

To: Chair and Members of Oxford County Land Division Committee

From: Heather St. Clair, Senior Development Planner, Community Planning

Applications for Consent B26-08-6 and B26-09-6 – Sifton Properties Limited

REPORT HIGHLIGHTS

- The purpose of the applications for consent is to create two blocks for the future development of street fronting townhouses and retain a block for the future development of two apartment buildings and/or a long-term care facility in the Town of Ingersoll.
- Planning staff are recommending approval of the applications as they are consistent with the Provincial Planning Statement with respect to residential development in a settlement area, and in-keeping with the policy direction of the Official Plan as it relates to the site-specific 'High Density Residential' development policies that apply to the subject lands.

DISCUSSION

Background

OWNER: Sifton Properties Limited (Deven Posthumus)
1295 Riverbend Road, Suite 300, London ON, N6K 0G2

LOCATION:

The subject property is described as Block 65 and Part Block 66, Plan 41M-309 in the Town of Ingersoll. The property is located on the west side of Hollingshead Road, lying between Montgomery Way and Clark Road and is not currently municipally addressed.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule "I-1"	Town of Ingersoll Land Use Plan	Residential
Schedule "I-2"	Town of Ingersoll Residential Density Plan	High Density Residential With a site-specific policy

INGERSOLL ZONING BY-LAW NO. 04-4160:

Existing Zoning: 'Special Residential Type 3 Zone (R3-24)'

SERVICES:

Lots to be Severed and Retained: Municipal water and proposed municipal sanitary sewer

ROAD ACCESS:

Lots to be Severed and Retained: Paved, Municipal Road (Hollingshead Road)

PROPOSAL:

	<u>Lot to be Severed 1</u> <u>B26-08-6</u>	<u>Lot to be Severed 2</u> <u>B26-09-6</u>	<u>Lot to be Retained</u>
Area:	0.128 ha (0.31 ac)	0.113 ha (0.27 ac)	1.02 ha (2.5 ac)
Frontage:	48.2 m (158.1 ft)	42.6 m (139.7 ft)	33. m (108.9 ft)
Depth:	26.4 m (86.6 ft)	26.4 m (86.6 ft)	95.8 m (314.3 ft)

The applications for consent have been requested to create two blocks for the future development of 13 street fronting townhouse units (7 units on Severed Lot 1 and 6 units on Severed Lot 2), and the retention of a block for two apartment buildings, with a maximum of 120 dwelling units and/or a long-term care facility. The lands are subject to a site-specific policy and zoning to facilitate the proposed development, which was implemented through a decision of the Ontario Land Tribunal in September, 2025.

Surrounding land uses consist primarily of single detached dwellings and woodlands to the north, future development lands to the east, a commercial plaza to the southeast, institutional lands to the west (St. Jude Catholic School) and future commercial lands to the south.

Plate 1, Location Map with Existing Zoning, indicates the location of the subject lands, the approximate configuration of the lots to be severed and retained, and the current zoning in vicinity.

Plate 2, Aerial Map (2020 Air Photo), provides an aerial view of the subject lands as of the spring of 2020.

Plate 3, Applicant's Sketch, illustrates the proposed configuration of the lots to be severed and retained, as provided by the applicant.

Application Review

2024 PROVINCIAL PLANNING STATEMENT (PPS)

The Provincial Planning Statement is a policy statement issued under Section 3 of the Planning Act that came into effect on October 20, 2024. Section 3 of the Planning Act requires that decisions affecting planning matters shall be consistent with policy statements issued under the

Act. The following outlines the key PPS policies that have been considered but it is not intended to be an exhaustive list.

Section 2.2 of the PPS provides that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the immediate area by:

- a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;
- b) permitting and facilitating:
 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;
- c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and
- d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

Section 2.3 of the PPS states that settlement areas shall be the focus of growth and development and land use patterns within settlement areas should be based on densities and a mix of land uses which efficiently use land and resources, optimize existing and planned infrastructure and public service facilities, support active transportation, are transit-supportive and are freight supportive.

OFFICIAL PLAN

The subject property is designated 'High Density Residential', as per Schedule '1-2' Residential Density Plan for the Town of Ingersoll in the Official Plan, with a site-specific policy, which includes permission for the development of 13 street fronting townhouses and a long-term care facility. An additional special policy also applies to the subject lands to recognize the lands as a Class 4 Area pursuant to the Ministry of Environment, Conservation and Parks Environmental Noise Guideline, Stationary and Transportation Sources – Approval and Planning (NPC-300) as it relates to noise and compatibility related issues.

