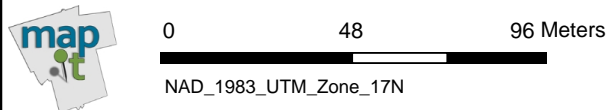


Legend

- 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



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

March 5, 2022



Legend

- Parcel Lines
- Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary

Notes



0 24 48 Meters

NAD_1983_UTM_Zone_17N

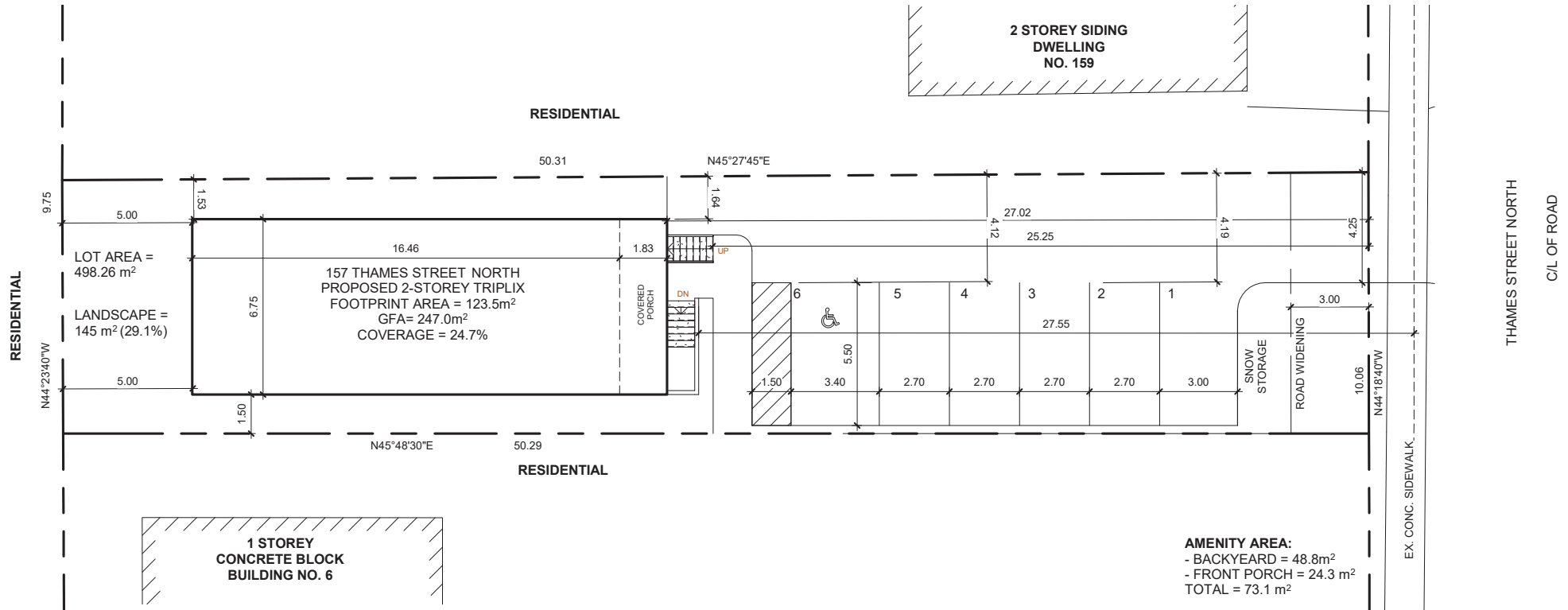


This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

March 5, 2022

Plate 3 - Conceptual Site Plan

File Nos.: OP 22-02-6 & ZN 6-22-01, 2748058 Ontario Inc., 157 Thames Street N., Town of Ingersoll



① SITE PLAN
1 : 150



157 THAMES ST

157 THAMES STREET NORTH, INGERSOLL, ON
N5C 3E3

No.	Description	Date

SITE PLAN

Project number	A-100	
Date		June 08/2022
Drawn by		
Checked by		
Scale 1 : 150		

Plate 4 - Front & Rear Elevations

File Nos.: OP 22-02-6 & ZN 6-22-01, 2748058 Ontario Inc., 157 Thames Street N., Town of Ingersoll



EAST & WEST ELEVATION

157 THAMES ST

157 THAMES STREET NORTH,
INGERSOLL, ON N5C 3E3

Project Number:	A-300
Date:	JAN 3/2021
Drawn By:	
Checked By:	

Scale: 3/16" = 1'-0"



From: [Planning](#)
To: [Ron Versteegen](#)
Subject: FW: Amendment and Zone change
Date: June 9, 2022 8:06:12 AM

From: joe mcsherry [REDACTED]
Sent: June 8, 2022 9:35 PM
To: Planning <planning@oxfordcounty.ca>
Subject: Amendment and Zone change

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

Hello

This is Joe McSherry.

