

Plate 1 - Existing Zoning & Location Map

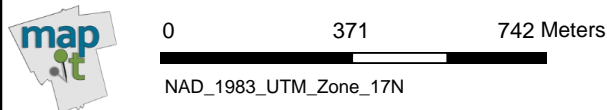
File Nos.: OP 22-12-6, SB 22-03-6 & ZN 6-22-07 - 2862083 Ontario Inc., 2741714 Wallace Line, Town of Ingersoll



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



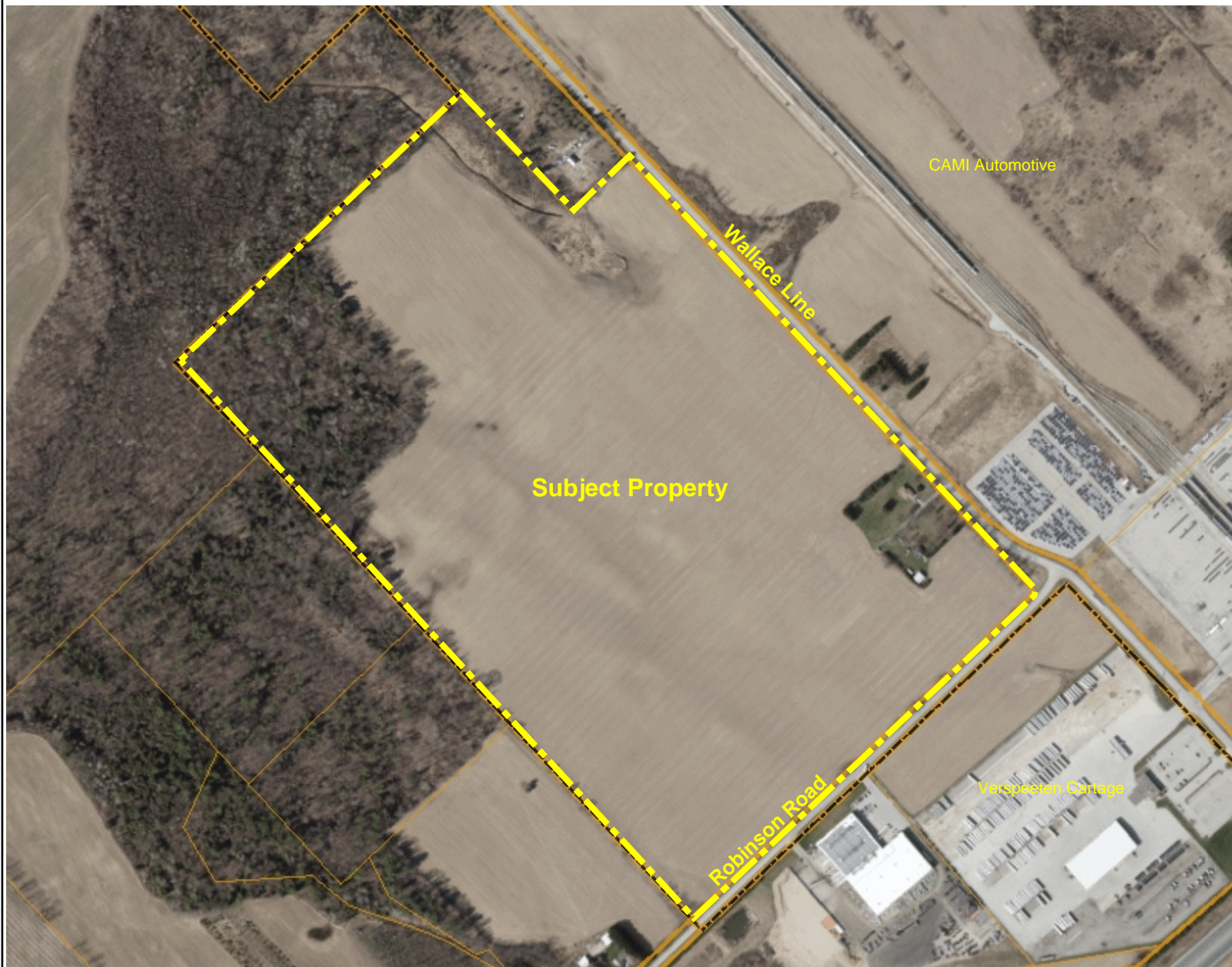
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

