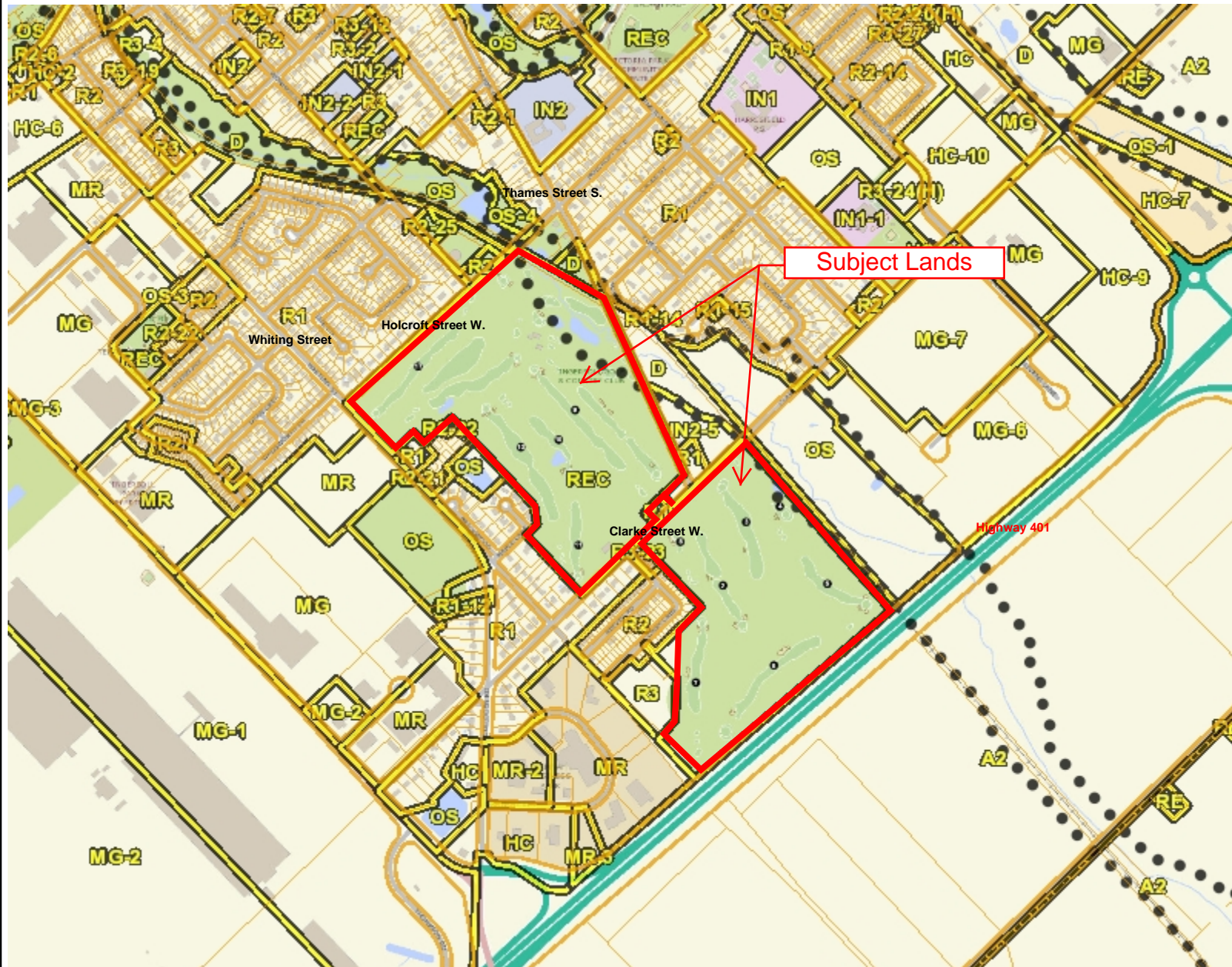


Plate 1 - Existing Zoning & Location Map

File Nos.: OP20-12-6; SB20-04-6 & ZN6-20-4, Part Lots 20 & 21, 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

0 383 766 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

April 26, 2022

Plate 2 - Air Photo Northern Property (2020)

File Nos.: OP20-12-6; SB20-04-6 & ZN6-20-4, Part Lots 20 & 21, Concession 1 (West Oxford), Town of Ingersoll



Legend

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

Notes



0 192 383 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

April 20, 2022

Plate 3 - Air Photo Southern Property (2020)

File Nos.: OP20-12-6; SB20-04-6 & ZN6-20-4, Part Lots 20 & 21, Concession 1 (West Oxford), Town of Ingersoll



