD PARK