

Plate 1 - Existing Zoning & Location Map

File No.: SB21-17-6, 1879784 Ontario Inc. (Klondike Homes), Part Lot 18, Concession 1 (West Oxford),
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 96 192 Meters

NAD_1983_UTM_Zone_17N

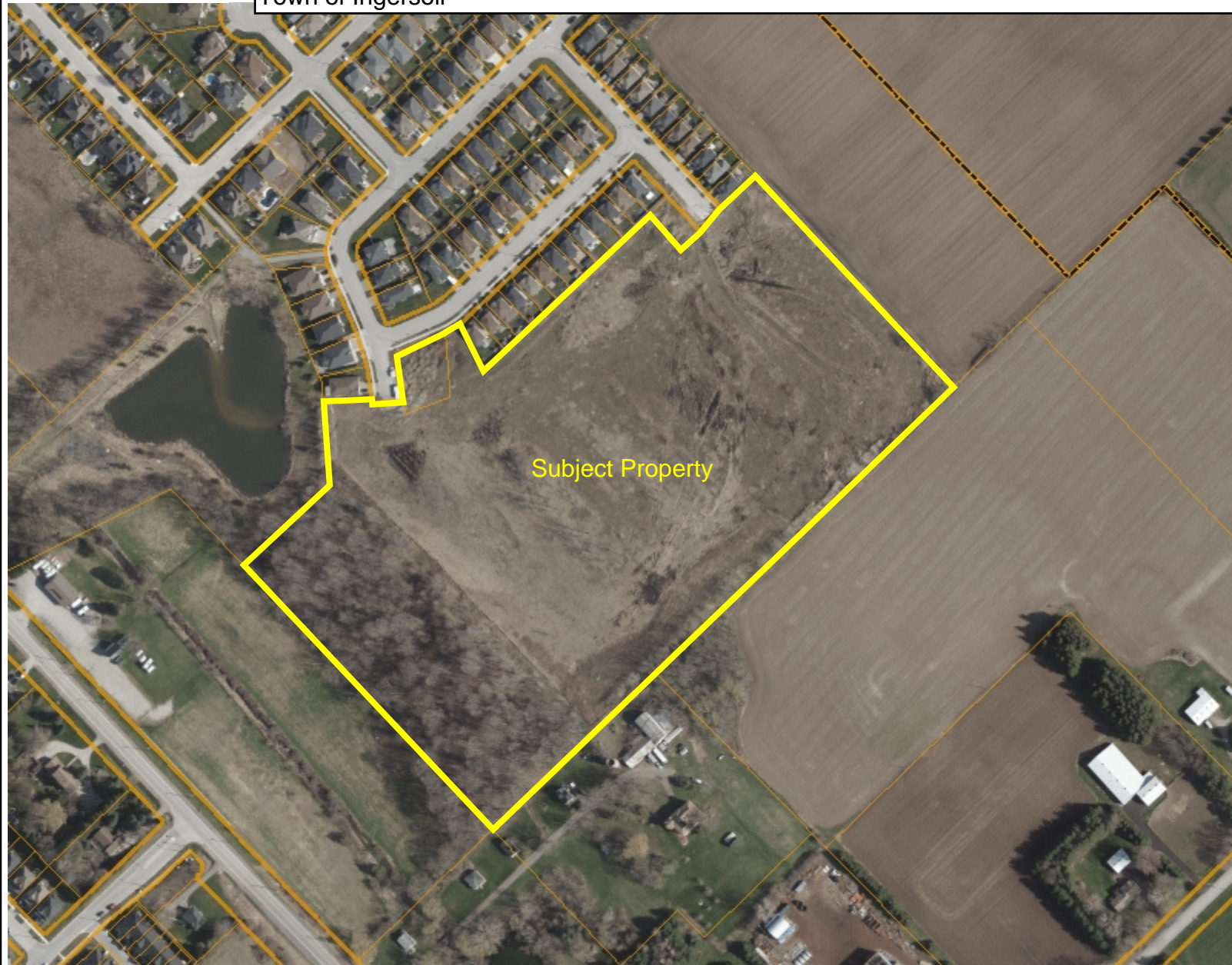


This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

December 10, 2021

Plate 2 - Air Photo (2020)