Legend

Parcel Lines

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

Notes



0 192 383 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

April 20, 2022

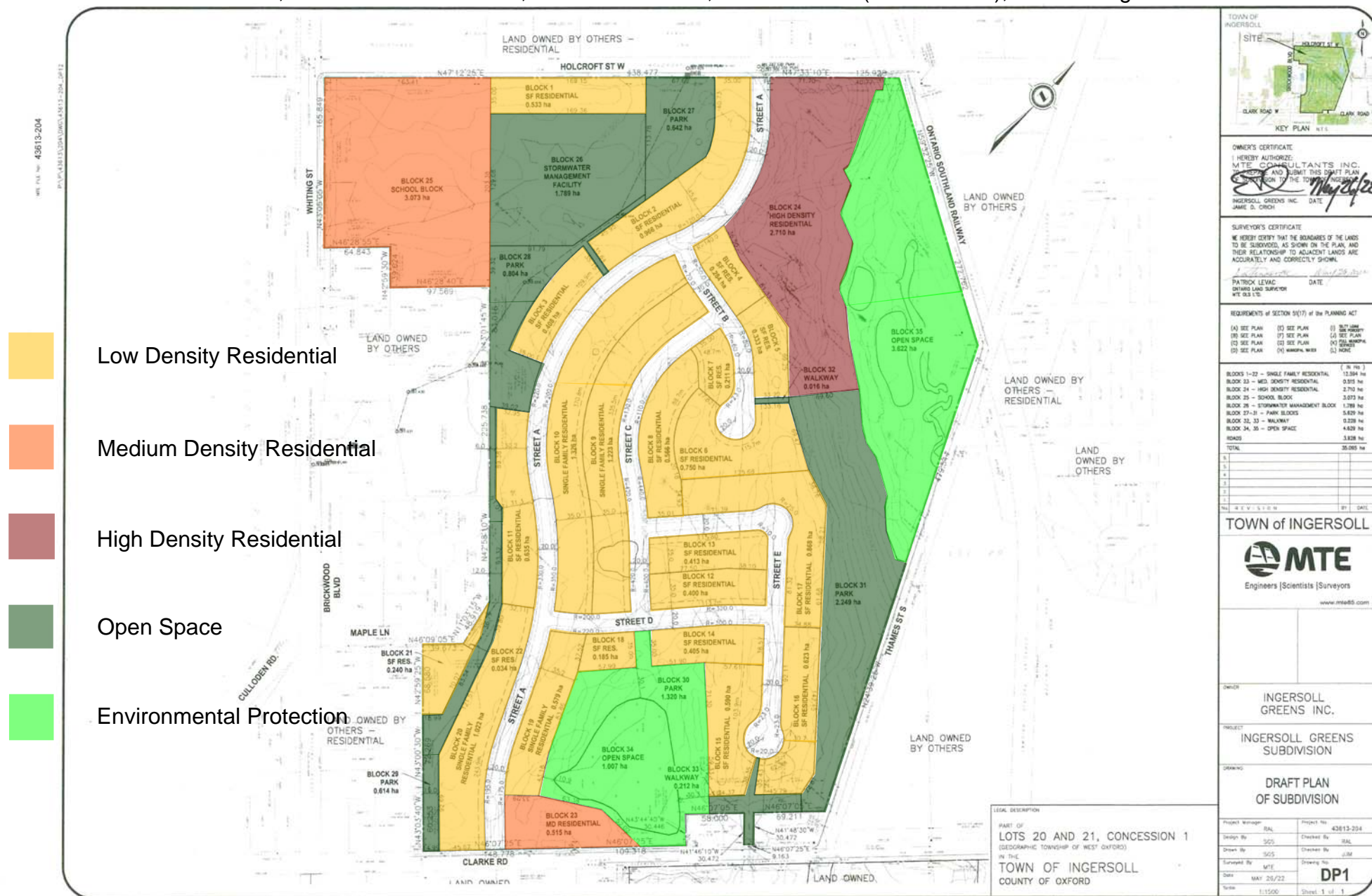
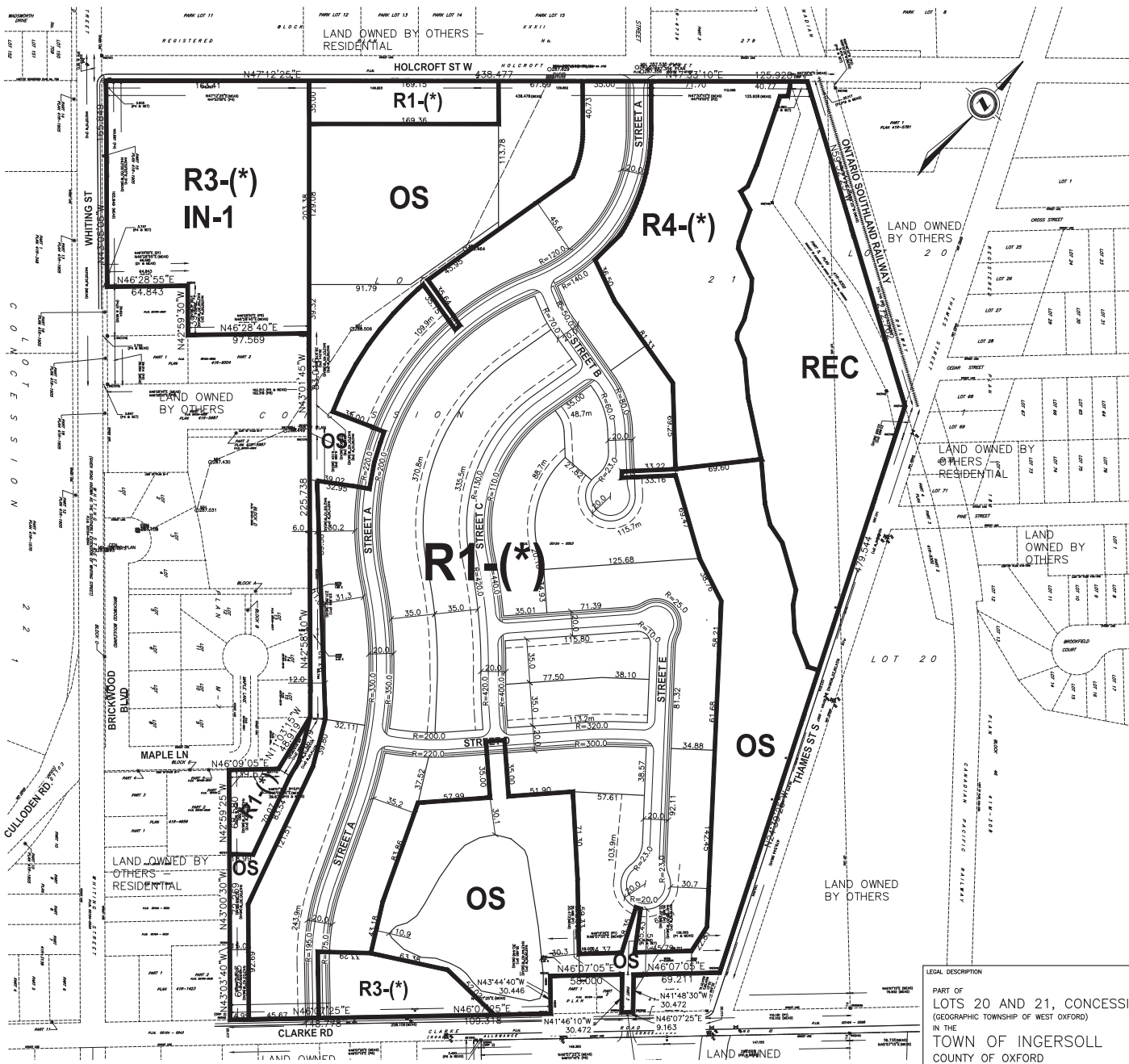


Plate 6 - Proposed Zoning
File Nos.: OP20-12-6, SB20-04-6 & ZN6-20-4, Part Lots 20 & 21, Concession 1 (West Oxford), Town of Ingersoll



TOWN OF INGERSOLL

SITE

KEY PLAN N.T.S.

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE:
MTE CONSULTANTS INC.
TO PREPARE AND SUBMIT THIS DRAFT PLAN
OF SUBDIVISION TO THE TOWN OF INGERSOLL.

INGERSOLL GREENS INC. DATE

JAMIE D. GRICH

SURVEYOR'S CERTIFICATE

WE HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS
TO BE SUBDIVIDED, AS SHOWN ON THE PLAN, AND
THEIR RELATIONSHIP TO ADJACENT LANDS ARE
ACCURATELY AND CORRECTLY SHOWN.

PATRICK LEVAC DATE

ONTARIO LAND SURVEYOR
MTE OLS LTD.

REQUIREMENTS OF SECTION 5(17) OF THE PLANNING ACT

(A) SEE PLAN	(E) SEE PLAN	(I) SEE LIST
(B) SEE PLAN	(F) SEE PLAN	(J) SEE LIST
(C) SEE PLAN	(G) SEE PLAN	(K) SEE LIST
(D) SEE PLAN	(H) SEE PLAN	(L) NONE

6.			
5.			
4.			
3.			
2.			
1.			

No. REVISION BY DATE

TOWN OF INGERSOLL

Engineers | Scientists | Surveyors

www.mte85.com

OWNER

INGERSOLL GREENS INC.

