

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.

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.

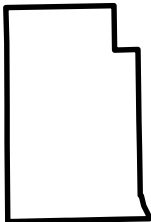
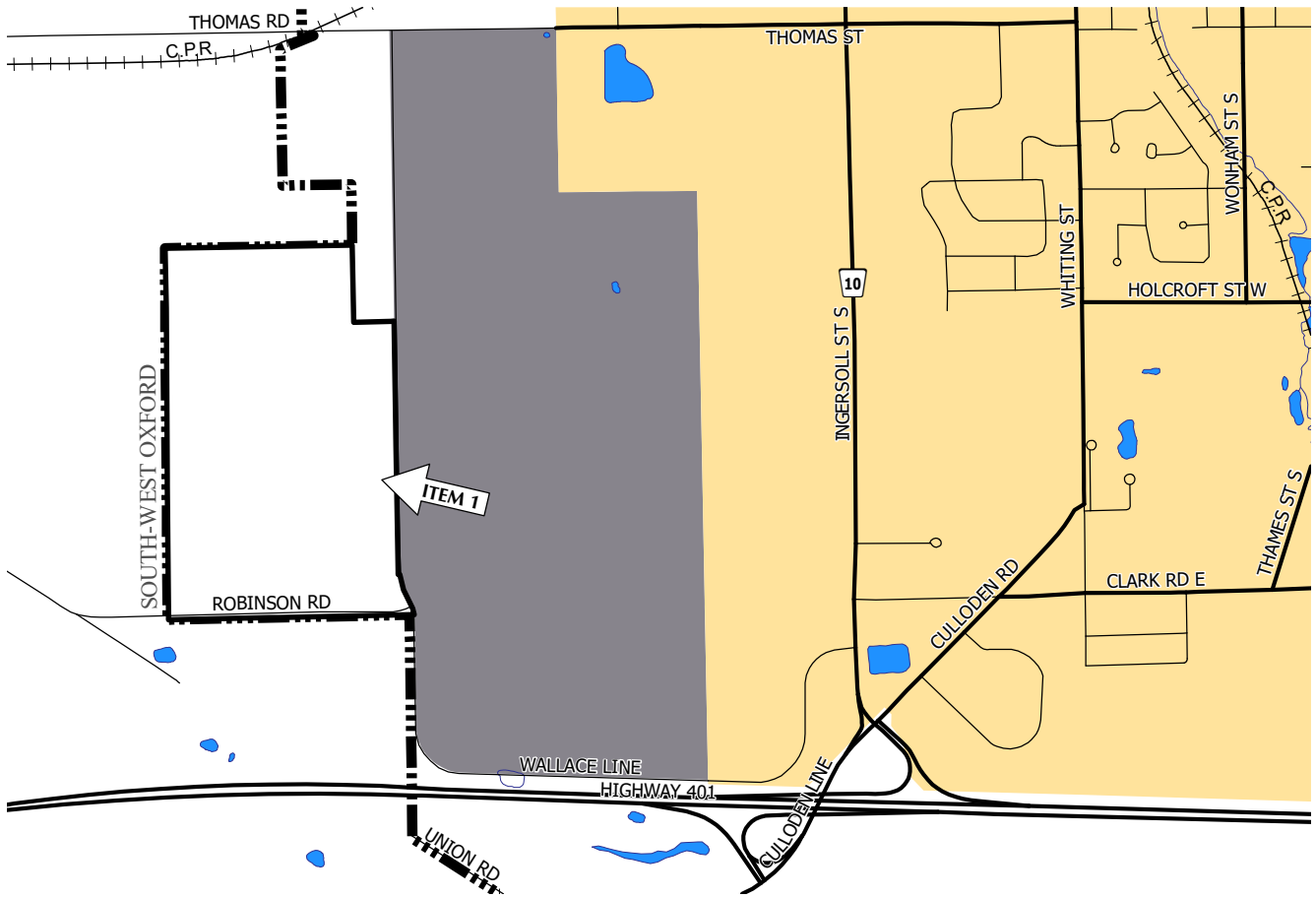
SCHEDULE "A"
AMENDMENT No. 289

TO THE

**COUNTY OF OXFORD
OFFICIAL PLAN**

SCHEDULE "C-3"