High Density Residential areas are those lands primarily developed or planned for a limited range of intensive, large-scale, multiple unit residential development. This designation shall be applied in a localized and site-specific manner in locations where high density, high-rise development can:

- result in the preservation of features of the natural environment which may otherwise be compromised with more dispersed low rise development, or;
- result in the efficient use of land which may be difficult to develop at lower residential density due to the presence of environmental constraints and the cost of mitigating such constraints, or;
- constitute community landmarks or reference points, or;

- support the viability and functionality of the Central Area.

The height and density limitations applicable to the various forms of development allowed in the High Density Residential area shall be determined on the basis of the nature, character and scale of adjacent land uses. Height and density limitations will be specified in the Zoning By-law and may vary from location to location. Unless there are specific site or area characteristics which favour higher limits, net residential density will normally not exceed 111 units per hectare (45 units per acre). Under no circumstance shall development within a High Density Residential area be less than 63 units per hectare (26 units per acre) without an amendment to the Official Plan.

The Official Plan provides that in addition to areas predominately composed of existing or planned High Density Residential areas, any further designations will be consistent with the following location criteria:

- sites which abut arterial or collector roads and will have direct access to the arterial or collector road;
- on vacant or under-utilized sites adjacent to development which is already built at medium or high densities;
- close to shopping, recreation, cultural and community facilities;
- within or near the periphery of the Central Area in accordance with the policies of Section 9.3.2.3.

High Density Residential development will generally be discouraged adjacent to Low Density Residential development except where such low density development is proposed for redevelopment to higher density land uses or where considerable separation between Low Density Residential areas and the proposed high density development exists.

Section 9.2.7 – Site Design Policies for Multiple Unit Residential Development, provides detailed site design guidance to ensure that multiple unit residential development provides a high quality of life for residents, and that consistent design standards are applied to new multiple unit residential development.

ZONING BY-LAW

The subject lands are zoned 'Special Residential Type 3 Zone (R3-24)' which was implemented by an Ontario Land Tribunal Decision that was issued on September 17, 2025 (OLT-24-000243).

The 'R3-24' zone permits the full range of uses in the 'R3' zone including an apartment building and street fronting townhouses, as well as a long-term care facility. As it relates to the creation of the proposed blocks, special provisions for street fronting townhouses include:

- Lot area of 150 m² (1,614.6 ft²) or 210 m² (2,260 ft²) for a corner lot, and;
- Lot depth 26 m (85.3 ft).

As it relates to the retained lands for the development of an apartment building and/or long-term care facility, special provisions related to lot area include:

- Lot area of 10,200 m² (109,791.8 ft²).

Based on a review of the applicant's site sketch, the lots to be severed and retained appear to comply with the lot area, frontage and depth requirements of the 'R3-24' zone.

AGENCY COMMENTS

The County of Oxford Backflow Prevention Officer commented that future development on the subject lands will be subject to the County's Backflow Prevention By-law.

The County of Oxford Public Works Department has commented the following:

1. If approved, a condition of severance shall be that the owner agrees to satisfy all requirements, financial and otherwise, of the County, regarding the installation of water and sanitary sewer services, to the satisfaction of the County.
2. All properties must be independently serviced with water and sanitary services, and any/all services crossing the proposed property lines shall be disconnected to the satisfaction of the County of Oxford Public Works Department. Water is available along Hollingshead Road and sanitary services will need to be extended/constructed to service the proposed severed lots, to the satisfaction of the County of Oxford.
3. If any easements are required they shall be provided to the County at the applicant's expense and a draft reference plan and draft transfer easement documents shall be provided for review. Easements shall be registered as a first encumbrance prior to issuance of a building permit.

The Town of Ingersoll Building Department has commented that an existing and proposed lot grading and site servicing plan, prepared by a qualified consultant will be required for both the severed and retained lots, to the satisfaction of the Town. Site servicing must be directed to each of the proposed severed and retained lots, and be fully contained on each lot and cannot traverse adjoining lots and shall show any existing and proposed driveways.

Further, an up-to survey showing full measurements and overall sizes for the proposed severed and retained lands will be required.