PROJECT

INGERSOLL GREENS SUBDIVISION

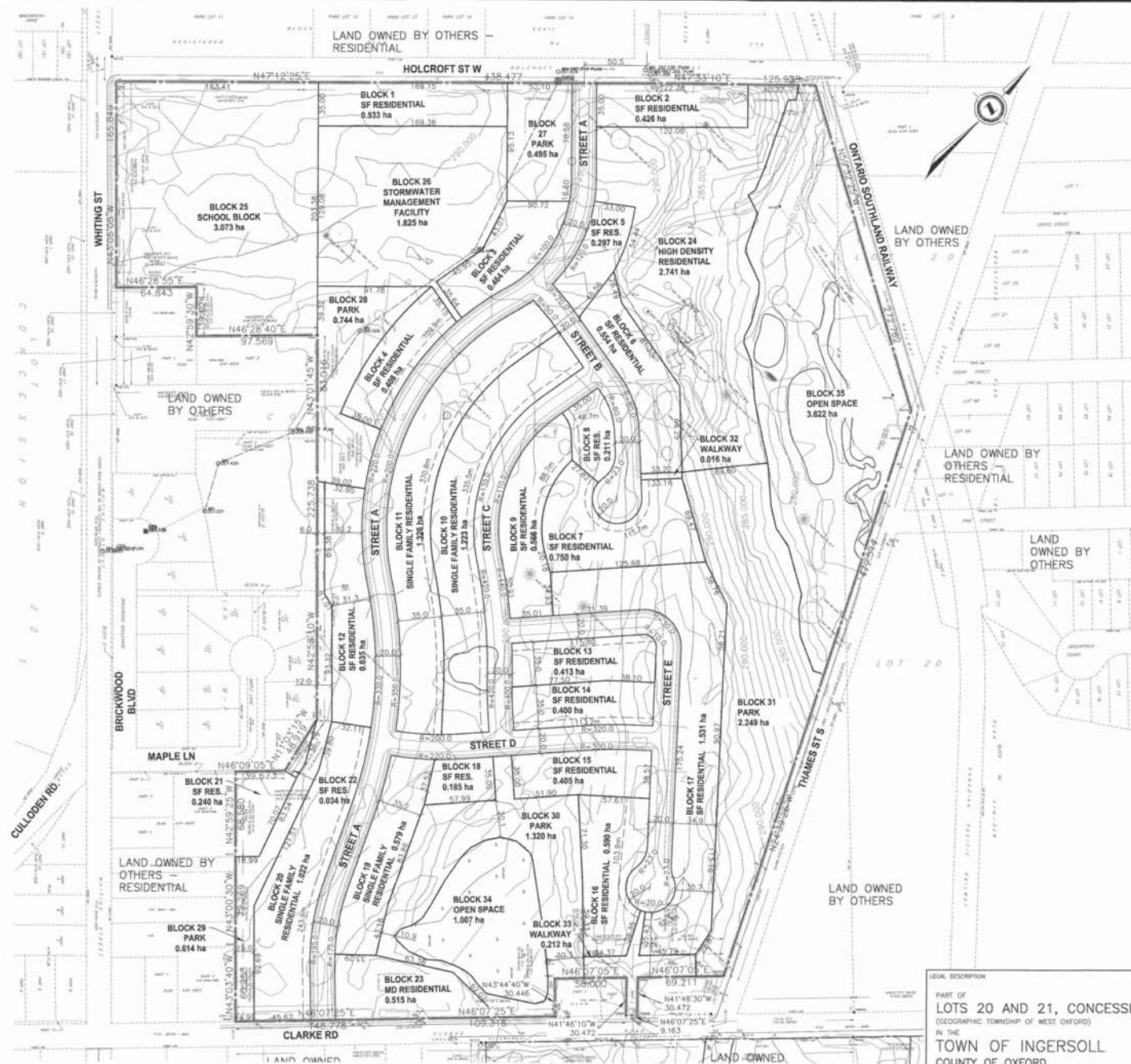
DRAWING

DRAFT ZONING PLAN

Project Manager	RAL	Project No.	43613-204
Design By	SGS	Checked By	RAL
Drawn By	SGS	Checked By	JLM
Surveyed By	MTE	Drawing No.	21
Date	Nov.16/21		
Scale	1:1500	Sheet 1 of 1	

LEGAL DESCRIPTION

PART OF
LOTS 20 AND 21, CONCESSION 1
(GEOGRAPHIC TOWNSHIP OF WEST OXFORD)
IN THE
TOWN OF INGERSOLL
COUNTY OF OXFORD



LEGAL DESCRIPTION

PART OF
LOTS 20 AND 21, CONCESSION 1
(GEOGRAPHIC TOWNSHIP OF WEST OXFORD)
IN THE
TOWN OF INGERSOLL
COUNTY OF OXFORD

Project Manager	RAL	Project No.	43613-204
Design By	SQS	Checked By	RAL
Drawn By	SQS	Checked By	JJM
Surveyed By	MTE	Drawing No.	<div style="font-size: 2em; font-weight: bold; text-align: center;">DP1</div>
Date	Nov. 16/21		
Scale	1:1500	Sheet 1 of 1	

AGENCY COMMENTS – OP 20-12-6/SB 20-12-6 – Ingersoll Greens Inc.

The Town of Ingersoll Chief Administrative Officer noted the Town is entitled to 5% of parkland dedication and indicated that they will accept parkland to be dedicated to the Town free of encumbrances. Further, lands with hazard and/or open space constraints shall not be part of the parkland calculation.

The Town of Ingersoll Engineer & Director of Operations advised that the groundwater table and ground slopes might impact the foundations and construction of some properties. That aspect would need to be considered and kept in mind at the time of detailed design of the subdivision.

Following the Town's public meeting it was noted that Street A connects Clarke Road to Holcroft Street and that its intersection with Holcroft Street is approximately 50 m (164 ft.) west of the Wonham Street intersection. Considering the amount of new development being proposed under this draft plan, and the number of residences proposed to have a frontage on the south side of Holcroft Street on both sides of Street A, this intersection combined with the existing intersection of Holcroft and Wonham Streets will become very busy and congested over a period of time leading to potential vehicle storage issue for vehicles attempting to turn on to either of the streets.

Further, should it become necessary in the future to signalize this double-intersection, it would become an extremely costly and difficult task to have two signalized intersections so close to each other, which would lead to further storage issues.

Since the planning of the subdivision is currently in a draft stage and work is being carried out to prepare a plan for submission, it is appropriate at this stage to consider aligning the Street A/Holcroft intersection with that of Wonham/Holcroft intersection. This will have a dual benefit of avoiding two intersections at close proximity to each other (thereby reducing vehicle storage potential issues) and also make the intersection more amenable to signalization, should it be required in the future.

The County of Oxford Public Works Department advised that they have no objections to the proposed development and requested a number of conditions be applied including:

- 1) 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.
- 2) The subdivision agreement shall make provision for the assumption and operation by the County of Oxford of the water and sewage system within the draft plan subject to the approval of the County of Oxford Department of Public Works.
- 3) Prior to the final approval of the subdivision plan, the Owner shall receive confirmation from the County of Oxford Department of Public Works that there is sufficient capacity in the Ingersoll water and sanitary sewer systems to service the plan of subdivision.
- 4) The Owner agrees to provide such easements as may be required for utility or drainage purposes outside of the proposed public right-of-ways shall be granted to the appropriate authority.

- 5) 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.
- 6) Prior to final approval by the County, the Owner shall properly decommission any abandoned private services (water well, cistern and/or septic system) located on the subject lands, in accordance with the Ontario Water Resources Act, R.S.O. 1990 (Ontario Regulation No. 903) and to the satisfaction of the County of Oxford Department of Public Works.

As part of the initial circulation of the planning applications the Thames Valley District School Board offered the following comments:

"Please be advised that the proposed Draft Plan of Subdivision is located within the attendance area boundaries of:

Elementary – Harrisfield PS	Junior Kindergarten to Grade 8
Secondary – Ingersoll District Collegiate Institute	Grade 9 to Grade 12

Harrisfield Public School is currently operating above its on-the-ground capacity and, due to residential growth occurring in the area, enrolment is expected to continue to increase.

Based on the above, TVDSB requests that the following clause be included as a condition of Draft Plan Approval for the proposed development:

"The Owner shall inform all Purchasers of residential lots by including a condition in all Purchase and Sale and/or Lease Agreements stating that the construction of additional public school accommodation is dependent upon funding approval from the Ontario Ministry of Education, therefore the subject community may be designated as a "Holding Zone" by the Thames Valley District School Board and pupils may be assigned to existing schools as deemed necessary by the Board."

In addition, we are also formally requesting that a school block of 8 acres in size be included in the Draft Plan of Subdivision. We also request that this block have adequate Official Plan and Zoning By-law permissions for the construction of a new school.

The Board regularly reviews accommodation conditions across all elementary and secondary schools and will provide updated comments as necessary."

Enbridge Gas (operating as Union Gas) requested that, as a condition of draft plan approval that the owner/developer provide the necessary easements and/or agreements required by Union Gas for the provision of gas services for this project, in a form satisfactory to Enbridge.

Bell Canada advised that the Owner shall acknowledge and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development and the Owner further shall agree and acknowledges to convey such easements at no cost to Bell Canada.

Further the Owner shall agree 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.

Canada Post advised that Canada Post will provide mail delivery service to the subdivision through centralized Community Mail Boxes (CMBs). Canada Post will provide mail delivery service to the Apartments through centralized Lock Box Assembly and shall include plans for all multi-unit building with a common indoor entrance. The developer must supply, install and maintain the mail delivery equipment within these buildings to Canada Post's specifications.

Canadian Pacific Railway recommended that the following condition be inserted in all property and tenancy agreements and offers of purchase and sale for all dwelling units:

"Canadian Pacific Railway and/or its assigns or successors in interest has or have a railway right-of-way and/or yard located adjacent to the subject land hereof with operations conducted 24 hours a day, 7 days a week, including the shunting of trains and the idling of locomotives. There may be alterations to, or expansions of, the railway facilities and/or operations in the future, which alterations or expansions may affect the living environment of the residents in the vicinity. Notwithstanding the inclusion of any noise and/or vibration attenuating measures in the design of the development and individual dwellings, Canadian Pacific Railway will not be responsible for complaints or claims arising from the use of its facilities and/or its operations on, over, or under the aforesaid right-of-way and/or yard."

The Town of Ingersoll Fire Department indicated that they had no objections or concerns with the subject applications.

