

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.

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.

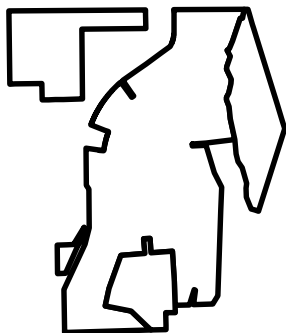
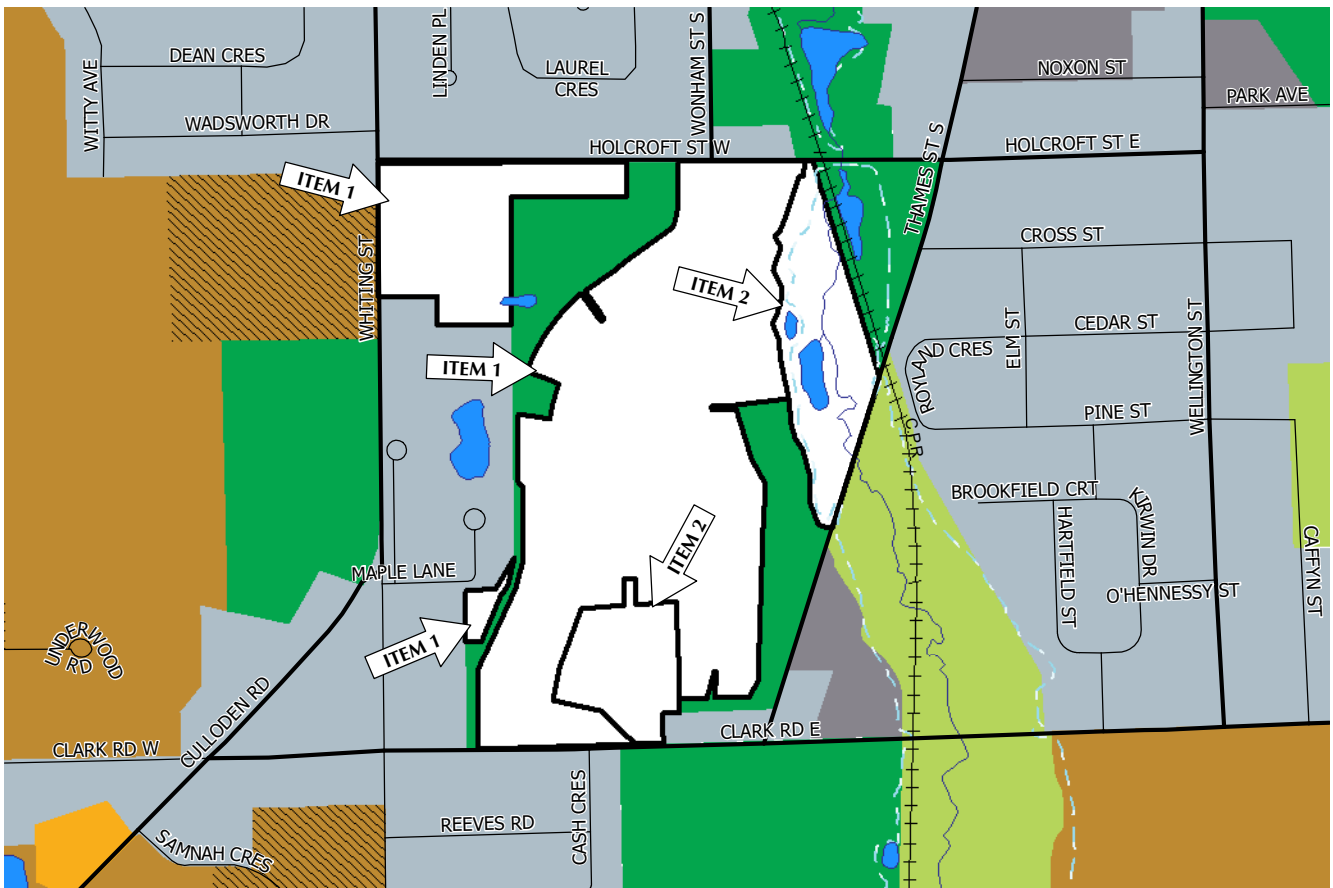
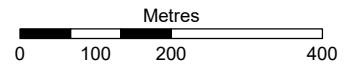
6.0 INTERPRETATION