File No.: SB21-17-6, 1879784 Ontario Inc. (Klondike Homes), Part Lot 18, Concession 1 (West Oxford),
Town of Ingersoll

**Legend**

Parcel Lines

- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary

Notes

0 96 192 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

December 10, 2021

Plate 3 - Proposed Draft Plan of Subdivision

File No.: SB21-17-6, 1879784 Ontario Inc., Part Lots 17 & 18, Concession 1 (West Oxford), Town of Ingersoll



DRAFT PLAN OF SUBDIVISION

Part of Lot 18
Concession 1
Geographic Township
Of West Oxford
And Acc Of Block 85
Registered Plan - 41M - 252
In The
Town of Ingersoll
County of Oxford

LAND USE SCHEDULE			
DESCRIPTION	LOTS/BLKS.	UNITS	AREA (ha.)
Single Detached Residential	1-104	104	5.02
Walkway	105		0.02
Berm	106		0.11
Future Development	107		0.07
Open Space	108		2.09
Roads			2.03
TOTAL		104	9.35

ADDITIONAL INFORMATION
(UNDER SECTION 51(17) OF THE PLANNING ACT)
INFORMATION REQUIRED BY CLAUSES a,b,c,d,e,f,g and i ARE AS SHOWN ON THE DRAFT PLAN.
i) Municipal water supply
ii) All sanitary and storm sewers as required

OWNER'S CERTIFICATE
I AUTHORIZE THE GSP GROUP INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE COUNTY OF OXFORD.

1879784 ONTARIO INC. SEPT 22, 2021
DATE

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN

DATE SEPT 27/21
DATE

PAID BY GSP

REVISIONS
September 13, 2021

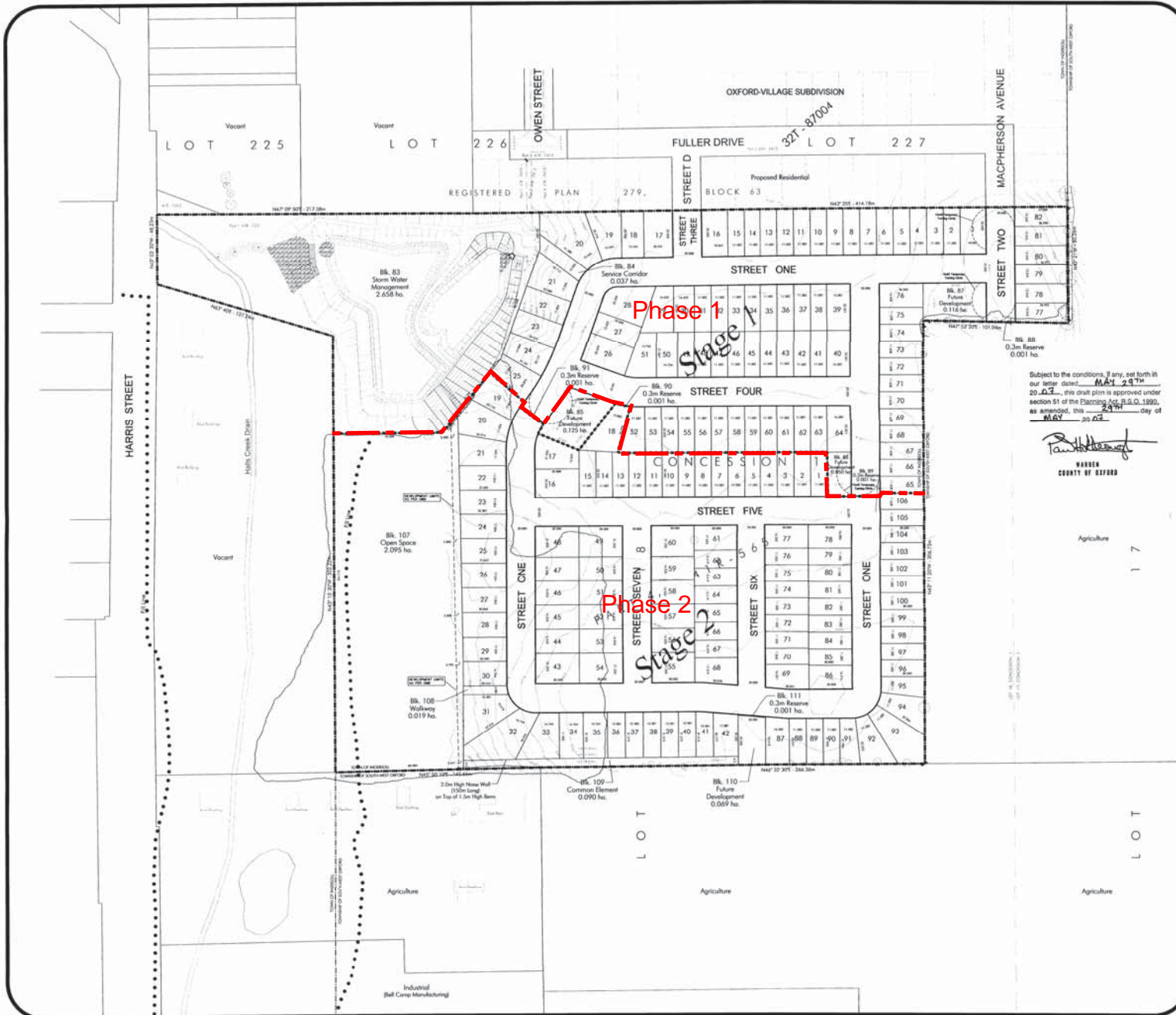
PLANNING & URBAN DESIGN & LANDSCAPE ARCHITECTURE
gspgroup.ca