This email is regarding the zone change on thames st north, file# OP22-22-02-6 and ZN6-22-01.

I live at the adjacent on the north side of the subject lot.

I have a couple concerns about the parking lot to be built.

My bedroom window is directly across from where the new tenants would be parking.

Im curious if a fence or some sort of light and sound barrier would be installed to dull down the vehicle noise and lights from entering my bedroom.

Im also curious about the garbage and how that will be taken care of.

I would also like to know what the plan is for all the trees in this area.

I like all my trees and i would rather see trees looming over my yard rather than a apartment building.

There is one tree that is older than everyone involved in this project and it would be so sad to see it go for an income property.

Ive owned my house for over 12 yrs now and i feel that this new building would have a huge negative impact on my residence.

Sincerely

Joe McSherry

AMENDMENT NUMBER 276
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The text attached hereto, constitutes
Amendment Number 276 to the County of Oxford Official Plan.

COUNTY OF OXFORD

BY-LAW NO. **6444-2022**

BEING a By-Law to adopt Amendment Number 276 to the County of Oxford Official Plan.

WHEREAS, Amendment Number 276 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 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 276 to the County of Oxford Official Plan, being the attached explanatory text, 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 22th day of June, 2022.

READ a third time and finally passed this 22th day of June, 2022.

LARRY G. MARTIN, WARDEN

CHLOÉ J. SENIOR, CLERK

1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to establish a site specific policy for lands within the Central Business District designation that would permit a free standing multiple unit residential development immediately adjacent to Thames Street, without a ground floor commercial component, which would enable the construction of a triplex on the subject lands.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies specifically to lands described as Part Lot 9A, Block 87, Plan 279, in the Town of Ingersoll. The lands are located on the west side of Thames Street North, north of Bell Street, and are known municipally as 157 Thames Street North.

3.0 BASIS FOR THE AMENDMENT

The subject amendment has been initiated to amend the policies of the Central Business District in Ingersoll which prohibit free standing residential development immediately adjacent to Thames Street, without a ground floor commercial component, to enable the construction of a triplex on the subject lands.

It is the opinion of Council that the proposed amendment is consistent with the relevant policies of the PPS as the proposed use promotes an appropriate mix and range residential housing and also promotes intensification and the efficient use of municipal infrastructure within a designated settlement area. The proposal also ensures long-term economic prosperity by encouraging residential uses that respond to dynamic market-based needs and supports the provision of housing supply and range of housing options within the Town, while also enhancing the vitality and viability of the downtown area.

Council is also of the opinion that the proposed triplex is appropriate for the subject property as the intended use is considered to be compatible with surrounding development. The use also meets the intent and purpose of the Central Business District policies with respect to the built form (multiple unit dwelling). The proposed triplex falls within the medium density range as set out in the Official Plan at 59 units/ha (24 units/ac.).

The subject lands are located on Thames Street North, which is identified as an arterial road, the site has close proximity to shopping, recreation, and cultural facilities. Through the site plan approval process, opportunities to mitigate potential adverse effects on adjacent properties through appropriate buffering and screening may be addressed and it is also noted that no significant natural features exist on the subject lands.

In regard to the special policies of the Official Plan [Section 9.3.2.3.1] that restrict free standing residential development without a commercial component immediately along Thames Street within the Central Business District, Council is of the opinion that this area is characterized by development that is largely residential in character and the lands are removed from the traditional pedestrian-oriented downtown commercial area that exists along Thames Street to the south. Therefore, the use is not anticipated to detract from the intent of the Central Business District policies.

Council is also of the opinion that the proposed use will be adequately served by utilities, sewer and water facilities and the proposed re-designation of the lands will have no impact on natural features, or be affected by natural hazards in the vicinity.

In light of the foregoing, it is the opinion of Council that the proposal is consistent with the policies of the PPS and supports the strategic initiatives and objectives of the Official Plan.

4.0 DETAILS OF THE AMENDMENT

- 4.1 That Section 9.3.2 – *The Central Area*, as amended, is hereby further amended by adding the following specific development policy at the end of Section 9.3.2.3.1 – *Specific Development Policies*:

“9.3.2.3.1.3 157 Thames Street North

Notwithstanding any policies of the Official Plan to the contrary, a triplex may be permitted on the subject lands without a ground floor commercial component.”

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.