November 15, 2022



Plate 2 - Air Photo (2020)

File Nos.: OP 22-12-6, SB 22-03-6 & ZN 6-22-07 - 2862083 Ontario Inc., 2741714 Wallace Line, Town of Ingersoll



Legend

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

Notes



0 192 383 Meters



NAD_1983_UTM_Zone_17N

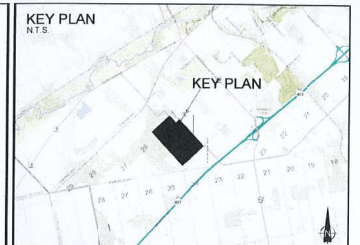
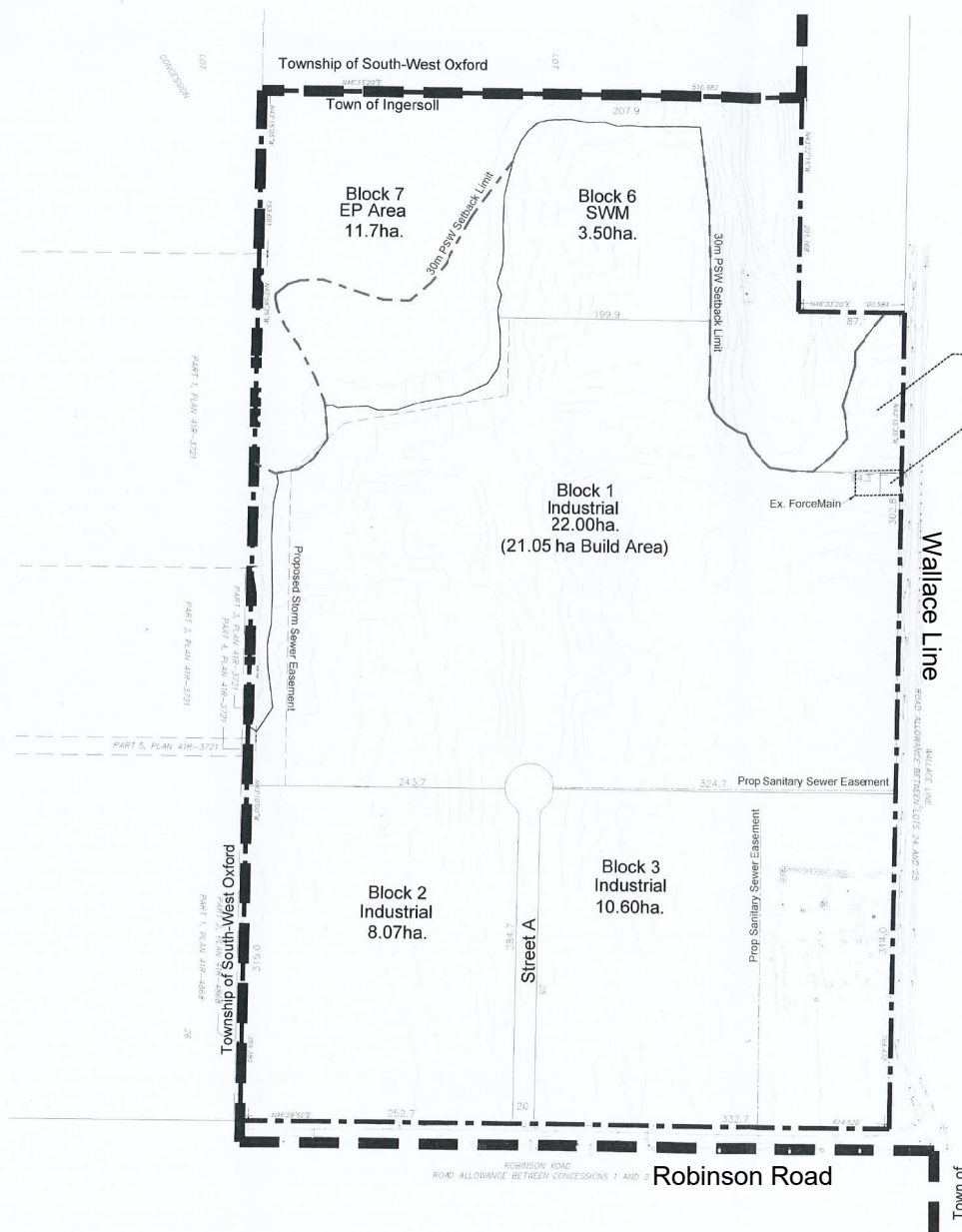