From: [Ron Versteegen](#)
To: [Planning](#)
Subject: FW: Ingersoll Greens Development
Date: June 2, 2021 11:11:41 AM
Attachments: [IMG_0425.JPG](#)
[IMG_0419.JPG](#)
[IMG_0421.JPG](#)
[IMG_0412.JPG](#)
[IMG_0417.JPG](#)
[IMG_0413.JPG](#)
[IMG_0414.JPG](#)
[IMG_0410.JPG](#)

From: Jacqueline WHITE [REDACTED]
Sent: June 2, 2021 10:58 AM
To: Ron Versteegen <rversteegen@oxfordcounty.ca>
Subject: Ingersoll Greens Development

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

Hi Ron;

Per our recent telephone conversation I'm attaching pictures of the beautiful mature trees which run across the back of our property, immediately on Ingersoll Green's side of the property line. This line extends further south behind our neighbour's properties.

I think you can appreciate the enjoyment these trees have provided to us and our neighbours over the years. Besides their visual appeal, they provide shade as well as home and shelter for many bird species and of course squirrels.

Also, I'm sure, you can appreciate the same benefits they would provide to the new residential lots which will back up to them, as well as the natural visual barrier they would create between our long establish property and the new higher density properties behind us.

It would be a tremendous change to go from looking through these beautiful trees at a golf course, to simply looking at the backs of closely spaced two storey houses. We would rather have to look through these beautiful trees when looking at the back of the two storey houses

In a virtual meeting with Auburn Homes a few weeks ago we brought up our concerns with saving these trees and they indicated they would be taking them into consideration in their planning process and look into deepening those lots along the backs of our properties. They also pointed out the economic benefit of lots with trees on them saying they command a higher price.

I note that the Site Plan Approval Guidelines for the Town of Ingersoll, Section III paragraphs 8 and 11 talk to the preservation of existing landscape elements as well as tree protection standards.

Ron, please take the information provided here into consideration during your planning/review process with the town and the developer.

Thank you for your time

Brian Hagerman and Jacqueline White
13 Maple Lane, Ingersoll

From: Joe Webb [REDACTED]

Sent: May 2, 2022 6:43 AM

To: Planning <planning@oxfordcounty.ca>

Subject: RE: Application by Ingersoll Greens (Auburn Developments) to amend the Official Plan and Town Zoning By-laws

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

Hello

Regarding the application by Ingersoll Greens who proposes to amend the Official Plan and the Town's Zoning by-law to facilitate more development on what is currently Ingersoll Golf and Country Club. I am opposed.

I have lived in and operated a construction business in Ingersoll for many years, moved here in 1985 and started the business in 1987. In that time I have never written a letter or filed a complaint with the town, but I am quite upset and disappointed with town council and the decisions they made regarding the sale of our local golf course. It seems to be a trend, big developers such as Auburn, swoop into towns such as ours, buy up the local golf course and build houses on it.

I am aware that the golf course is privately owned. So was the land situated on the south side of Clarke Road at one time and the town bought that, spent millions on infrastructure and excavation and it appears to have worked, congratulations a new industry coming to town, employ a bunch of people (not sure where all the employees will come from.....), but good work council. Also, congratulations to the Town and OPAL for fighting the good fight and defeating Walker and the proposed landfill, well done, sincerely many thanks !

But I can't understand why the town would not have bought the golf course. We don't have many treasures in Ingersoll, an ancient arena (I played in it some 55 years ago for the first time), some soccer fields, ball diamonds, and of course the pool complex which I use on a regular basis, and thank the town council at that time for having the vision to build such a wonderful building. It is a treasure in my opinion. Just imagine a new arena, with seniors centre, walking track and all the other amenities situated at the corner of Whiting street and Holcroft. Throw in a couple of soccer fields, maybe a ball diamond, even sell off some lots for some revenue. I am sure we could sacrifice number 17 and possibly 18 if necessary, re-configure some other holes and still have an 18 hole golf course.

The golf course is a treasure. Auburn wants to build some 570 high density, medium and low density housing on it. How are negotiations going with our neighbours Zorra and South West Oxford ? I understand we need to grow and create more and affordable housing, but not on golf courses! What are the people that live in these 570 units going to do, what are their kids going to do ? Not play golf like our families did and continue to do. We should be expanding to the north, west and east, not on our golf course.

A couple of more questions, why is this meeting virtual? The provincial government and all the various boards of health say the pandemic is to the point where we can gather again, heck 20,000 people gather to watch the Leafs and Raptors! We can't gather in Council Chambers with masks, social distancing etc. and express our views? I'm not sure a virtual meeting is fair way for the community to express their views, it may not a fair representation. It's great for Auburn, they don't even have to look us in the eye !

The golf industry has had a few lean years, I am aware of that. But the pandemic has brought golf back, our golf course is very busy again. I play men's night (Wednesday) and there are so many guys some have to play on alternative nights. I guess if we choose to continue to play after Auburn starts, well here we go again, we have to travel to another town.

Couple of questions for Auburn. Rumours are swirling around, when do you plan to start and shut us down? Are we okay for another year or how many years? You say at this point you have no plans for the south side of the course, holes 2 through 8, are you going to maintain a 9 hole course or just shut us down ?

Thankyou for listening to my concerns, wish we could do this in person

Regards

Joe Webb

Joe Webb

Joe Webb Home Improvements Ltd.

Ron Versteegen

From: Ron Versteegen
Sent: October 27, 2020 1:22 PM
To: Planning
Subject: FW: File # OP20-12-6, ZN 6-20-04

From: Reeves [REDACTED]
Sent: October 27, 2020 12:40 PM
To: Ron Versteegen <rversteegen@oxfordcounty.ca>
Subject: File # OP20-12-6, ZN 6-20-04

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

October 27, 2020

Ron Versteegen
RE: YOUR FILE # OP20-12-6, ZN6-20-04

I have your notice of the subject application and make the following comments:

1. It would be very sad to see the Town lose its one and only golf course.
2. I see no reference to an application for a plan of subdivision and presume you cannot consider an O.P. amendment or rezoning until a proposed plan is presented.
3. I understand that Auburn Developments are prepared to do a phased closing of the golf course and hopefully might maintain a 9 hole course?
4. At this point I am opposed to any O.P. amendment or rezoning until I see a plan.

D. LEONARD REEVES, PhD

Ron Versteegen

From: Ron Versteegen
Sent: November 19, 2020 3:58 PM
To: Planning
Subject: FW: Ingersoll Greens Inc. File# OP 20-12-6, SB 20-04-6 & ZN 6-20-04
Attachments: IMG 0278.JPG; IMG 0281.JPG; IMG 0167.JPG; IMG 0171.JPG; IMG 0173.JPG; IMG 0179.JPG; IMG 0182.JPG; IMG 0184.JPG; IMG 0188.JPG; IMG 0193.JPG; IMG 0226.JPG

From: Jacqueline WHITE [REDACTED]
Sent: November 19, 2020 3:40 PM
To: Ron Versteegen <rversteegen@oxfordcounty.ca>
Subject: Ingersoll Greens Inc. File# OP 20-12-6, SB 20-04-6 & ZN 6-20-04

Hi Ron;
As discussed in our meeting November 18, 2020, I'm writing to make you aware of my observations and concerns relative to the above file.

I live at 13 Maple Lane in Ingersoll and my property backs onto the subject property. It is hatched in on picture 278. I'm concerned with the effects this development will have on the water table and surface water along the back of my property as well as properties 1, 2 and 3, especially in the spring.

Currently there is a catch basin in a low area beside the south-east corner of my property (pictures 278,167,171). This CB (picture 173) has 2 input pipes(one from the south, one from the east) and one output pipe (6" perforated Big O) which runs north and discharges into a ravine area. The water then continues to flow north into a large recessed collection area shown hatched on picture 281.(see also 179,182,184,188,193) There are also a couple of Big O pipes that discharge directly into this recessed collection area at its south-east corner. This collection area also has a catch basin with an outlet to the north (location shown on 281, see also 226).

