Report No: CP 2026-324
COMMUNITY PLANNING
Council Date: November 9, 2026

To: **Mayor and Members of Town of Ingersoll Council**

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

Applications for Official Plan Amendment and Zone Change Town of Ingersoll (peopleCare Inc.) OP26-15-6 and ZN6-26-05

REPORT HIGHLIGHTS

- The application for Official Plan amendment has been received to redesignate Blocks 1 and 2 of a draft approved plan of subdivision from 'Residential' and 'Medium Density Residential' to 'Community Facilities' to facilitate the development of a 256 bed long-term care facility and a 118 unit retirement residence.

- The associated application for zone change has been received to rezone Blocks 1 and 2 from 'Development Zone (D)' to 'Special Major Institutional Zone (IN2-sp)' to facilitate the proposal. Special provisions have been requested to permit an increase to the maximum height allowance, a reduction to the minimum landscaped open space requirement, a reduction to the minimum setback to the centreline of the street, a reduction to the planting strip width requirement and additional special provisions to permit the lands to be treated as one parcel, if they were to be separated in the future and to permit an accessory eating establishment and retail uses.

- This report is intended to provide an overview of the proposed amendments, together with the land use policies and zoning details relevant to the proposal.

DISCUSSION

Background

OWNER:	Town of Ingersoll 130 Oxford Street, Ingersoll ON, N5C 2V5
AGENT:	GSP Group 72 Victoria Street South, Kitchener ON, N2G 4Y9
APPLICANT:	peopleCare Inc. 595 Parkside Drive, Suite 2, Waterloo ON, N2L 0C7

LOCATION:

The subject lands are described as Part Lots 17-18, Concession 2 (West Oxford) in the Town of Ingersoll. The subject lands are further described as Blocks 1 and 2 of draft approved plan of

subdivision, File No. SB25-04-6. The subject lands are located on the south side of Clarke Road East, lying between Harris Street and Oxford Road 6, in the Town of Ingersoll.

COUNTY OF OXFORD OFFICIAL PLAN:

Existing Designation:	Schedule "I-1"	Town of Ingersoll Land Use Plan	Residential
Existing Designation:	Schedule "I-2"	Residential Density Plan	Medium Density Residential with special policies
Proposed Designation:	Schedule "I-1"	Town of Ingersoll Land Use Plan	Community Facilities

TOWN OF INGERSOLL ZONING BY-LAW 04-4160:

Existing Zoning: 'Development Zone (D)'

Proposed Zoning: 'Special Major Institutional Zone (IN2-sp)'

PROPOSAL

The applications for Official Plan amendment and zone change have been requested to facilitate the development of a 256 bed long-term care facility and a 118 unit retirement residence on lands that have been draft approved for a plan of subdivision. The subject lands consist of two separate blocks in a draft approved plan of subdivision (File No. SB25-04-6), with Block 1 proposed for the development of the said long-term care facility, and Block 2 for the said retirement residence, which would be considered as Phase 2 of the development. Notwithstanding that these would be two separate parcels, the applicants are proposing that they be treated as one parcel for the purpose of determining zoning provisions, including parking and setbacks. Parking and the majority of the amenity space access and servicing infrastructure for the Phase 2 retirement residence would be located on the Block 1 (Phase 1), accessed and maintained by way of a variety of easements and agreements.

The applicant is requesting to redesignate the subject lands from 'Medium Density Residential' to 'Community Facilities' to facilitate the proposed development. The applicant has also requested a zone change to rezone the subject lands from 'Development Zone (D)' to 'Special Major Institutional Zone (IN2-sp)' and have requested a number of site-specific development provisions to the Town's Zoning By-law, including:

- a reduction to the minimum required landscape open space from 30% lot area to 28% lot area;
- a reduction to the minimum required planting strip width from 3 m (9.8 ft) to 2.3 m (7.5 ft);
- an increase to the maximum height allowance from 11 m (36 ft) to 18 m (59 ft);
- a special provision to permit an ancillary service retail use, as well as a café to a maximum gross floor area of 250 m^2 (2,691 ft^2);
- relief from Table 5.19.4 – Location and Setback Requirement for Parking Areas, to exempt the proposed parking areas from the applicable parking setbacks;
- relief from Section 5.19.3.2 – Parking Space Location on Other Lot, to permit the required parking for the proposed retirement residence on a separate lot;

- a site-specific provision to consider two separate parcels as one parcel to permit the subject lands to be separated while still functioning as one parcel for the purpose of determining zoning provisions.

In support of the proposal, the applicant has submitted a number of studies and reports, including:

- a functional servicing and stormwater management report;
- a landscape plan;
- a noise study;
- a traffic brief, and;
- a planning justification report.

The subject lands consist of 2 Blocks in a draft approved plan of subdivision (File SB25-04-6) and are approximately 2.02 ha (4.99 ac) in size and are currently vacant. Surrounding land uses within the draft approved plan of subdivision include a block for a future municipal-owned multi-use recreation centre to the immediate south, a block for a public school to the southeast and blocks for future medium density residential development to the north and east. Lands designated as Environmental Protection are located to the immediate west of the subject lands, with the Highway 401 corridor located to the south.