Date September 13, 2021 Drawn By: S.J.R.F. Date: 17/09/2021
Scale: 1:750 metric Project No: 1879784

File Name: 1879784 Ing-Wood.dwg

Plate 4 - Former Draft Approved Plan of Subdivision

File No.: SB21-17-6, 1879784 Ontario Inc., Part Lots 17 & 18, Concession 1 (West Oxford), Town of Ingersoll



DRAFT PLAN OF PROPOSED SUBDIVISION

Being composed of part of Lots 17 and 18,
Concession 1,
(Geographic Township of West Oxford)
Town of Ingersoll,
County of Oxford

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED TO SUBMIT THIS PLAN FOR APPROVAL.

DATE: April 3, 2022

RLB
PAUL FLORICA - PRESIDENT
1888110 ONTARIO LIMITED

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

DATE: April 06, 2022

BS
BRIAN CAMPBELL, O.L.S.
STATISTIC GEOMATICS LTD.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990, c.P.13, AS AMENDED

A. AS SHOWN G. AS SHOWN C. AS SHOWN
D. RESIDENTIAL/OPEN SPACE/ STORM WATER MANAGEMENT E. AS SHOWN F. AS SHOWN
G. AS SHOWN H. MUNICIPAL WATER SUPPLY I. LOAM, SANDY LOAM
J. AS SHOWN K. ALL SERVICES AS REQUIRED L. AS SHOWN

KEY PLAN



AREA SCHEDULE

DESCRIPTION	STAGE 1		STAGE 2		TOTAL	
	LOTS/BLKS	AREA (ha)	LOTS/BLKS	AREA (ha)	LOTS/BLKS	AREA (ha)
RESIDENTIAL	1-82	2.581	1-104	4.928	188	8.507
OPEN SPACE			107	2.095	1	2.095
STORM WATER MANAGEMENT	83	2658			1	2.658
SERVICE CORRIDOR	84	0.037			1	0.037
ROADWAY			108	0.019	1	0.019
COMMON EASEMENT			109	0.090	1	0.090
FUTURE DEVELOPMENT	85-87	0.291	110	0.069	4	0.360
RESERVES	88-91	0.004	111	0.001	5	0.005
ROADS			112	2.021		3.678
TOTAL	91	8.228	111	9.221	202	17.449

TOTAL NUMBER OF UNITS - 193
TOTAL AREA OF SUBMISSION - 17.449 ha.