In the spring with the snow melt and rains, a pond forms in the low area across from my property's south-east corner even though the above mentioned catch basin is there. The CB can't keep up with the combined inflow from its 2 input pipes from the south and east and the surface water flowing to it. Surface water also runs north along the back of properties 2 and 3, then down into this recessed area/CB to the right of the south-east corner of my property. This pond will last for a couple of days. During this spring time, if walking along the subject property, behind properties 2 and 3 you can sink into the ground to the extent that I once walked out of my boot. The golf course has, in the past, roped some of this area off to cart traffic for a time to avoid damage to the turf.

All my neighbours to the south can attest to how wet it can be on the subject property behind us in the spring.

My concerns are:

- 1) where will all this surface and sub-surface water go when houses are constructed to my north, and along the back of my property, and properties 1, 2 and 3, with the elimination of the CB and its associated drainage pipes from the south and east, and output pipe to the north; as well as the elimination of the large recessed collection area (with a catch basin) to the north, as is being proposed.
- 2) how will the water table immediately in our area be impacted (especially in the spring) with the elimination of all the trees, and the HUGE REDUCTION in open grassed surface area due to the many houses with basements extending +/- 9 feet into the ground; all the paved streets and sidewalks, etc.

In the spring my sump pump, at peak time, will cycle on and off every 5 minutes for a couple of weeks before gradually slowing down as spring comes to an end. My neighbour to the south sees his sump pump cycle on and off regularly, into the early summer. I do not want to see my situation, or my neighbours' situation further exacerbated by the construction of this residential development directly behind us.

Please take my comments and concerns into consideration when reviewing this residential proposal with your county and town counterparts, as well as the applicant, Auburn Developments.

Sincerely

Brian Hagerman

March 22, 2021

Ron Versteegen
Senior Planner, Community Planning
Oxford County
21 Reeve St., P.O. Box 1614
Woodstock, ON N4S 7Y3

Dear Ron:

Re: Ingersoll Golf Course Development and Block 21 S.F. Residential

I am writing to register several questions and concerns about the development of the Ingersoll Golf Course by Auburn Developments ("the developer").

In specific, my letter relates to the development of Block 21 S.F. Residential, which is adjacent to my property at 18 Maple Lane. I have contacted the developer about my interest in purchasing Block 21 but also want to make the County aware of several questions and concerns below.

Intention

What is the developer's goal for the development of Block 21?

- Will it be part of another lot that fronts onto Street A in the initial proposal shared by the County with neighbours (Autumn 2020)?
- Will it be a separate lot with frontage/driveway onto Maple Lane?

Drainage

How will drainage be managed on a new build on Block 21? The proximity of any new build on this parcel to the property line shared with our land is significant. My home is 25ft from the property line on that side (East side) of our property and I am concerned about how drainage for any new build will affect my property and home.

Privacy

What are the developer's intentions regarding the number and height of any new builds on Block 21? We currently enjoy significant privacy on the East side of our lot and this would be entirely removed should another building be constructed, particularly a multi-story home.

There is a large stand of established trees on the East side of our lot that provides a natural buffer to wind and sun, and creates privacy. We are anxious to keep these trees and have approached the developer to purchase this parcel of land to retain this treed portion of the golf course.

Land Stewardship

While the developers have proposed to retain certain parts of the golf course as parkland, these lands are wetlands and drainage areas not suitable for use as parkland.

Should I be able to purchase Block 21, I would be interested in applying to Oxford County to designate this portion of land as a woodland for conservation. The County is losing a significant area of green space, including many established trees, with this development and my purchase would align with the County's desire for voluntary stewardship of the County's natural environment (i.e., the Annual Stewardship Award). Given the significant development planned for the golf course, this would be my voluntary decision as a local homeowner to protect a small area of significance to the neighbourhood and the Town of Ingersoll.

Traffic

I am also concerned about the developer's indication to me in a phone call that they may require Block 21 for a subsidiary road into the new development, for either construction or permanent access. Should Block 21 be used for road access, the proximity of this road to both my property at 18 Maple Lane and to my neighbours at 16 Maple Lane would be significant, leading to noise nuisance.

Maple Lane is a short street that has two Stop Signs at its intersections with Whiting Street and Culloden Road. These signs are already insufficient to manage the traffic coming south on Whiting Street, with drivers using Whiting Street's jog at the beginning of Culloden Road to shortcut to Clark Road at higher-than-marked speeds. Any additional traffic on this short stretch would be noisy, excessive, and would create a hazard at the intersection mentioned above for both traffic and pedestrians using the sidewalk and road crossings.

While new development is crucial to ensuring that Ingersoll continues to thrive, I appreciate your consideration of the above points as you work through development approvals with the developer.

Yours very sincerely,

Rachael Griffin, PhD
18 Maple Lane
Ingersoll, Ontario N5C 3S2

[REDACTED]

[REDACTED]

From: [Planning](#)
To: [Ron Versteegen](#)
Subject: FW: Feedback on Proposed Official Plan Amendment, Draft Plan of Subdivision and Zone Change (Ingersoll Greens Inc.)
Date: May 5, 2022 8:40:06 AM

From: marg reimer [REDACTED]
Sent: May 4, 2022 6:01 PM
To: Planning <planning@oxfordcounty.ca>
Subject: Feedback on Proposed Official Plan Amendment, Draft Plan of Subdivision and Zone Change (Ingersoll Greens Inc.)

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

To Whom It May Concern,

I'm writing in reference to the proposed plans for the golf course lands that include Whiting, Holcroft, Thames Street S. and Clarke Road E. streets.

It's pleasing to see the balance of mixed density housing with the green spaces and parks and that the high density housing will be situated on lower ground in order not to overshadow other homes.

Question #1- What is the height of the high density building?

Question #2- As affordable housing is so badly needed, what percentage of apartments in the high density building will be designated? Or will they be condos?

My concerns relate to safety regarding the location of the proposed school as it sits on the corner of Whiting and Holcroft streets.

- Whiting St. is a very busy street that does not mix well with a large group of school children who can be unpredictable and impulsive.

- Whiting St. is travelled by transport trucks and double transport trucks on a daily basis, coming off Hwy. 401 even though Whiting St. is posted with a "no truck" sign.

- Lanes narrow from two to one at the intersection of Whiting and Holcroft streets (exactly where the school location is) necessitating focus on merging, and not on groups of children walking about the school area. As well, parking begins on Whiting St. at Holcroft so merging needs specific alertness. Whiting St. only has parking on one side due to bike lanes on the other.

- Congestion of vehicles in front of every school, especially on rainy or stormy winter days, makes these combinations especially risky. We know that even with "No Parking" areas, people will drop off their kids as close to the school as possible, which also includes stopping on the other side of Whiting St. and even on Wadsworth Dr. that runs opposite Holcroft Street. That means attempts to cross busy Whiting St. will be made.

- The number of vehicles from the new subdivision will substantially increase these issues.

Safer options for school location could be done within the subdivision itself, somewhere along the main through-fare street.

Question #4-Has a traffic count/assessment been done for Whiting St. as part of these plans?

Question #5-Will there be playground equipment, baseball diamond, splash pad or other activity available in some of the 5 parks?

Question#6-With the important role trees have in climate change, how many trees will be saved?

Sincerely,
Marg Reimer
278 Whiting St.
Ingersoll, Ont.
N5C 3B8

James & Jennie Palmer
69 Clarke Rd. E
Ingersoll, Ontario
N5C 3R6

Re: Part Lots 20 & 21 Concession 1 West Oxford
Part 3 Plan 41R-5311
Planning@oxford county.ca

To the members of Town of Ingersoll Council and to the members of Oxford County Council.

I would like to know if the trees that are directly behind our property are going to stay. There are too many trees that the golf course has already cut down, clear cutting bush lots are not the way to go. The trees to the north of our property are not going to affect the new subdivision layout at all. Could both parties of Council members send James & Jennie Palmer a written report for this matter?

Thank you

James & Jennie Palmer



COUNTY OF OXFORD
RECEIVED
MAY 02 2011
REFER TO _____
FILE/EDMS: _____

Schedule "A"
To Report No. CP 2022-267

CONDITIONS OF DRAFT APPROVAL – SB 20-12-6 – Ingersoll Greens Inc.