Plate 1, Location Map with Existing Zoning, shows the location of the subject lands and the zoning in the immediate vicinity.

Plate 2, Aerial Map (2025 Air Photo), provides an aerial view of the subject property and surrounding land uses as of the spring of 2025, in relation to the approximate boundary of the associated subdivision (File No. SB25-04-6).

Plate 3, Amended Draft Approved Plan of Subdivision, identifies the location of Blocks 1 and 2 on the amended draft plan of subdivision (File No. SB25-04-6).

Plates 4a and 4b, Applicants' Site Plan and Massing Renderings, provides the site plan and conceptual renderings, as provided by the applicants.

2024 Provincial Planning Statement (PPS)

The 2024 Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Under Section 3 of the Planning Act, where a municipality is exercising its authority affecting a planning matter, such decisions shall be consistent with all policy statements issued under the Act. The following outlines the key PPS policies that have been considered but is not intended to be an exhaustive list.

Section 2.1 – Planning for People and Homes, provides that planning authorities should support the achievement of complete communities by accommodating an appropriate range and mix of land uses, including institutional uses such as schools and associated child care facilities, long-term care facilities and recreation, parks and open space and other uses to meet long-term needs.

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. Planning authorities shall support general intensification to support the achievement

of complete communities, including planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public services facilities.

Public service facilities are defined to mean land, buildings and structures including, but not limited to schools, hospitals and community recreation facilities for the provision of programs and services provided or subsidized by a government or other body as well as recreation, police and fire protection, health and long-term care services.

Section 3.1 states that infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs. Planning for public service facilities shall be coordinated and integrated with land use planning and growth management so they are:

a) financially viable over their life cycle, which may be demonstrated through asset management planning;
b) leveraging the capacity of development proponents, where appropriate, and;
c) are available to meet current and projected needs.

OFFICIAL PLAN:

Section 2.1.1 of the Official Plan provides that growth and development will be focused in settlement areas and their vitality and regeneration will be promoted. Development will be directed to settlements with centralized wastewater and water supply facilities to minimize risks of contamination to air, land, surface water and groundwater to preserve agricultural land and to reduce the cost of public service facilities and infrastructure. Settlements will be required to develop with land use patterns and a mix of uses and densities that efficiently use land and resources, are appropriate for, and efficiently use, existing or planned infrastructure and public service facilities, support active transportation and minimize negative impacts to air quality and climate change and promote energy efficiency.

The subject lands are currently designated ‘Residential’ on Schedule “I-1” of the Official Plan and are further designated ‘Medium Density Residential’ on Schedule “I-2” and are subject to a number of site-specific policies established through the implementation of the South West Ingersoll Secondary Plan via Official Plan Amendment 314 (OPA 314).

The applicants are requesting that the subject lands, consisting of Blocks 1 and 2 in the most recently amended draft approved plan of subdivision, be redesignated from ‘Residential’ and ‘Medium Density Residential’ to ‘Community Facilities’.

The ‘Community Facilities’ designation is intended to provide for large scale institutional, cultural and recreational uses which serve residents throughout the Town. These facilities, by reason of their size, scale or range of function, attract large numbers of people on a regular basis and constitute major centres of activity in the Town. The nature of these uses requires sensitive integration to minimize potential effects of Community Facilities on adjacent land uses.

Permitted uses within this designation include hospitals, major recreational facilities, large cultural facilities, religious institutions, larger-scale nursing homes and rest homes with 20 or more beds, homes for the aged, fairgrounds, cemeteries, and continuum-of-care developments which provide a range of accommodations from independent residential units to chronic care facilities within the same complex and other similar types of community-oriented uses. In addition to these uses, all forms of institutional uses permitted in the Residential Areas such as elementary and secondary schools, churches, day care facilities, funeral homes and public uses such as fire, police and ambulance service uses are also permitted.

A limited range of secondary uses which are associated with and which serve the needs of the main facility in the ‘Community Facilities’ designation and which do not detract from the function of the area may also be permitted. Such uses could include office and administrative uses,

personal services, convenience retail stores such as gift shops, restaurants and cafeterias, meeting and banquet rooms.

In recognition of the difficulties associated with attempting to predict land requirements for institutional uses, the following policies provide guidance to evaluate proposal to add new 'Community Facilities' designations:

a) Community facilities will generally be located on an arterial or collector road;
b) The community facility will be compatible with surrounding land uses, having regard to the proposed height, setbacks, parking requirements and location, site coverage, built, scale and layout of building and the ability to implement planned future land uses in the area;
c) Potential effect of traffic from the proposed use on the public road system and surrounding land uses, as well as any necessary functional transportation improvements required to support the use;
d) The availability of utilities and sewer and water facilities to service the site;
e) The effect the proposed use may have on environmental resources as well as how such development my be affected by environmental constraints, and;
f) The proposed redesignation will be accompanied by an acceptable site plan and any studies necessary to assist in the evaluation of these criteria and the follow site planning policies.