NOTES:
ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED.
CONTOUR INTERVAL 0.5 METRE
SITE TOPOGRAPHIC INFORMATION PREPARED BY STANTIC CONSULTING LTD.



171 Victoria Street North, Kitchener, Ontario, N2H 5C5
Telephone (519) 576-3650 Fax (519) 576-0121
www.mhbcplan.com

K:\171-18 FLORICA\INDEX\CP\CP-WH-7-2022.DWG

From: [REDACTED]
To: [Planning](#)
Subject: SB 21-17-6
Date: January 14, 2022 9:33:44 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

Attention Ron Versteegen

Development Planner

Hello

I am requesting a meeting to discuss the draft plan of subdivision SB 21-17-6. This community has been dealing with several issues from Klondike Homes and the Town of Ingersoll. I find this application to be extremely concerning. We still have only ONE access road into the entire subdivision off David st and Owen St. That's over 200 homes with one access road (Owen St). I understand this application is just the beginning step (again) but I would really like to hear how the County, Town and developer are going to ensure the safety of the residents. Please email me with a time to meet (over the phone is fine).

Thank you

Trudy Ling

Sent from my iPhone

From: [REDACTED]
To: [Planning](#)
Subject: SB 21-17-6/GSP Group Inc
Date: January 18, 2022 3:45:49 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

Hello, I received the application for draft plan of subdivision notice today. The question I have is how will the individuals who purchase a lot & build a house be entering & exiting the subdivision? I live in the current subdivision on Fuller drive & our only way in & out is from Owen street. Would these new lots be doing the same?

Thanks,

Jason Nadalin

Sent from my iPhone

April 1, 2022
County of Oxford
21 Reeve Street
Woodstock, Ont. N4S 3G1
Tel: (519) 539-9800
EM: planning@oxfordcounty.ca

Sheila and Ed Ott
[REDACTED]

RE: FILE SB21-17-6 Application for Draft Plan of Subdivision

Attention: *Gordon Hough*, Director
: *Ron Versteegen*, Development Planner

Dear sirs,
Thank you for advising us of the proposed changes to our subdivision.
As homeowners on Winders Trail we have only one objection to this plan.
Please note we are not against the development in general.

Our biggest concern is the single fact that there is only one access road out of this subdivision now.

The intention to add over 100 more homes will possibly add close to 200 more home owner vehicles.
That being said if there ever is a serious incident on Owen Street or any other connecting intersection
there will be **no** viable exit from our streets.

Many seniors and young families currently reside here and need to be reassured that emergency
partners can reach them in a timely fashion should the need arise.

We currently face this matter now and strongly feel that another access road needs to be included in
this plan.

Roads stubs are fine for future development but this issue should be resolved before any additional
homes are constructed.

Unless this issue is properly addressed first, we cannot approve the proposed development plan as is.

Thank you.

Respectfully,

Sheila and Ed Ott.

04-Apr-2022

TO: Municipal Council, Town of Ingersoll
County Council, Oxford County

REGARDING: draft plan of subdivision (File # SB21-17-6 (1879784 Ontario Inc))

My late wife and I moved into our newly built home in Ingersoll, on May 12, 2012. we were excited about being members of a new and growing community, and witnessed some impressive growth - - for less than two years.

In 2014, the Town of Ingersoll, realized the need for at least one additional entrance/exit road into our community, for safety reasons, (at the time there was but one such road - - Owen Street coming off of David Street. As a result they, wisely, required the owner of the lands (which are now part of this hearing), to build a new road, from David Street, over a waste water management pond, and connecting to Walker Road, before any new building permits were issued.

The owner of this land, who lives in Waterloo Region, instead of complying with this directive, attempted to replace the council members in that fall's election, with people who would do his bidding. Not only was he completely unsuccessful in his efforts, but he lost his credibility with the community.

Today, this matter has still never been resolved. The major safety concern still exists as there is still only one entrance to this community, and, true to their word, the Town has still not issued any new building permits (even though new homes are needed).