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

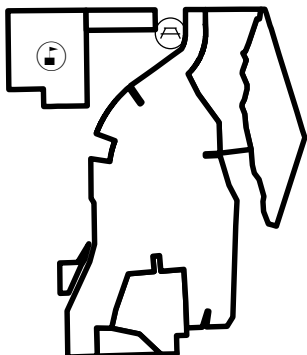
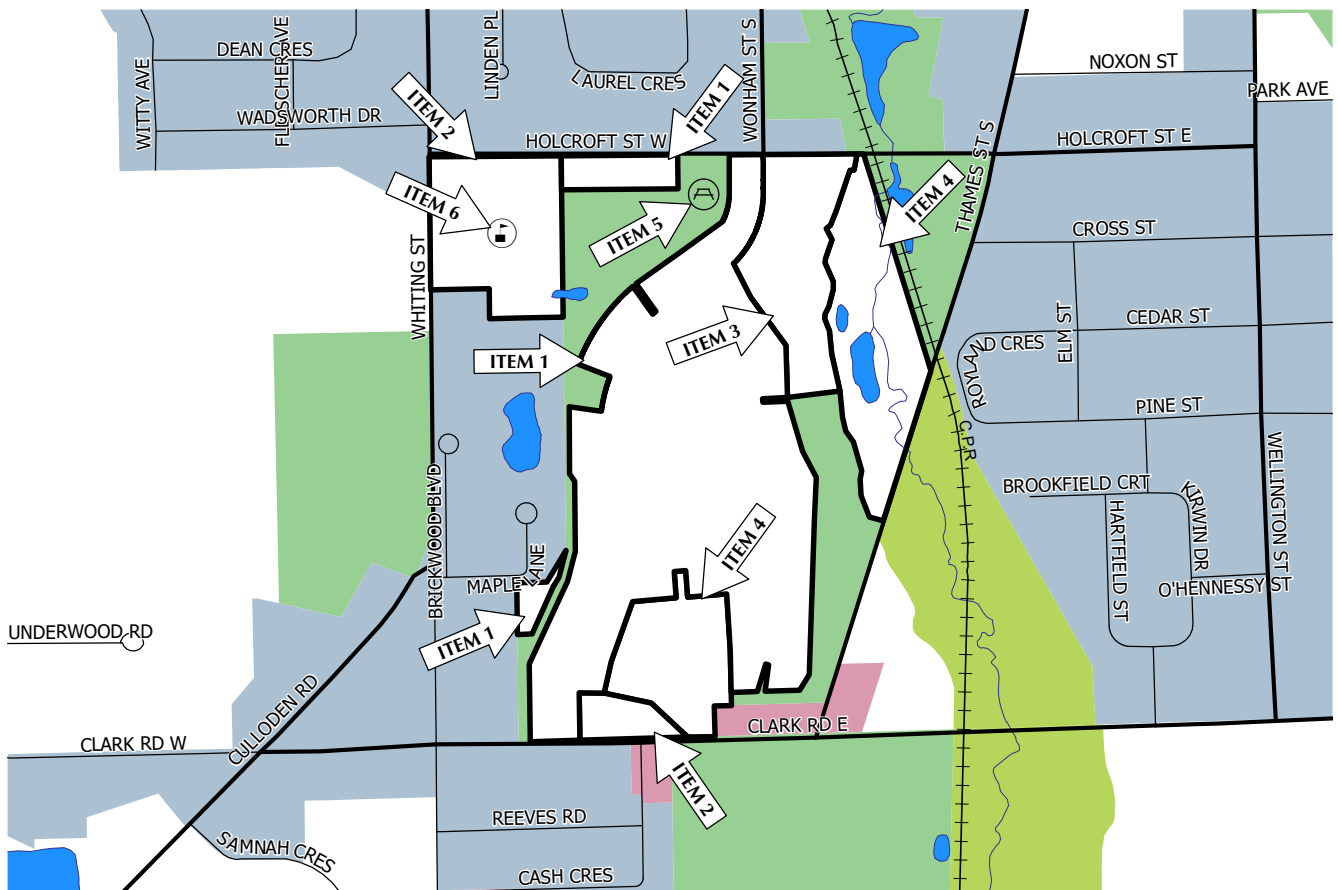
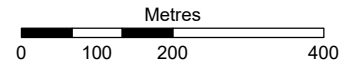
- ITEM 1 - CHANGE FROM OPEN SPACE
TO RESIDENTIAL
- ITEM 2 - CHANGE FROM OPEN SPACE
TO ENVIRONMENTAL PROTECTION