The Town of Ingersoll Engineering Department has provided the following comments:

1. A lot grading and servicing plan shall be prepared by a qualified professional engineer or land surveyor and submitted to the Town for review and approval. The plan shall detail the proposed grading and servicing for both retained and severed lots. Grading must ensure that all surface runoff is fully contained, does not negatively impact on adjoining property, is directed away from existing and future buildings, and is directed to an adequate stormwater outlet, all to the satisfaction of the Town.
1. If an easements or agreements are required to convey drainage, provide servicing or access to the severed and/or retained parcels they must be registered on title free and clear of all encumbrances at the applicant's expense.
2. All work in the road allowance must be designed and constructed in accordance with the Town of Ingersoll Engineering Design Guidelines and Specifications for Municipal Work, latest revision.
3. Demonstrate that any and all existing services crossing the lots to be severed and retained will be abandoned and new services be constructed as required to the satisfaction of the Town and County.
4. A 1.8m high pressure treated wood fence shall be constructed along the side and rear lot line of the severed parcels.
2. A Financial security deposit will be required based on the frontage of the created lots in the amount of \$40,000 as identified in the Town of Ingersoll Development Agreement Security Policy, Section 3.0 - Development Agreements (Severances). The security deposit is payable to the Town of Ingersoll at the time of land severance.

The Town of Ingersoll Fire Services Department and Southwestern Public Health have indicated they have no comments or concerns with the proposal.

PUBLIC CONSULTATION

Public notice regarding the application was circulated to surrounding property owners in accordance with the requirements of the *Planning Act* on April 23, 2026. As of the date of this report, no concerns or objections have been received from the public.

Planning Analysis

The applications for consent propose the creation of two blocks of land for future residential development, and the retention of a parcel, also for future residential development. Specifically, it is proposed that the two blocks to be severed, which be 0.13 ha (0.32 ac) and 0.11 ha (0.27 ac) in size, will facilitate the future development of 13 street fronting townhouses, while it is anticipated that the retained lands will be developed for two apartment buildings, with up to 120 dwelling units and/or a long-term care facility.

Planning staff are generally satisfied that the proposal is consistent with the direction of the Provincial Planning Statement with respect to the promotion of residential growth within a designated settlement area. Further, staff are satisfied that the proposal will support the residential intensification directives of the PPS and will promote the establishment of housing options in an area where suitable municipal infrastructure and public service facilities are available. As such, staff are of the opinion that the proposal is consistent with the intent of the Provincial Planning Statement.

The development of the lands has been subject to previous planning approvals for Official Plan amendments and Zoning By-law amendments, and are now designated 'High Density Residential' with a site-specific policy to permit the development of the proposed 13 townhouse units and the apartment dwellings, based on a decision by the Ontario Land Tribunal. Planning staff are satisfied that the requested severances will implement these decisions in accordance with the intent of the amended site-specific Official Plan policies and the amended 'R3-24' zoning which has been established to facilitate the proposed development.

Based on the site sketch submitted by the applicant, both the severed and retained lands will comply with the existing 'R3-24' zoning with respect to lot area, frontage and depth and overall, it is the opinion of Planning staff that the proposal is consistent with the policies of the PPS and in-keeping with the intent of Official Plan. As such, Planning staff are satisfied that the applications can be given favourable consideration, subject to the recommended conditions.

RECOMMENDATION

Whereas the applications for consent are consistent with the 2024 Provincial Planning Statement, comply with the County of Oxford Official Plan and are appropriately zoned, we are of the opinion that the applications are acceptable from a planning perspective, and should be granted, subject to the following conditions:

B26-08-6

- 1. The County of Oxford Department of Public Works advise the Secretary-Treasurer of the County of Oxford Land Division Committee that all financial requirements of the County of Oxford with respect to provision of water and sewer services to the lot to be severed have been complied with. To this end, each property must be serviced independently and any/all services crossing the proposed property line be disconnected, to the satisfaction of the Oxford County Public Works Department.**
- 2. If required, any easements shall be provided to the County at the Owner's expense and a draft reference plan and draft transfer easement documents shall be provided for review, to the satisfaction of the Oxford County Public Works Department. Easements shall be registered as a first encumbrance prior to issuance of a building permit.**
- 3. The Owner shall submit a grading plan, prepared by a Professional Engineer or Ontario Land Surveyor, for both the lot to be severed and retained to demonstrate that all surface run-off is fully contained, does not negatively impact on adjoining property, is directed away from all existing and future buildings and is directed to an adequate stormwater outlet, to the satisfaction of the Town of Ingersoll.**
- 4. The Owner shall submit a servicing plan to confirm of the location of any overhead or underground services installed to the severed and retained lots. Services cannot traverse the adjoining lots and any conflicts must be re-directed or an easement created, to the satisfaction of the Town of Ingersoll.**
- 5. A financial security deposit will be required, in accordance with the Town of Ingersoll Development Agreement Security Policy, to the satisfaction of the Town of Ingersoll Engineering Department.**
- 6. The Owner shall submit a recent survey of both the severed and retained lots to confirm lot sizes and setbacks to existing buildings, to the satisfaction of the Town of Ingersoll.**
- 7. If required, any easements required to convey drainage, provide servicing or access to the severed and/or retained parcels must be registered on title free and clear of all encumbrances at the Owner's expense, to the satisfaction of the Town of Ingersoll.**
- 8. The Owner shall provide a 1.8 m (5.9 ft) wood fence along the side and rear lot lines of the severed parcel, to the satisfaction of the Town of Ingersoll.**
- 9. The Clerk of the Town of Ingersoll advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town, financial, services and otherwise, have been complied with.**

B26-09-6

- 1. The County of Oxford Department of Public Works advise the Secretary-Treasurer of the County of Oxford Land Division Committee that all financial requirements of the County of Oxford with respect to provision of water and sewer services to the lot to be severed have been complied with. To this end, each property must be**

- serviced independently and any/all services crossing the proposed property line be disconnected, to the satisfaction of the Oxford County Public Works Department.
2. If required, any easements shall be provided to the County at the Owner's expense and a draft reference plan and draft transfer easement documents shall be provided for review, to the satisfaction of the Oxford County Public Works Department. Easements shall be registered as a first encumbrance prior to issuance of a building permit.
 3. The Owner shall submit a grading plan, prepared by a Professional Engineer or Ontario Land Surveyor, for both the lot to be severed and retained to demonstrate that all surface run-off is fully contained, does not negatively impact on adjoining property, is directed away from all existing and future buildings and is directed to an adequate stormwater outlet, to the satisfaction of the Town of Ingersoll.
 4. The Owner shall submit a servicing plan to confirm of the location of any overhead or underground services installed to the severed and retained lots. Services cannot traverse the adjoining lots and any conflicts must be re-directed or an easement created, to the satisfaction of the Town of Ingersoll.
 5. A financial security deposit will be required, in accordance with the Town of Ingersoll Development Agreement Security Policy, to the satisfaction of the Town of Ingersoll Engineering Department.
 6. The Owner shall submit a recent survey of both the severed and retained lots to confirm lot sizes and setbacks to existing buildings, to the satisfaction of the Town of Ingersoll.
 7. If required, any easements required to convey drainage, provide servicing or access to the severed and/or retained parcels must be registered on title free and clear of all encumbrances at the Owner's expense, to the satisfaction of the Town of Ingersoll.
 8. The Owner shall provide a 1.8 m (5.9 ft) wood fence along the side and rear lot lines of the severed parcel, to the satisfaction of the Town of Ingersoll.
 9. The Clerk of the Town of Ingersoll advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town, financial, services and otherwise, have been complied with.

SIGNATURES

Authored by:

"Original Signed by"

Heather St. Clair, MCIP, RPP
Senior Development Planner

Approved for submission:

"Original Signed by"

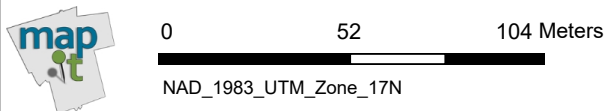
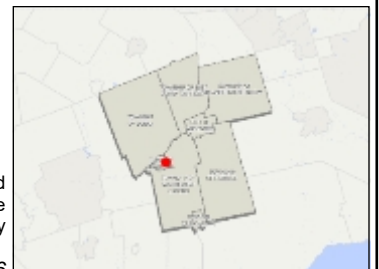
Eric Gilbert, MCIP, RPP
Manager of Development Planning