I understand that the purpose of this proposed draft coming before the councils of both The Town of Ingersoll and The Oxford County Council, is to renew the approval granted in 2007, and not to begin issuing new building permits if/when approval is given,

HOWEVER

based on the history of the land owner, I believe approval should **NOT** be rubber stamped and/or given to this application until such time as the land developer complies with *at least* the following:

I-A) at a minimum, the required connecting bridge, over the waste water management pond, and joining David Street to Walker Road, must be completed and ready for full access to everybody coming into or exiting this community

OR,

preferred, and in addition to the above requirement:

I-B) that, following the construction of the bridge over the waste water management pond (I-A, above), Walker Road also be completed to Clarke Road, offering an important and crucial entrance into the community from the South.

This would relieve David Street from carrying some of the excessive traffic it currently endures,

AND

the additional personal stress to the residents of David Street that new construction, in our community, would create, would be gone,

PLUS

the physical strain to the infrastructure of the roadway that construction traffic, and, eventually, the additional traffic from the owners of the 104 new homes that this application calls for (plus other homes that are part of other approved applications), would become an infrastructure burden to the Town of Ingersoll - one that would eventually have to be fixed by expanding and connecting Walker Road to - - Clarke Road

AND

by then, the developers and home builders would be gone and all the citizens of Ingersoll would then have to pay for what should have been done, and paid for by the developer and/or new home builders, before this plan was approved and any building permits were issued.

NOTE

I fully understand that where Clarke Road would join with Walker Road, is privately owned land and would need to be purchased - or perhaps expropriated, under the *Expropriations Act, R.S.O. 1990* (with the expropriation costs being passed on to the land developer and/or the home builder(s) *(If you're interested, I can tell you about a similar situation that took place 2 decades ago, here in Ontario, and how that played out - - all you need to do is contact me and ask)....*

Without this intersection being completed before any building permits are issued, would leave the current community in the very dangerous position of ensuring none of the many, many children now living here, are injured, in any way, because of construction equipment and construction materials and construction workers gaining

access to the community via David Street, whereas, if an entrance was created at the Walker Road extension with Clarke Road, and all construction related equipment, and materials, and workers, were required to use this entrance to build the new homes, the paramount concern over safety would be fully and properly addressed.

F.Y.I. - currently

if a major emergency occurs on Owen Street (say, a house fire, and emergency vehicles are stranded completely across the road), and a call is received at 9-1-1 for an ambulance to attend an urgent medical emergency (say, on Walker Road), it would be impossible for the ambulance crew to get to the emergency, because there are no other ways in or out of this community.

Personally, I wouldn't want to be the Council members that an inquest on such an event would be pointing their legal finger at - - because they failed to do something to prevent a situation such as this from occurring - - especially when they knew the danger of inaction long before it occurred (they've known since at least 2014, and nothing has been done except to tell the land developer he can't sell any more of his land, to new home builders, until he builds the bridge - - but he's making enough money in his home community that he doesn't care - in fact, he's done nothing more than give the Town Council his middle finger, so the emergency situation still exists.

Thank you for reading and considering the information and suggestions in my letter.

Respectfully,

A handwritten signature in black ink, appearing to be 'Ted Hilton', with a horizontal line extending to the right and a small dot at the end.

Ted Hilton

Schedule "A"
To Report No. CP 2022-200

CONDITIONS OF DRAFT APPROVAL – SB 21-17-6 – 1879784 Ontario Inc.