**COUNTY OF OXFORD
SETTLEMENT STRATEGY PLAN**



- AREA OF THIS AMENDMENT

ITEM 1 - ADD TO LARGE URBAN CENTRE

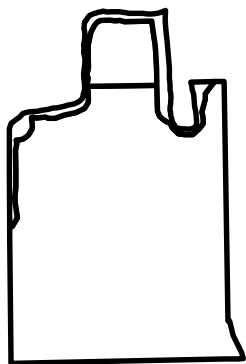
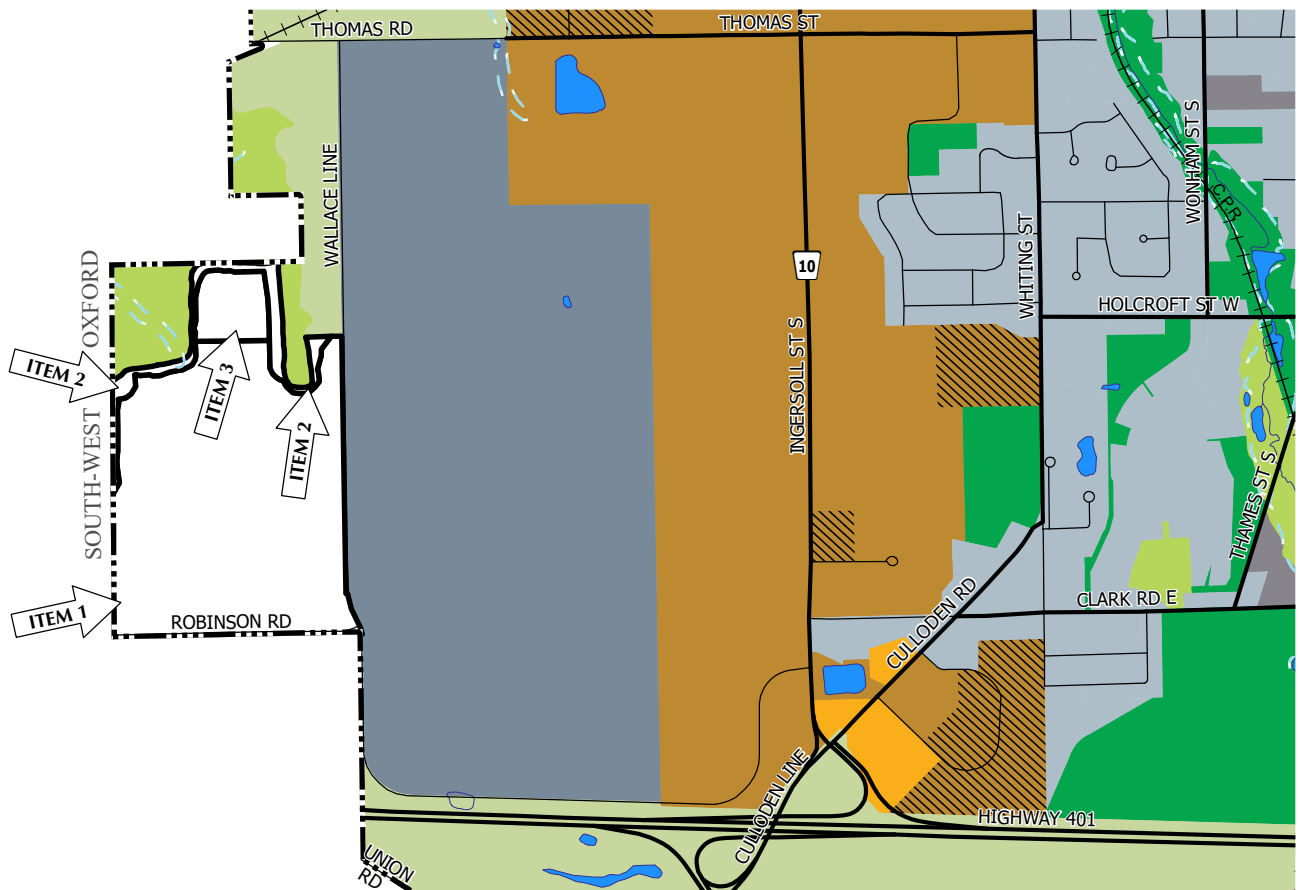
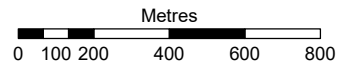
**SETTLEMENT STRATEGY PLAN
LEGEND**