Legend

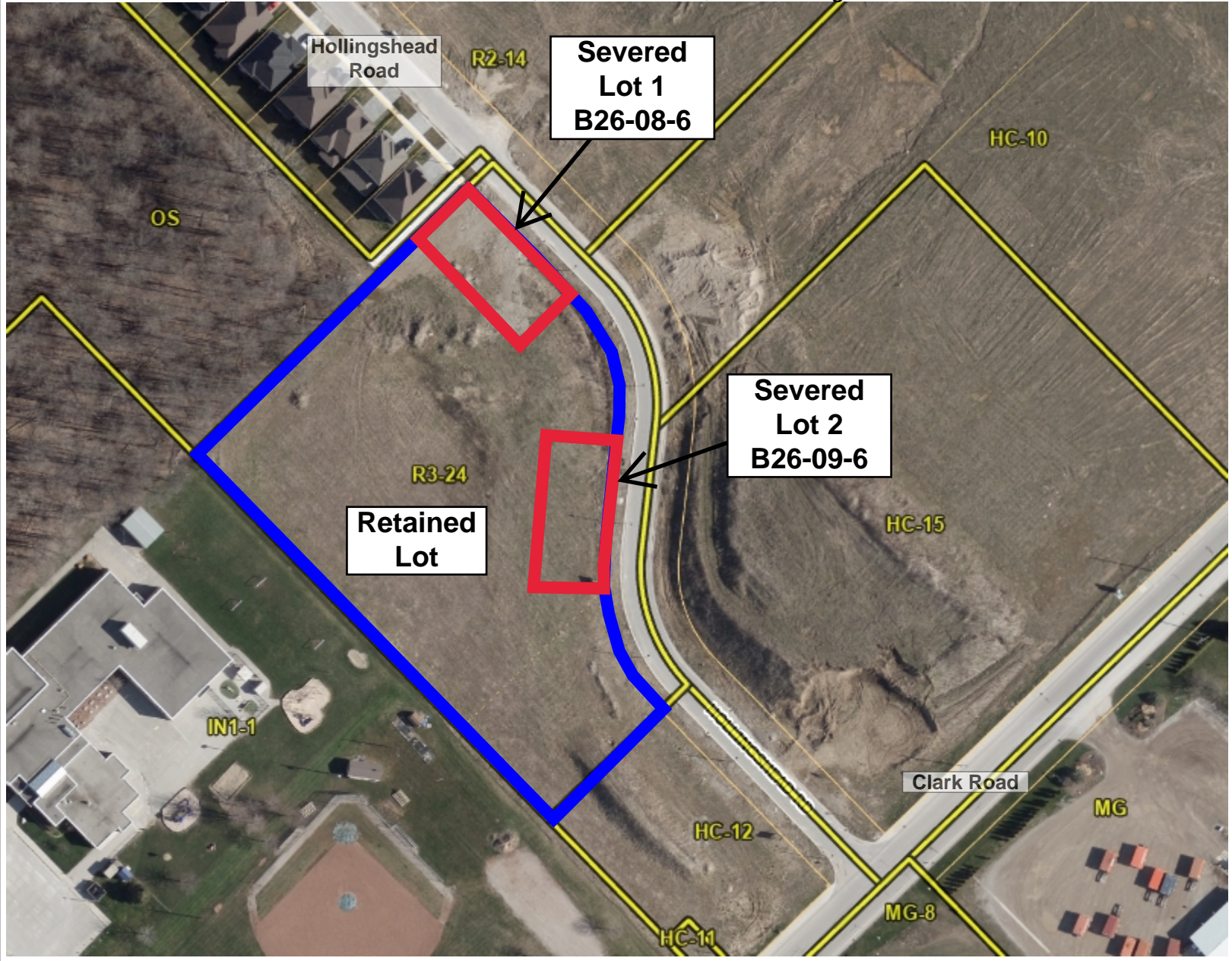
- Parcel Lines**
 - Municipal Boundary
 - Property Boundary
 - - - Assessment Boundary
 - Road
 - Unit
- Zoning Floodlines**
- Regulation Limit**
 - ◆ 100 Year Flood Line
 - ▲ 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