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July 22, 2022

Plate 3 - Proposed Draft Plan of Subdivision

File Nos.: OP 22-12-6, SB 22-03-6 & ZN 6-22-07 - 2862083 Ontario Inc., 2741714 Wallace Line, Town of Ingersoll



DRAFT PLAN OF SUBDIVISION

Part of Lot 25
Concession 1
Geographic Township of West Oxford
Now in the Township of
South West Oxford County of Oxford

LAND USE SCHEDULE			
DESCRIPTION	LOTS/BLKS	UNITS	AREA (ha)
Industrial	1-4		41.43
Pumping Station	5		0.04
SWM Pond	6		3.50
EP Area	7		11.7
Roads			0.75
Total			57.50

ADDITIONAL INFORMATION
(UNDER SECTION 5(1)(7) OF THE PLANNING ACT)
INFORMATION REQUIRED BY CLAUSES a,b,c,d,e,f,g,j and l ARE AS SHOWN ON THE DRAFT PLAN.
h) Municipal water supply
i) Sandy silt trace gravel
k) 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.

OWNER'S SIGNATURE _____ 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.

SURVEYOR'S SIGNATURE _____ DATE _____

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE
gspgroup.ca

REVISIONS	

Date: May 25, 2023 Drawn By: E.F. Dwg File Name: op21021a.dwg
 Scale: 1:5,000 metric Project No.: 21021



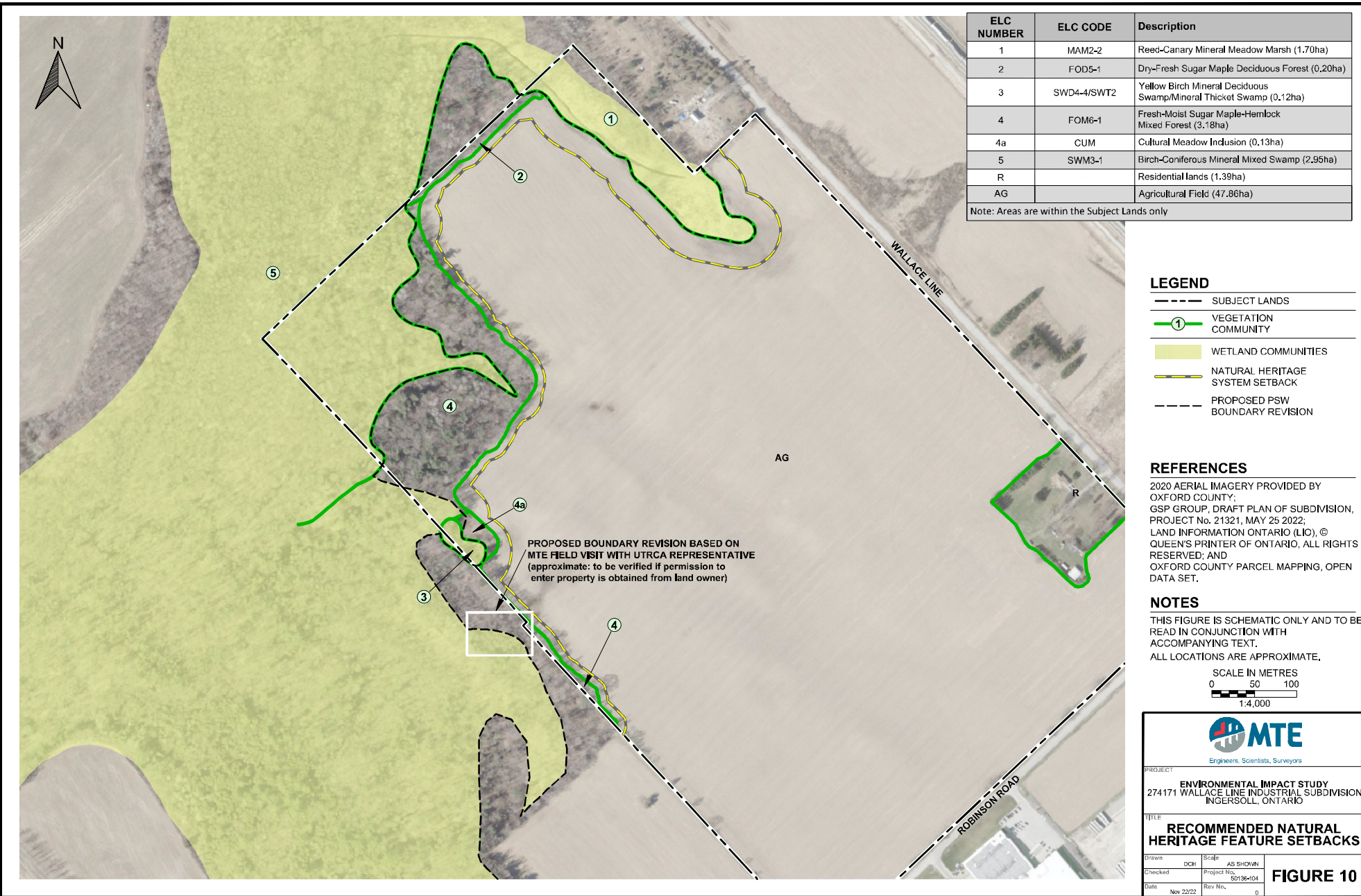
Plate 4 - Natural Heritage Feature Setbacks