1. This approval applies to the draft plan of subdivision submitted by 1879784 Ontario Inc. (SB 21-17-6) and prepared by GSP Group Inc., as shown on Plate 3 of Report No. 2022-200 and comprising Part of Lot 18, Concession 1 (West Oxford), in the Town of Ingersoll, showing 104 residential lots for single detached dwellings, a walkway block (Block 105), a noise berm block (Block 106), a future road stub (Block 107), an open space block (108), the extension of Winders Trail and creation of 3 additional streets. subject to the following modifications:
 - a) That Block 106 be deleted to the satisfaction of the Town of Ingersoll; and
 - b) That the noise attenuation barrier be located along the rear lot lines of Lots 14 to 22 (inclusive) to the satisfaction of the Town of Ingersoll.
2. The Owner shall enter into a subdivision agreement with the Town of Ingersoll and County of Oxford.
3. The Owner agrees in writing, to satisfy all requirements, financial and otherwise, of the Town regarding construction of roads, installation of services, including water, sewer, electrical distribution systems, sidewalks, street lights, and drainage facilities and other matters pertaining to the development of the subdivision in accordance with the standards of the Town, to the satisfaction of the Town of Ingersoll.
4. The Owner shall agree to prepare, and submit for the approval of Oxford County Public Works, detailed servicing plans designed in accordance with Oxford County Design Guidelines.
5. If required, the subdivision agreement shall make provision for the dedication of parkland and/or cash-in lieu thereof in accordance with the relevant provisions of the Planning Act, to the satisfaction of the Town of Ingersoll.
6. The Owner agrees in writing, to install fencing as may be required by the Town, to the satisfaction of the Town of Ingersoll.
7. That Block 108 be dedicated to the Town of Ingersoll, free of all costs and encumbrances, to the satisfaction of the Town of Ingersoll.
8. Prior to the approval of the final plan by the County, all lots/blocks shall conform to the zoning requirements of the Town's Zoning By-law. Certification of lot areas, frontages, and depths shall be provided to the Town by an Ontario Land Surveyor retained by the Owner, to the satisfaction of the Town of Ingersoll.
9. Prior to the approval of the final plan by the County, such easements as may be required for utility and drainage purposes shall be granted to the appropriate authority.

10. The Owner agrees in writing, to satisfy all the requirements, financial and otherwise, including payment of applicable development charges, of the County of Oxford regarding the installation of the water distribution system, the installation of the sanitary sewer system, and other matters pertaining to the development of the subdivision, to the satisfaction of County of Oxford Public Works.
11. The subdivision agreement shall make provision for the assumption and operation of the water and sewage system within the draft plan of subdivision by the County of Oxford, to the satisfaction of County of Oxford Public Works.
12. Prior to the approval of the final plan by the County, the Owner shall receive confirmation from County of Oxford Public Works that there is sufficient capacity in the Ingersoll water and sanitary sewer systems to service the plan of subdivision, to the satisfaction of County of Oxford Public Works.
13. The Owner agrees in writing to satisfy all the requirements, financial and otherwise, including payment of applicable development charges, of the County of Oxford regarding the installation of the water distribution system, the installation of the sanitary sewer system, and other matters pertaining to the development of the subdivision.
14. That the plan of subdivision shall not be registered until such time that the extension of Walker Road has been substantially completed or an alternate road has been constructed to the satisfaction of the Town of Ingersoll.
15. That the noise attenuation barrier be constructed in accordance with the report by HGC Engineering Limited, dated June 1, 2006, and Noise Study Addendum, dated June 11, 2021, to the satisfaction of the Town of Ingersoll.
16. The subdivision agreement shall contain provisions stating that the purchase and sales agreements for Lots 14 to 22 (inclusive) that the noise attenuation barrier is not to be tampered with or altered and that the Owner of the property is responsible for the long term maintenance of these facilities, to the satisfaction of the Town of Ingersoll.
17. The subdivision agreement shall contain provisions stating that the approved Ing-Wood Subdivision Functional Servicing Report, prepared by Stantec Consulting Ltd., dated June, 2006, and the Letter from Stantec Consulting Ltd., UTRCA Functional Servicing Report Comments, dated October 26, 2006, be implemented to the satisfaction of the Town of Ingersoll and Upper Thames River Conservation Authority.
18. The subdivision agreement shall contain provisions that prior to grading and issuance of building permits, that a grading plan and an erosion and siltation control plan be reviewed and approved by the Town of Ingersoll, and the Upper Thames River Conservation Authority and further, the subdivision agreement shall include provisions for the owner to carry out or cause to be carried out any necessary works in accordance with the approved plans and reports.
19. That permits are obtained from the Upper Thames River Conservation Authority pursuant to Section 28 of the Conservation Authorities Act prior to any filling, grading, or construction occurring within a regulated area.