1. This approval applies to the draft plan of subdivision submitted by Ingersoll Greens Incorporated (SB 20-04-6) and prepared by MTE Consultants Inc. as shown on Plate 4 of Report No. 2022-214 and comprising Part Lots 20 and 21, Concession 1 (West Oxford), in the Town of Ingersoll, showing 22 blocks for low density residential purposes, a medium density residential block, a high density residential block, a medium density residential/school block, a stormwater management block, a park block, 6 open space blocks, 2 walkway blocks and 5 public streets.
2. The Owner agrees in writing, to satisfy all requirements, financial and otherwise, of the Town of Ingersoll 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.
3. The streets included on the draft plan of subdivision shall be named to the satisfaction of the Town of Ingersoll.
4. The road allowances included in the draft plan of subdivision shall be dedicated as public highways to the Town of Ingersoll.
5. That any blocks for daylight corners shall be conveyed to the Town of Ingersoll free of all costs and encumbrances.
6. That any 0.3 metre (1 foot) reserve blocks, shall be conveyed to the Town of Ingersoll free of all costs and encumbrances.
7. That Block 26 shall be conveyed to the Town of Ingersoll for storm water management purposes free of all costs and encumbrances and this block be graded, landscaped, seeded and fenced to the satisfaction of the Town of Ingersoll.
8. The subdivision agreement shall make provision for the dedication of parkland in accordance with the relevant provisions of the Planning Act, to the satisfaction of the Town of Ingersoll.
9. The Owner agrees in writing, to install any fencing as may be required by the Town, to the satisfaction of the Town of Ingersoll.
10. 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.
11. 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.

12. 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.
13. The subdivision agreement between the Owner and the Town shall contain a clause requiring that any phasing of the subdivision plan be to the satisfaction of the Town of Ingersoll and County of Oxford.
14. 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.
15. 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.
16. 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.
17. Prior to final approval of the final plan by the County, the Owner shall properly decommission any abandoned private services (water well, cistern and/or septic system) located on the subject lands, in accordance with the Ontario Water Resources Act, R.S.O. 1990 (Ontario Regulation No. 903) and to the satisfaction of the County of Oxford Department of Public Works.
18. The subdivision agreement between the Owner and the Town shall contain provisions that prior to grading and issuance of building permits, that a storm water management report, 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. No lot grading activity or site alterations shall occur until such time as these plans are approved.
19. If required, 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 recommendations contained in the Environmental Impact Study report, dated June 12, 2020, and addendum dated October 15, 2021 prepared by MTE Consultants be implemented to the satisfaction of the Town of Ingersoll and Upper Thames River Conservation Authority.
21. 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.

22. 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.
23. 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.
24. 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 12 (inclusive), 18 and 20 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.
25. 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 12 to 17 (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.
26. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by UTRCA that Conditions 18 to 20 (inclusive) have been met to the satisfaction of UTRCA. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
27. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by Union Gas that Condition 21 has been met to the satisfaction of Union Gas. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
28. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by Bell Canada that Condition 22 has been met to the satisfaction of Canada Post. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
29. Prior to the approval of the final plan by the County, the County of Oxford shall be advised by Canada Post that Condition 23 has been met to the satisfaction of Canada Post. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
30. This plan of subdivision will lapse on July 13, 2025, unless an extension is authorized by the County of Oxford.

AMENDMENT NUMBER 277
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The text and schedules attached hereto, constitute
Amendment Number 277 to the County of Oxford Official Plan.

COUNTY OF OXFORD

BY-LAW NO. **6450-2022**

BEING a By-Law to adopt Amendment Number 277 to the County of Oxford Official Plan.

WHEREAS, Amendment Number 277 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 277 to the County of Oxford Official Plan, being the attached 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 13th day of July, 2022.

READ a third time and finally passed this 13th day of July, 2022.

LARRY G. MARTIN, WARDEN

CHLOÉ J. SENIOR, CLERK

1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to redesignate the subject lands from 'Open Space' to 'Low Density Residential', 'Medium Density Residential', 'High Density Residential', 'Open Space' and 'Environmental Protection' to facilitate the development of a residential subdivision on the subject lands.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part Lots 20 and 21, Concession 1 (West Oxford) in the Town of Ingersoll. The lands are located on the north side of Clarke Road East, between Whiting Street and Thames Street South, and are municipally known as 51 Holcroft Street West.

3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to redesignate the subject lands from 'Open Space' to 'Low Density Residential', 'Medium Density Residential', 'High Density Residential', 'Open Space' and 'Environmental Protection' to enable the redevelopment of the Ingersoll Golf Course for residential purposes.

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.

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 development is also considered to be an efficient use of lands, available municipal services and infrastructure.

This amendment also protects significant natural features by designating those areas so identified as 'Open Space' and 'Environmental Protection'. Those areas that will be utilized for both active and passive recreational use, will be transferred to the Town of Ingersoll.

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, Medium and High Density Residential areas within the Town.

The subject proposal is in keeping with the density requirements of the low, medium and high density designations. The proposed residential development constitutes a residential density of approximately 23 units/ha (9.3 units/ac) within the Low Density Residential area, 62 units/ha (45 units/ac) in the Medium Density Residential area and 92 units/ha (37.3 units/ac) in the High Density Residential area.

This amendment also establishes medium density development policies on proposed Block 25 (southeast corner of Whiting Street and Holcroft Street) as well as special policies that may permit the use of the said lands as a school and associated uses in accordance with the relevant policies of the Official Plan as a potential alternative to the

medium density residential use. This is to say that the lands will remain in the Medium Density Residential designation and will permit development in accordance with these policies, but a special policy will also be included which will allow the use of the lands for limited neighbourhood serving use such as a public school.

As an interim land use, the golf course will continue to operate as a permitted use and will be incrementally reduced in size as the phases of residential plan of subdivision proceed.

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

4.0 DETAILS OF THE AMENDMENT

4.1 Schedule "I-1" – *Town of Ingersoll Land Use Plan* is hereby amended by changing the land use designation of those lands identified as 'Item 1' on Schedule "A" attached hereto to "Residential"; and 'Item 2' to "Environmental Protection".

4.2 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 as "Low Density Residential"; those lands identified as 'Item 2' as "Medium Density Residential"; and those lands identified as 'Item 3' as "High Density Residential". Schedule "I-2" is further amended by designating those lands identified as 'Item 4' as "Environmental Protection".

Schedule "I-2" is hereby further amended by adding the 'Proposed Park' symbol as indicated (Item 5) and 'Proposed School' symbol as indicated (Item 6).

4.3 Schedule "I-3" – *Town of Ingersoll Leisure Resources and School Facilities Plan* is hereby amended by removing the 'Open Space' designation from those lands identified as 'Item 1' on Schedule A and designating those lands identified as 'Item 2' on Schedule "A" attached hereto as "Environmental Protection".

Schedule "I-3" is hereby further amended by adding the 'Proposed School' symbol as indicated (Item 3) and 'Proposed Park' symbol as indicated (Item 4).

4.4 Schedule "I-4" – *Town of Ingersoll Transportation Network Plan* is hereby amended by adding "Collector Road" as identified by 'Item 1' on Schedule "A" attached hereto.

4.5 Section 9.2.4 – *Low Density Residential Areas*, as amended, is hereby further amended by adding the following specific development policy at the end of Section 9.2.4.4 - 'Specific Development Policies':

9.2.4.4.2 Part Lots 20 and 21, Concession 1 (West Oxford) (Former Ingersoll Golf Club property)

Low Density Residential lands that are bounded by Holcroft Street to the north, Thames Street South to the east, Clark Road East to the south and Whiting Street to the west shall be developed with a minimum net residential density of 23 units/ha (9.3 units/ac).

- 4.6 Section 9.2.5 – *Medium Density Residential Area*, as amended, is hereby further amended by adding the following specific development policies at the end of Section 9.2.5.2 - 'Specific Development Policies':

9.2.5.2.4 Southeast Corner Whiting Street and Holcroft Street

In addition to the uses permitted in Medium Density Residential Areas, lands located on the southeast corner of Whiting Street and Holcroft Street, comprising approximately 3.07 hectares (7.6 acres) may be used for a school and associated uses in accordance with the relevant policies contained in Section 9.2.3.3 – *Neighbourhood Serving Uses in Residential Areas*.