File Nos.: OP 22-12-6, SB 22-03-6 & ZN 6-22-07 - 2862083 Ontario Inc., 2741714 Wallace Line, Town of Ingersoll

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CAD: P:\P\50136\104_V2_PROD\50136-104-R04 ENVIRONMENTAL IMPACT STUDY\50136-104-R04010.DWG
 0 25mm Original Format in Tabloid (279mm x 432mm, 11" x 17")
 Plot Date: 22 November 2022 Time: 15:13:52

Client: 214 Corson, Co



MTE
 Engineers, Scientists, Surveyors

PROJECT
 ENVIRONMENTAL IMPACT STUDY
 274171 WALLACE LINE INDUSTRIAL SUBDIVISION
 INGERSOLL, ONTARIO

TITLE
RECOMMENDED NATURAL HERITAGE FEATURE SETBACKS

Drawn	DCH	Scale	AS SHOWN
Checked		Project No.	50136-104
Date	Nov 22/22	Rev No.	0

FIGURE 10

AGENCY COMMENTS – OP 22-12-6/SB 22-3-6 – 2862083 Ontario Inc.

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

- The Owner agrees in writing that prior to final approval, the Owner shall implement the recommendations of the Functional Servicing Report prepared by MTE Consulting Inc. This will be completed to the satisfaction of the Town of Ingersoll and County of Oxford.
- 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.
- The Owner shall demonstrate to the satisfaction of the County of Oxford that the subdivision lands shall be serviced with two independent water supply points to provide for adequate redundancy and looping for domestic and fire protection services.
- 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. A CAD file of the water main layout for the entire development showing the water main location, hydrants, valves, street and lot fabrics will be required so that it can be integrated into our modelling to ensure County model is up to date.
- 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. Confirmation shall be given in accordance with the “Protocol for Allocation of Water and Sewage Capacity for Development”.
- The Owner shall own the sewage pumping station (SPS) to be located on Block 5 and be responsible for operational costs; County of Oxford Staff will operate, maintain and repair the sewage pumping station. The County may enter upon the property and take whatever steps necessary to: inspect, correct deficiencies, operate, maintain and/or repair the SPS and charge all applicable costs to the Owner.
- The Owner agrees to decommission the SPS (and assume all associated costs) at a future date to be determined by the County. Decommissioning shall include (but not limited to): removal from the property of each generating unit and related improvements installed or constructed by the Owner; fill in and compact all trenches or other borings or excavations made by the Owner on the property; leave the surface of the property free from project debris; use reasonably practical efforts to restore the property to a land use equivalent to the land use existing immediately prior to construction; and decommissioning in accordance with local building official requirements.
- The Owner understands that gravity piping within the development will be County owned.
- The Owner agrees to provide such easements as may be required for utility or drainage purposes outside of the proposed public right-of-ways which shall be granted to the appropriate authority.