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**



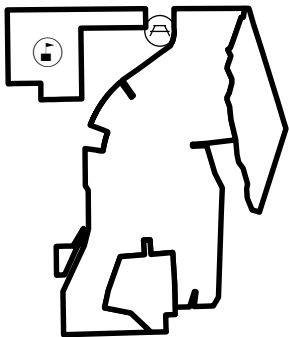
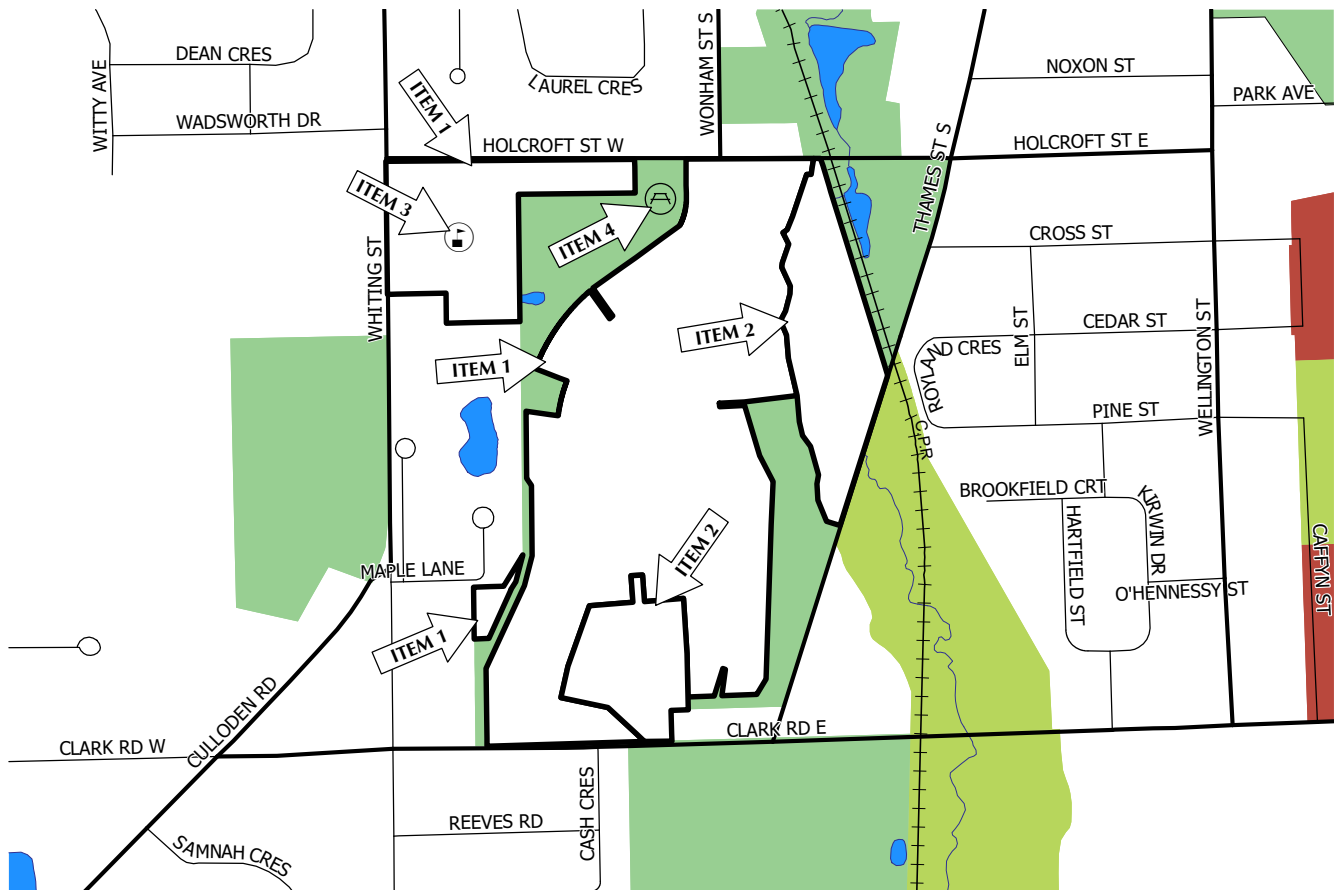
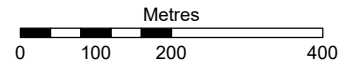
- AREA OF THIS AMENDMENT