9.2.5.2.5 Part Lots 20 and 21, Concession 1 (West Oxford) (Former Ingersoll Golf Club property)

Medium Density Residential lands that are within the area bounded by Holcroft Street to the north, Thames Street South to the east, Clark Road East to the south and Whiting Street to the west shall be developed with a minimum net residential density of 46 units/ha (19 units/ac).

- 4.7 Section 9.2.6 – *High Density Residential Areas*, as amended, is hereby further amended by adding the following specific development policy at the end of Section 9.2.6.2 - 'Specific Development Policies':

9.2.6.2.1 Part Lots 20 and 21, Concession 1 (West Oxford) (Former Ingersoll Golf Club property)

High Density Residential lands that are within the area bounded by Holcroft Street to the north, Thames Street South to the east, Clark Road East to the south and Whiting Street shall contain a minimum of 250 dwelling units.

5.0 IMPLEMENTATION

This Official Plan Amendment shall be implemented in accordance with the relevant implementation policies contained in the Official Plan.

6.0 INTERPRETATION

This Official Plan Amendment shall be interpreted in accordance with the relevant interpretation policies of the Official Plan.

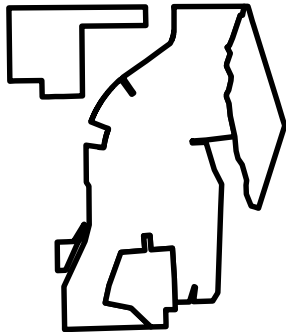
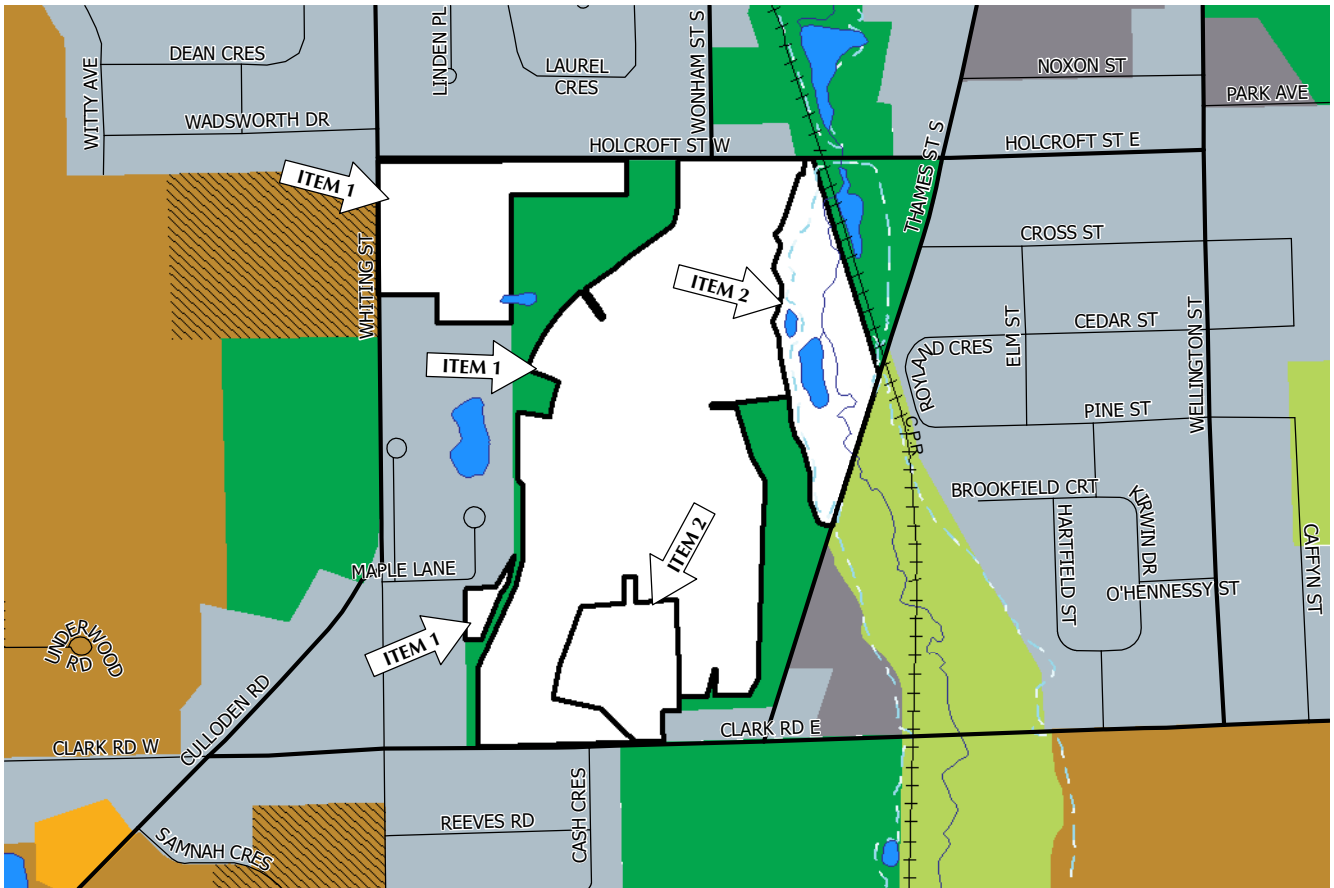
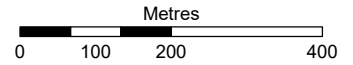
SCHEDULE "A"
AMENDMENT No. 277

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
- ITEM 2 - CHANGE FROM OPEN SPACE TO ENVIRONMENTAL PROTECTION

LAND USE PLAN

- Floodline
- Community Facility
- Environmental Protection
- Industrial
- Industrial Site Specific Policy Area See Section 9.3.4.5
- Open Space
- Residential
- Service Commercial

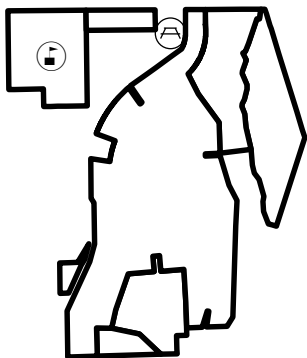
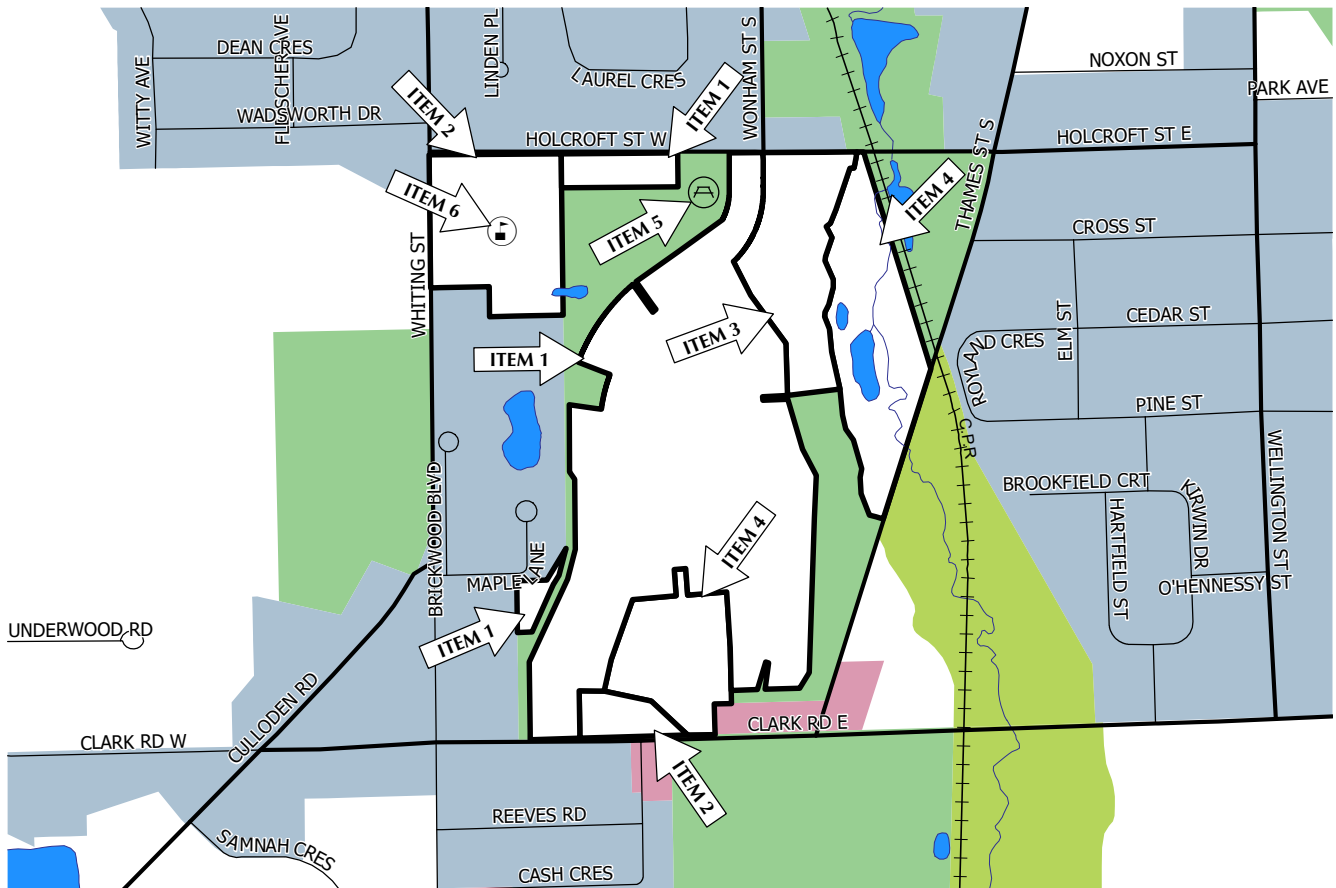
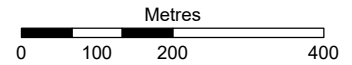
SCHEDULE "A"
AMENDMENT No. 277