- 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.

The Town of Ingersoll Clerk advised that in accordance with the Town's parkland conveyance by-law, the applicant will be required to remit 2% of appraised value for cash-in-lieu of parkland dedication.

The Upper Thames River Conservation Authority advised that the subject lands are regulated by the UTRCA in accordance with Ontario Regulation 157/06, made pursuant to Section 28 of the Conservation Authorities Act and also the regulation limit is comprised of a riverine erosion hazard and an area of interference surrounding a wetland.

Further, the UTRCA required the following as conditions of draft plan approval to their satisfaction:

- That the Owner shall provide a Final EIS Report which addresses the Conservation Authority's outstanding comments and concerns, to the satisfaction of the UTRCA. Further red-line revisions to the draft plan may be required to address those concerns/comments.
- That the Owner shall provide a Stormwater Management Report and Water Balance Analysis which addresses the Conservation Authority's outstanding comments and concerns, to the satisfaction of the UTRCA. Further red-line revisions to the draft plan may be required to address those concerns/comments.
- That the Owner shall provide a Final Hydrogeological Assessment which addresses the Conservation Authority's outstanding comments and concerns, to the satisfaction of the UTRCA.
- The UTRCA will require detailed Erosion and Sediment Control (ESC) supported by notes, standards, inspection, monitoring and reporting for all the phases signed, sealed and dated by P.Eng.
- In accordance with Ontario Regulation 157/06 made pursuant to Section 28 of the Conservation Authorities Act, the Owner shall obtain the necessary permits/approvals from the UTRCA prior to undertaking any site alteration or development within the UTRCA Regulated Area including filling, grading, construction, site alteration to watercourse and/or interference with a wetland.

The Town of Ingersoll Economic Development Officer indicated that Economic Development is supportive of the planning applications. It was also noted that these lands will provide significant opportunity for assessment and job growth, which will positively impact the Town. Further, the demand for industrial land is unprecedented and an increase in supply is greatly needed. These applications proceeding in advance of the secondary planning and servicing strategy process are viewed as opportunities to maximize the use of the lands. It was also recommended that a minimum lot coverage should be prescribed and the restriction of trucking to an accessory use (trucking not be permitted as a primary use) should be sought to ensure effective land use.

Enbridge Gas (operating as Union Gas) requested that as a condition of final 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 requested a condition whereby the Owner/developer 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.

The Town of Ingersoll Engineer & Director of Operations, Town of Ingersoll Chief Building Official, Town of Ingersoll Fire Department, Hydro One indicated that they had no objections or concerns with the subject application.

Schedule "A"
To Report No. CP 2023-3

CONDITIONS OF DRAFT APPROVAL – SB 22-03-6 – 2862083 Ontario Inc.

1. This approval applies to the draft plan of subdivision submitted by 2862083 Ontario Incorporated (SB 22-03-6) and prepared by GSP Group Inc., as shown on Plate 3 of Report No. 2023-3 and comprising Part Lot 25, Concession 1 (West Oxford), in the Town of Ingersoll, showing 4 industrial blocks, a sanitary pumping station block, a stormwater management block, an open space block as well as a new municipal road.
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 Owner agrees to provide such easements as may be required for utility or drainage purposes outside of the proposed public right-of-ways which shall be granted to the appropriate authority.
4. The Owner agrees in writing that prior to final approval, that the recommendations of the Functional Servicing Report prepared by MTE Consulting Inc., shall be implemented to the satisfaction of the Town of Ingersoll, County of Oxford and UTRCA.
5. 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.
6. The Owner agrees that the subdivision shall be serviced with two independent water supply points to provide for adequate redundancy and looping for domestic and fire protection services to the satisfaction of Oxford County Public Works.
7. The Owner agrees in writing to own the interim sewage pumping station and be responsible for operational costs; whereby the County of Oxford will operate, maintain and repair the sewage pumping station as required, to the satisfaction of the Oxford County Public Works. Further, the writing shall agree that the County may enter upon the property and take whatever steps necessary to ensure proper operation of the sewage pumping station as deemed necessary at the applicable costs to the Owner.
8. The Owner agrees in writing that gravity piping within the development shall be owned by the County of Oxford.
9. The Owner agrees in writing to decommission the sewage pumping station (and assume all associated costs) at a future date to be determined by the County to the satisfaction of the County of Oxford.
10. The street included on the draft plan of subdivision shall be named to the satisfaction of the Town of Ingersoll.