- 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**



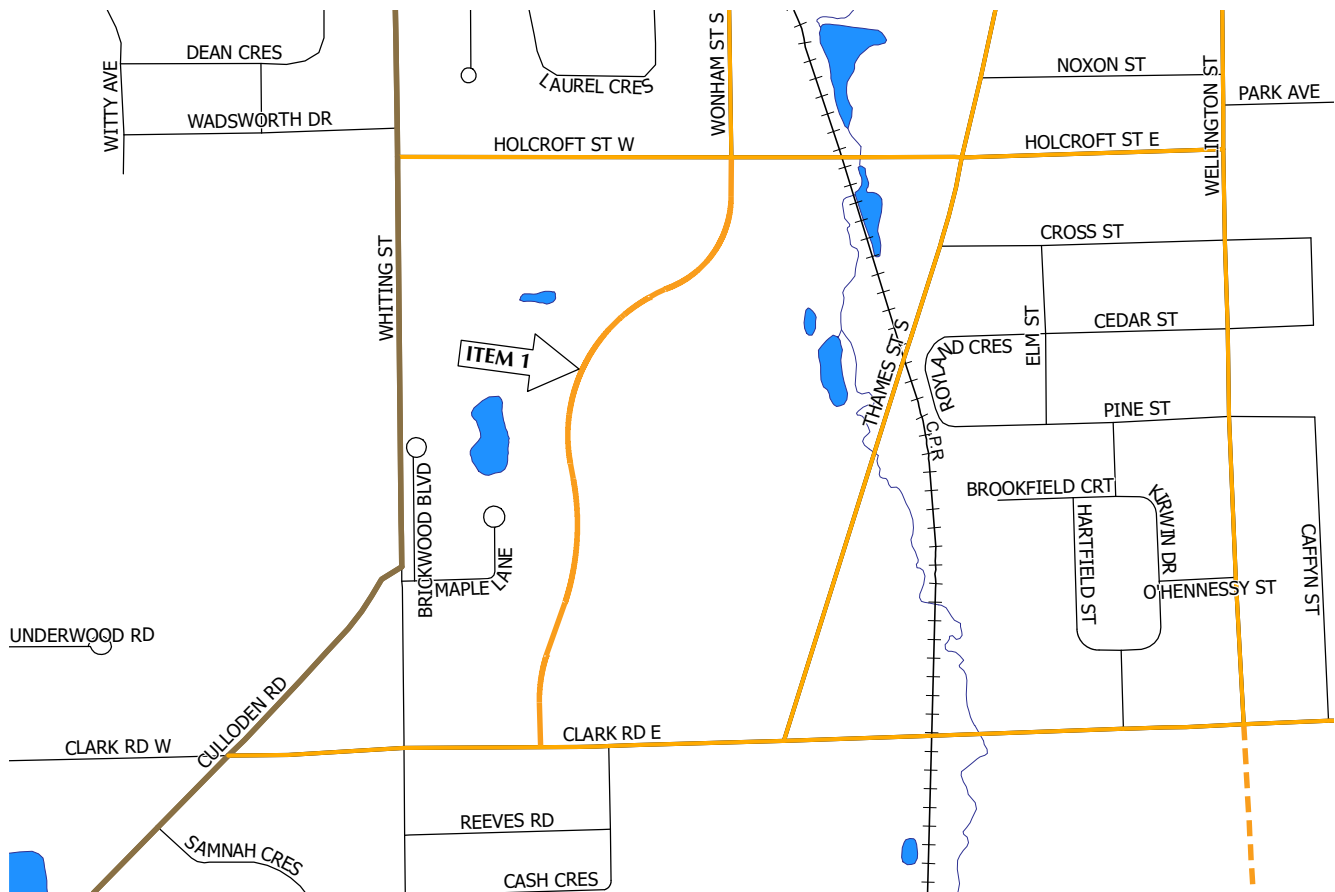
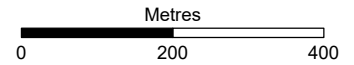
- AREA OF THIS AMENDMENT

- 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




SCHEDULE "A"
 AMENDMENT No. 277
 TO THE
COUNTY OF OXFORD
OFFICIAL PLAN
 SCHEDULE "I-4"
TOWN OF INGERSOLL
TRANSPORTATION NETWORK PLAN



- AREA OF THIS AMENDMENT

ITEM 1 - ADD COLLECTOR ROAD

**TRANSPORTATION NETWORK PLAN
 LEGEND**

-  ARTERIAL ROAD
-  COLLECTOR ROAD
-  PLANNED COLLECTOR ROAD