TO THE

**COUNTY OF OXFORD
OFFICIAL PLAN**

SCHEDULE "I-2"

**TOWN OF INGERSOLL
RESIDENTIAL DENSITY PLAN**



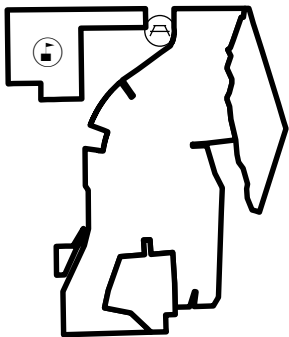
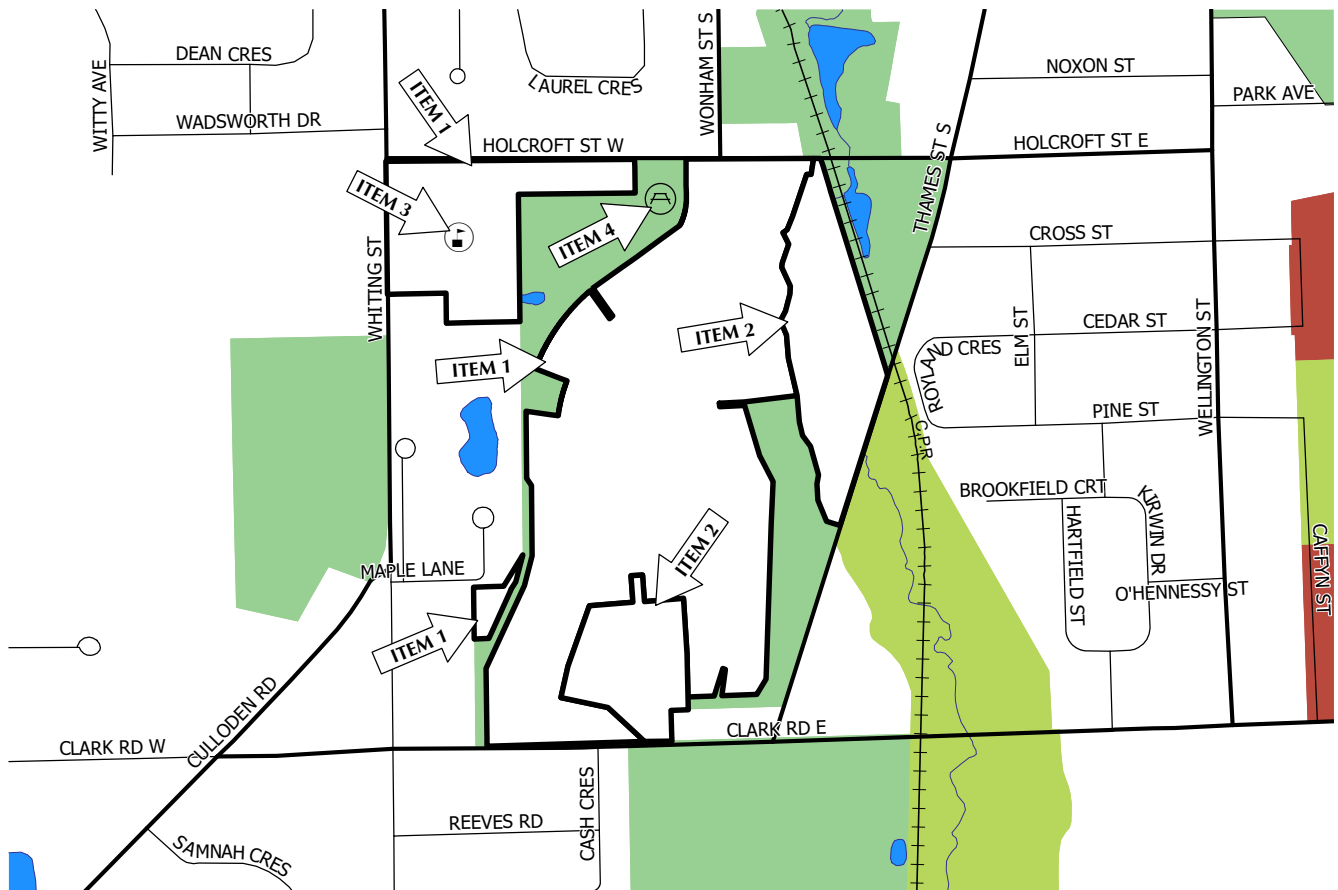
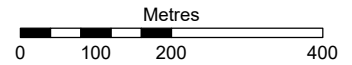
- AREA OF THIS AMENDMENT

- ITEM 1 - CHANGE FROM OPEN SPACE TO LOW DENSITY RESIDENTIAL
- ITEM 2 - CHANGE FROM OPEN SPACE TO MEDIUM DENSITY RESIDENTIAL
- ITEM 3 - CHANGE FROM OPEN SPACE TO HIGH DENSITY RESIDENTIAL
- ITEM 4 - CHANGE FROM OPEN SPACE TO ENVIRONMENTAL PROTECTION
- ITEM 5 - ADD PROPOSED PARK
- ITEM 6 - ADD PROPOSED SCHOOL

**RESIDENTIAL DENSITY PLAN
LEGEND**

- Low Density Residential
- Medium Density Residential
- Open Space
- Environmental Protection

SCHEDULE "A"
AMENDMENT No. 277
TO THE
**COUNTY OF OXFORD
OFFICIAL PLAN**
SCHEDULE "I-3"
**TOWN OF INGERSOLL
LEISURE RESOURCES AND SCHOOL FACILITIES
PLAN**



- AREA OF THIS AMENDMENT

- ITEM 1 - REMOVE FROM OPEN SPACE
- ITEM 2 - CHANGE FROM OPEN SPACE TO ENVIRONMENTAL PROTECTION
- ITEM 3 - ADD PROPOSED SCHOOL
- ITEM 4 - ADD PROPOSED PARK

**LEISURE RESOURCES AND SCHOOL FACILITIES PLAN
LEGEND**

- ELEMENTARY SCHOOL
- OPEN SPACE
- ENVIRONMENTAL PROTECTION

 ARTERIAL ROAD
 COLLECTOR ROAD
 PLANNED COLLECTOR ROAD