11. The road allowance included in the draft plan of subdivision shall be dedicated as a public highway to the Town of Ingersoll.
12. That any 0.3 metre (1 foot) reserve blocks or any blocks for daylight corners shall be conveyed to the Town of Ingersoll free of all costs and encumbrances.
13. That Block 6 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. An easement for assess purposes over Block 1 shall be provided to the Town of Ingersoll.
14. An easement for an overland stormwater management corridor through Block 1 shall be provided to the satisfaction of the Town of Ingersoll.
15. That Block 7 shall be conveyed to the Town of Ingersoll for environmental purposes free of all costs and encumbrances and be fenced to the satisfaction of the Town of Ingersoll. An easement for assess purposes over Block 1 shall be provided to the Town of Ingersoll.
16. 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.
17. 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.
18. Prior to the final approval of the subdivision plan, the Owner shall receive confirmation from the Oxford County Public Works Department that there is sufficient capacity in the Ingersoll water and sanitary sewer systems to service the plan of subdivision. Confirmation shall be given in accordance with the "Protocol for Allocation of Water and Sewage Capacity for Development".
19. 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.
20. The Owner agrees in writing, to satisfy all the requirements, financial and otherwise, 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.
21. 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.
22. 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 Town of Ingersoll.

23. 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 UTRCA 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.
24. That the Owner shall provide a Final Hydrogeological Assessment, to the satisfaction of the UTRCA.
25. That the Owner shall provide a Final EIS Report, to the satisfaction of the Town of Ingersoll and UTRCA.
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 4 (inclusive), 10 to 17 (inclusive), 22 and 23 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 4 to 9 (inclusive) and 18 to 21 (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 4 and 23 to 25 (inclusive) have 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 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 January 28, 2026, unless an extension is authorized by the County of Oxford.

AMENDMENT NUMBER 289
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following schedules attached hereto, constitute
Amendment Number 289 to the County of Oxford Official Plan.

COUNTY OF OXFORD

BY-LAW NO. **6501-2023**

BEING a By-Law to adopt Amendment Number 289 to the County of Oxford Official Plan.

WHEREAS, Amendment Number 289 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 289 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 25th day of January, 2023.

READ a third time and finally passed this 25th day of January, 2023.

MARCUS RYAN, WARDEN

CHLOÉ SENIOR, CLERK

1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to implement and integrate policies and land use designations on certain lands in the Town of Ingersoll in the County of Oxford Official Plan, primarily to address future land needs for employment growth on lands that were incorporated into the Town of Ingersoll from the Township of South-West Oxford on January 1, 2021, as part of a larger boundary adjustment area.

In particular, this amendment is re-designates the subject lands from 'Agricultural Reserve' to 'Industrial' to facilitate the development of an industrial draft plan of subdivision comprising 4 industrial blocks, a sanitary pumping station block, a stormwater management block, an open space block as well as a new municipal road to provide access to the industrial blocks.

A portion of the lands are also designated 'Environmental Protection', which will remain in place subject to minor adjustments as determined appropriate through an Environmental Impact Study. Other lands will be designated Open Space to reflect a stormwater management block associated with a proposed industrial plan of subdivision. Additionally, the proposed re-designation will be shown on Schedule "I-1" (Town of Ingersoll - Land Use Plan) as contained in the Official Plan and the inclusion of the lands as part of the Town of Ingersoll "Large Urban Centre" will be reflected on Schedule "C-3" (County of Oxford - Settlement Strategy Plan").