- LARGE URBAN CENTRE
- FUTURE URBAN GROWTH

SCHEDULE "A"
 AMENDMENT No. 289

TO THE
COUNTY OF OXFORD
OFFICIAL PLAN












SCHEDULE "I-1"
TOWN OF INGERSOLL
LAND USE PLAN



- AREA OF THIS AMENDMENT

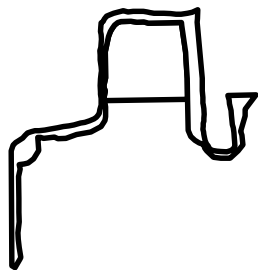
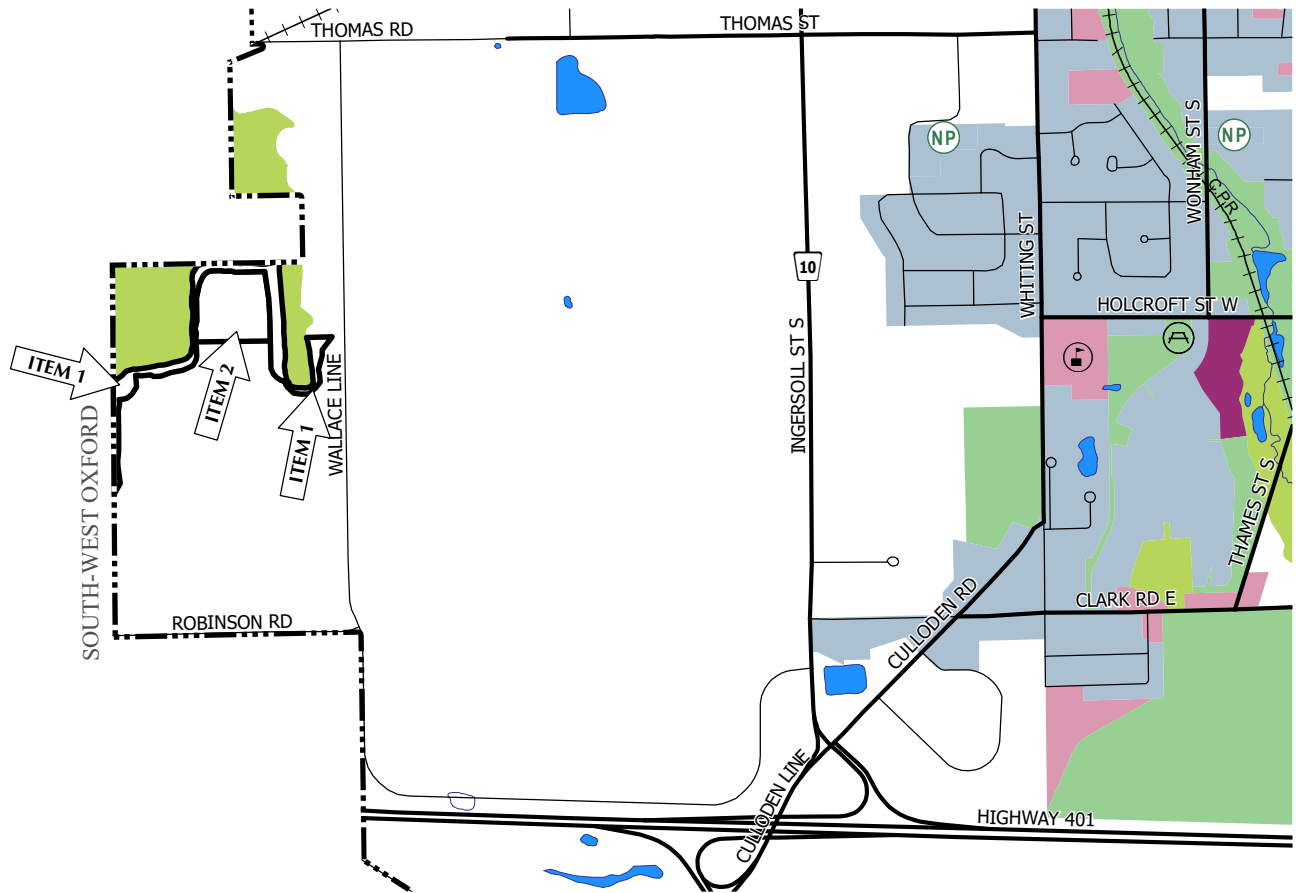
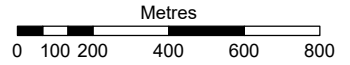
- ITEM 1 - CHANGE FROM AGRICULTURAL RESERVE TO INDUSTRIAL
- ITEM 2 - CHANGE FROM AGRICULTURAL RESERVE TO ENVIRONMENTAL PROTECTION
- ITEM 3 - CHANGE FROM AGRICULTURAL RESERVE TO OPEN SPACE

**LAND USE PLAN
 LEGEND**

	Agricultural Reserve		Environmental Protection
	Residential		Future Urban Growth
	Entrepreneurial District		Industrial
	Service Commercial		Industrial Site Specific Policy Area See Section 9.3.4.5
	Community Facility		Floodline
	Open Space		

SCHEDULE "A"
 AMENDMENT No. 289

TO THE
**COUNTY OF OXFORD
 OFFICIAL PLAN**
 SCHEDULE "I-2"
**TOWN OF INGERSOLL
 RESIDENTIAL DENSITY PLAN**



- AREA OF THIS AMENDMENT

- ITEM 1 - ADD TO ENVIRONMENTAL PROTECTION
- ITEM 2 - ADD TO OPEN SPACE

RESIDENTIAL DENSITY PLAN

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Open Space
- Environmental Protection
- Neighbourhood Park
- Proposed Park
- Proposed School