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

March 10, 2026

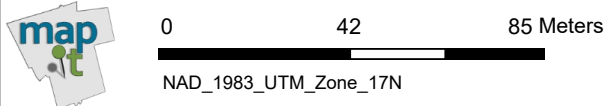


Legend

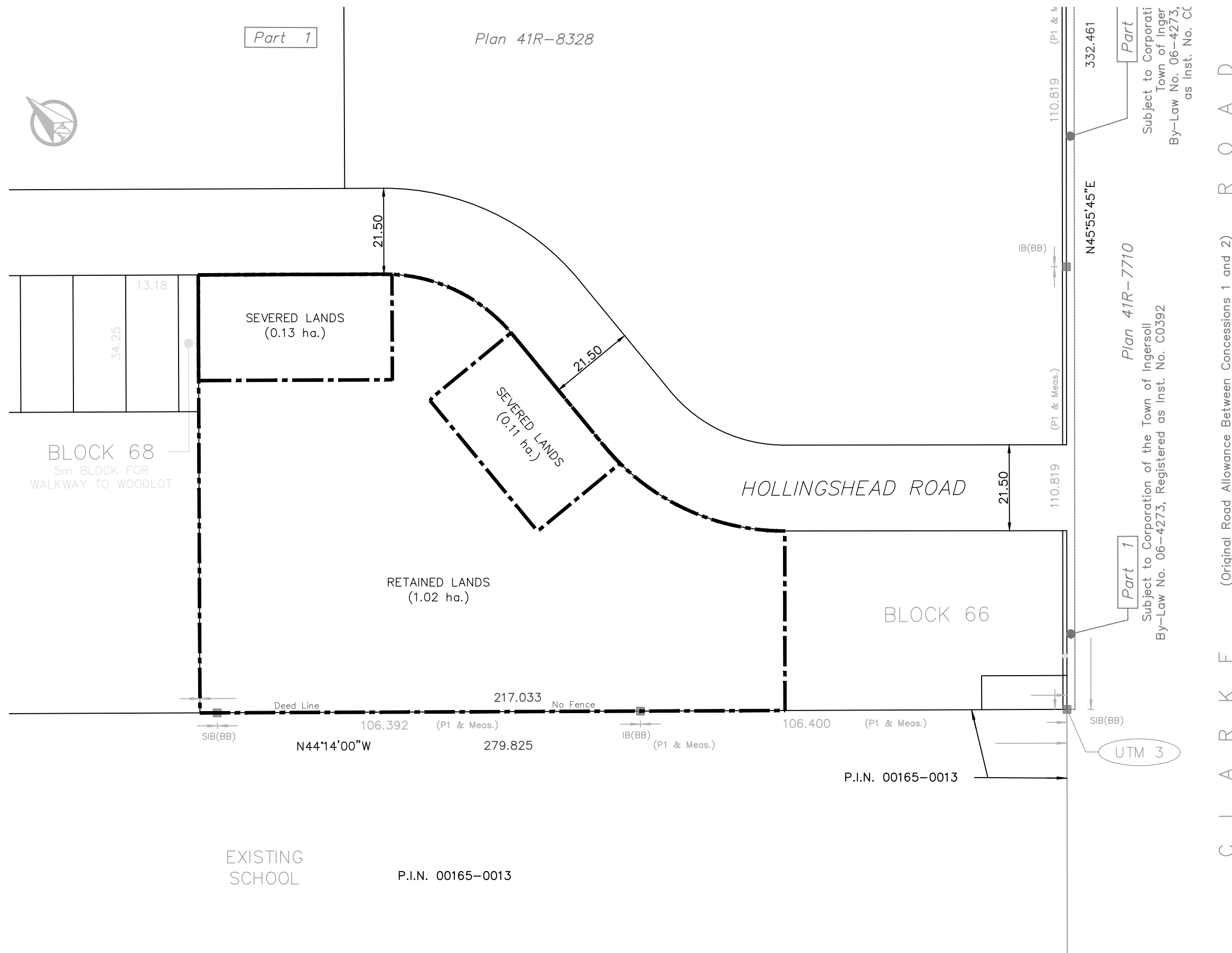
Zoning Floodlines
Regulation Limit

- ◆◆ 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



C L A R K E (Original Road Allowance Between Concessions 1 and 2) (20.117 Wide) R O A D

PART OF
 LOT 19
 CONCESSION 1 WEST
 (GEOGRAPHIC TOWNSHIP OF)
 IN THE
 TOWN OF INGERSOLL
 COUNTY OF OXFORD
 SCALE 1:1000
 0 10 20 30 40 50
 SCALE IN METRES

 SIFTON PROPERTIES LTD. NEIGHBOURHOOD DEVELOPMENTS 1295 RIVERBEND SOUTH, SUITE 300 LONDON, ONTARIO N6K 0G2		
HARRISVIEW, BLOCK 65 INGERSOLL, ONTARIO HOLLINGSHEAD ROAD		
SEVERANCE SKETCH		
DESIGNED BY: DCP	APPROVED BY: —	DATE: March 2, 2026

UTM 3