2.0 LOCATION OF LANDS AFFECTED

The subject lands are described as Part Lot 25, Concession 1 (West Oxford), in the Town of Ingersoll. The lands are located on the northwest corner of Wallace Line and Robinson Road, and are known municipally as 274171 Wallace Line.

3.0 BASIS FOR THE AMENDMENT

The lands were incorporated into the Town of Ingersoll from the Township of South-West Oxford in January 2021 via a municipal boundary adjustment.

The designation of the lands for employment purposes maintains both the Town of Ingersoll and County's strategic goals of ensuring orderly development and providing for an adequate supply of employment lands to accommodate the anticipated demand for a broad range of industrial development over the planning horizon. The amendment also protects significant natural features by retaining those areas so identified as 'Environmental Protection'. A number of reports generated in support of the application to amend the Official Plan, and subsequent review of these reports by the Town, County and other agencies having an interest in the proposal, provide a comprehensive development concept and servicing strategy for the lands described above and facilitates the designation of the lands for employment purposes.

The re-designation of the subject lands for employment purposes is acceptable with respect to the County's agricultural goals. The subject lands represent a logical extension of the Ingersoll settlement area as well as a logical extension of the other existing industrial uses in the immediate area and is considered to be appropriate for future urban-type development.

Council is also satisfied that there are no reasonable alternative areas for Ingersoll's growth or alternative locations of less agricultural capability. Further, it was also noted that there are no reasonable alternative locations for the proposed development within the currently designated areas of the Town of Ingersoll.

The subject lands comprise prime agricultural lands which are identified predominantly of Class 1 and Class 2 soils. These lands are cultivated for agricultural purposes with common field crops. No specialty crop lands were identified within the study area. The agricultural assessment further noted that the agricultural land within and surrounding the Town is nearly all Class 1 and 2 land and as such are identified as prime agricultural lands as per the PPS. As there are no lands within the Town limits or in the immediate surroundings that have lower soil capability for agriculture, there are no reasonable alternatives for future expansion that would avoid prime agricultural land and no alternatives on prime agricultural land of a lower soil capability rating.

Further, in view of the availability of existing or planned municipal services and infrastructure it Council is satisfied that the subject lands can be suitably serviced and, through detailed servicing design, the development of the lands will not impact the logical extension of servicing with respect to the lands recently added to the Town's municipal limits via boundary adjustment.

Council is further satisfied that the re-designation addresses an immediate need for employment lands, as identified in the County of Oxford's Phase I Comprehensive Review, adopted by Council in 2020 that identified a need for additional employment lands in the Town of Ingersoll to meet its projected 25-year land needs supply.

In light of the foregoing, Council is satisfied that the proposed amendment to the Official Plan is consistent with the policies of the Provincial Policy Statement and supports the strategic initiatives and objectives of the County Official Plan.

4.0 DETAILS OF THE AMENDMENT

- 4.1 Schedule "C-3" – *County of Oxford Settlement Strategy Plan*, as amended, is hereby further amended by designating those lands identified as 'ITEM 1' on Schedule "A" attached hereto as "Large Urban Centre".
- 4.2 Schedule "I-1" – *Town of Ingersoll Land Use Plan*, as amended, is hereby further amended by designating those lands identified as 'ITEM 1' on Schedule "A" attached hereto to as "Industrial"; designating those lands identified as 'ITEM 2' as "Environmental Protection" and designating those lands identified as 'ITEM 3' as "Open Space".
- 4.3 Schedule "I-2" – *Town of Ingersoll Residential Density Plan*, as amended, is hereby further amended by designating those lands identified as 'ITEM 1' on Schedule "A" attached hereto as "Environmental Protection" and designating those lands identified as 'ITEM 2' as "Open Space".
- 4.4 Schedule "I-3" – *Town of Ingersoll Leisure Resources and School Facilities Plan*, as amended, is hereby further amended by designating those lands identified as 'ITEM 1' on Schedule "A" attached hereto as "Environmental Protection" and designating those lands identified as 'ITEM 2' as "Open Space".

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.