SCHEDULE "A"

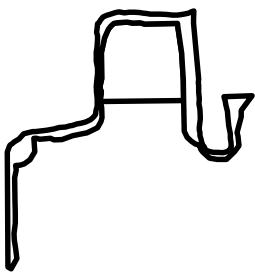
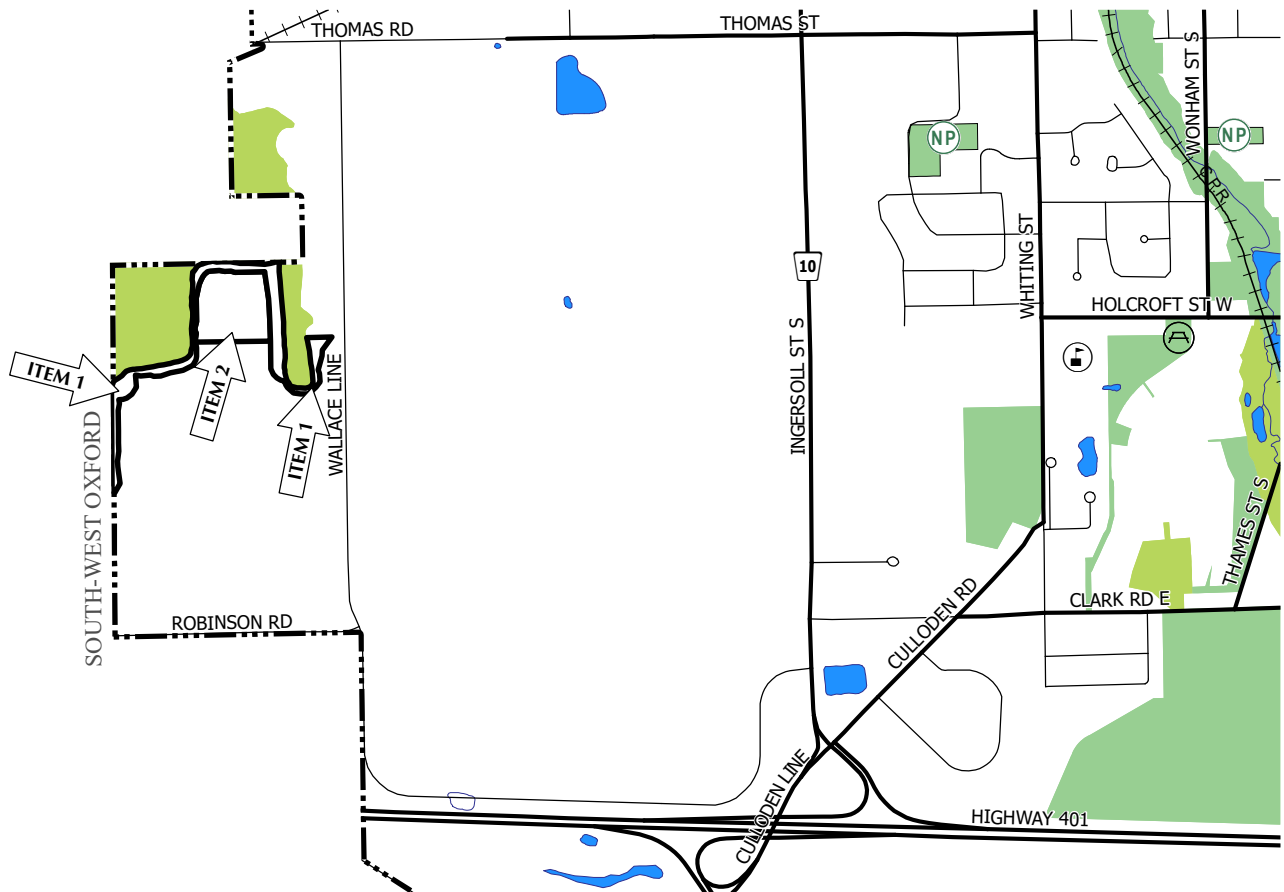
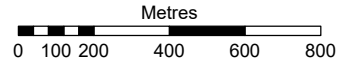
AMENDMENT No. 289

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 - ADD TO ENVIRONMENTAL PROTECTION
- ITEM 2 - ADD TO OPEN SPACE

**LEISURE RESOURCES AND SCHOOL FACILITIES PLAN
LEGEND**

- OPEN SPACE
- ENVIRONMENTAL PROTECTION
- ELEMENTARY SCHOOL
- PROPOSED PARK
- PROPOSED SCHOOL
- NEIGHBOURHOOD PARK
- TOWN NATURAL PARK