20. That the approved Tree Preservation and Restoration Plans prepared by Ecoplans Limited, dated November, 2006 and addendum dated January 31, 2007 be implemented to the satisfaction of the Town of Ingersoll.

21. The subdivision agreement shall contain a provision directing the owner and all future owners of properties within the draft plan to include the following environmental warning clause in all purchase and sale agreements:

"Purchasers are advised that dust, odour and other emissions from agricultural activities conducted in the periphery of Ingersoll may be of concern and may interfere with some residential activities."

22. The subdivision agreement shall include that the owner agrees to provide purchasers of Lots 1 & 2 with an environmental information package pertaining to living adjacent to storm water management ponds to the satisfaction of the Town of Ingersoll and Upper Thames River Conservation Authority.

23. The subdivision agreement shall include that the owner agrees to provide purchasers of Lots 1 to 14 (inclusive) with an environmental information package pertaining to living adjacent to a woodlot to the satisfaction of the Town of Ingersoll.

24. The subdivision agreement shall contain a provision directing the owner and all future owners of properties within the draft plan of the Bell Camp Manufacturing facility to include the following environmental warning in all purchase and sale agreements:

"Purchasers are advised that due to the proximity of the nearby metal manufacturing facility sound levels from that facility may at times be audible".

25. The subdivision agreement shall contain a provision directing the owner and all future owners of properties within the draft plan to include the following environmental warning in all purchase and sale agreements:

"Purchasers are advised that intermittent blasting, noise and vibration from limestone open pit mining and accessory operations conducted in the periphery of the Town of Ingersoll may be evident and may occasionally interfere with some residential activities."

26. Prior to the approval of the final plan by the County, the owner shall complete an archaeological assessment of the subject property and mitigate, through preservation or resources removal and documentation, adverse impacts to any significant archaeological resources found. No demolition, grading or further soil disturbances shall take place on the subject property prior to the entering of the appropriate report on the Ontario Public Register of Archaeological Reports and confirmation of same has been received by the County of Oxford.

27. Prior to the approval of the final plan by the County, the Owner shall agree in writing, to satisfy the requirements of Union Gas that the Owner/developer provide Union Gas Limited with the necessary easements and/or agreements required for the provisions of gas services, to the satisfaction of Union Gas Limited.

28. Prior to the approval of the final plan by the County, the Owner shall agree in writing, to satisfy the requirements of Bell Canada that the Owner/developer provide Bell Canada with the necessary easements and agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost, to the satisfaction of Bell Canada.
29. Prior to the approval of the final plan by the County, the Owner shall agree in writing to satisfy the requirements of Canada Post Corporation, if required, with respect to advising prospective purchasers of the method of mail delivery; the location of temporary Centralized Mail Box locations during construction; and the provision of public information regarding the proposed locations of permanent Centralized Mail Box locations, to the satisfaction of Canada Post.
30. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by the Town of Ingersoll that Conditions 1 to 3 (inclusive), 5 to 9 (inclusive), 14 to 18 (inclusive) and 20 to 25 (inclusive) have been met to the satisfaction of the Town. The clearance letter shall include a brief statement for each condition detailing how each has been satisfied.
31. Prior to the approval of the final plan by the County, the Owner shall secure clearance from the County of Oxford Public Works Department that Conditions 2, 4 and 9 to 13 (inclusive) have been met to the satisfaction of County Public Works. The clearance letter shall include a brief statement for each condition detailing how each has been satisfied.
32. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by UTRCA that Conditions 17 to 19 (inclusive) and 22 has been met to the satisfaction of UTRCA. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
33. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by Union Gas that Condition 27 has been met to the satisfaction of Union Gas. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
34. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by Bell Canada that Condition 28 has been met to the satisfaction of Canada Post. The clearance letter shall include a brief statement detailing how this condition has been satisfied
35. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by Canada Post Corporation that Condition 29 has been met to the satisfaction of Canada Post. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
36. This plan of subdivision will lapse on May 11, 2025, unless an extension is authorized by the County of Oxford.