Site plan control will be required for uses in the Community Facilities designation, in accordance with a range of criteria provided in Section 9.4.2.2 of the Official Plan.

Specifically, buildings will be sufficiently set back from the streetline to ensure that substantial landscaping in the form of berming and/or vegetative screening can be incorporated into yards directly adjacent to the streetline. Buildings will be sufficiently set back from any nearby residential development to minimize potential adverse effects associated with the bulk, scale and layout of buildings and the number of access points will be limited to the minimum number required to allow the site to function effectively. Direct access to arterial or collector roads will generally be required, however direct access to local streets may be permitted where it can be demonstrated that traffic movements will not flow through 'Low Density Residential Areas'. Further, the design of the development will accommodate pedestrian movement within the site, into and out of the site and between the site and the wider community. The pedestrian circulation system will be easily distinguishable from that provided for vehicles, will minimize vehicular-pedestrian conflict points and will be well suited with respect to main building entrances, and the needs of persons with disabilities and other special needs groups are adequately addressed.

Further, the visual appearance of parking lots which are visible from the public road system will be enhanced through landscaping measures and parking areas and driveways will be paved to prevent the raising of dust. Any outdoor mechanical equipment, as well as garbage containers, loading bays and service areas will be screened from public view through measures such as berming, fencing and vegetative screening. Light spill-over or glare from any source onto adjacent residential uses will be minimized by such means as directed lighting and adequate on-site management of stormwater will be provided.

The subject lands are also located in proximity to the Highway 401 corridor to the south and are located to the north of the proposed municipally owned multi-use recreation facility. Section 3.3.3.1 – Noise, Vibration and Safety, provides that the County and Town recognize that there may be noise or vibration affects on noise sensitive land uses located in proximity to industrial uses, major roads, railways and airports. The objective of the Official Plan policies is to prevent or minimize the encroachment of noise sensitive land uses upon industrial land and vice versa as they are considered to be incompatible. Consequently, County Council adopts Provincial noise level objectives and may require studies addressing the measurement, analysis and mitigation of noise or vibration effects prior to or as a condition of development.

Where a feasibility assessment indicates that the noise levels exceed the noise level objectives outlined in Table 2, but the proposed development is feasible, Town and County Council shall require the proponent to undertake a detailed noise study which specifies appropriate attenuation measures in accordance with the Ministry of the Environment guidelines. Such attenuation measures may include but will not be limited to warning clauses, distance separations, barriers such as berms, acoustical walls or non-residential intervening structures to interrupt the transmission of noise and vibration, and construction techniques such as air conditioning, masonry construction, multiple glazing, restrictions in wall openings, and rubber isolation pads between the foundation and building or combinations thereof.

TOWN OF INGERSOLL ZONING BY-LAW:

The subject lands are zoned 'Development Zone (D)' in the Town of Ingersoll Zoning By-law. The 'D' zone recognizes existing development but is intended to act as a placeholder for future development until such time as a detailed development proposal is received for review.

The applicants are requesting to rezone the subject lands to 'Special Major Institutional Zone (IN2-sp)' to facilitate the proposed development of the long-term care facility and the proposed retirement residence, together with a number of site-specific development provisions, including provisions to permit two separate parcels to function as one parcel for the purpose of compliance with the zoning provisions. Site-specific development provisions to facilitate the development would include:

- a reduction to the minimum required landscape open space from 30% lot area to 28% lot area;
- a reduction to the minimum required planting strip width from 3 m (9.8 ft) to 2.3 m (7.5 ft);
- an increase to the maximum height allowance from 11 m (36 ft) to 18 m (59 ft);
- a special provision to permit an ancillary service retail use, as well as a café to a maximum gross floor area of
- 250m2 (2,691 ft2);
- relief from Table 5.19.4 – Location and Setback Requirement for Parking Areas, to exempt the proposed parking areas from the applicable parking setbacks;
- relief from Section 5.19.3.2 – Parking Space Location on Other Lot, to permit the required parking for the proposed retirement residence on a separate lot;
- a site-specific provision to consider two separate parcels as one parcel to permit the subject lands to be separated while still functioning as one parcel for the purpose of determining zoning provisions.

PUBLIC CONSULTATION:

Notice of complete application regarding the proposed Official Plan amendment and Zone Change was provided to surrounding property owners in accordance with the requirements of the *Planning Act* on October 8, 2026 and October 20, 2026. As of the writing of this report, no comments have been received from the public with respect to the applications.

SUMMARY:

The above-noted information is provided for Council's information. A subsequent report, including comments received via agency circulation, a summary of any public input received and Planning staff analysis and recommendations will be provided for Council's consideration at a future meeting.

RECOMMENDATION

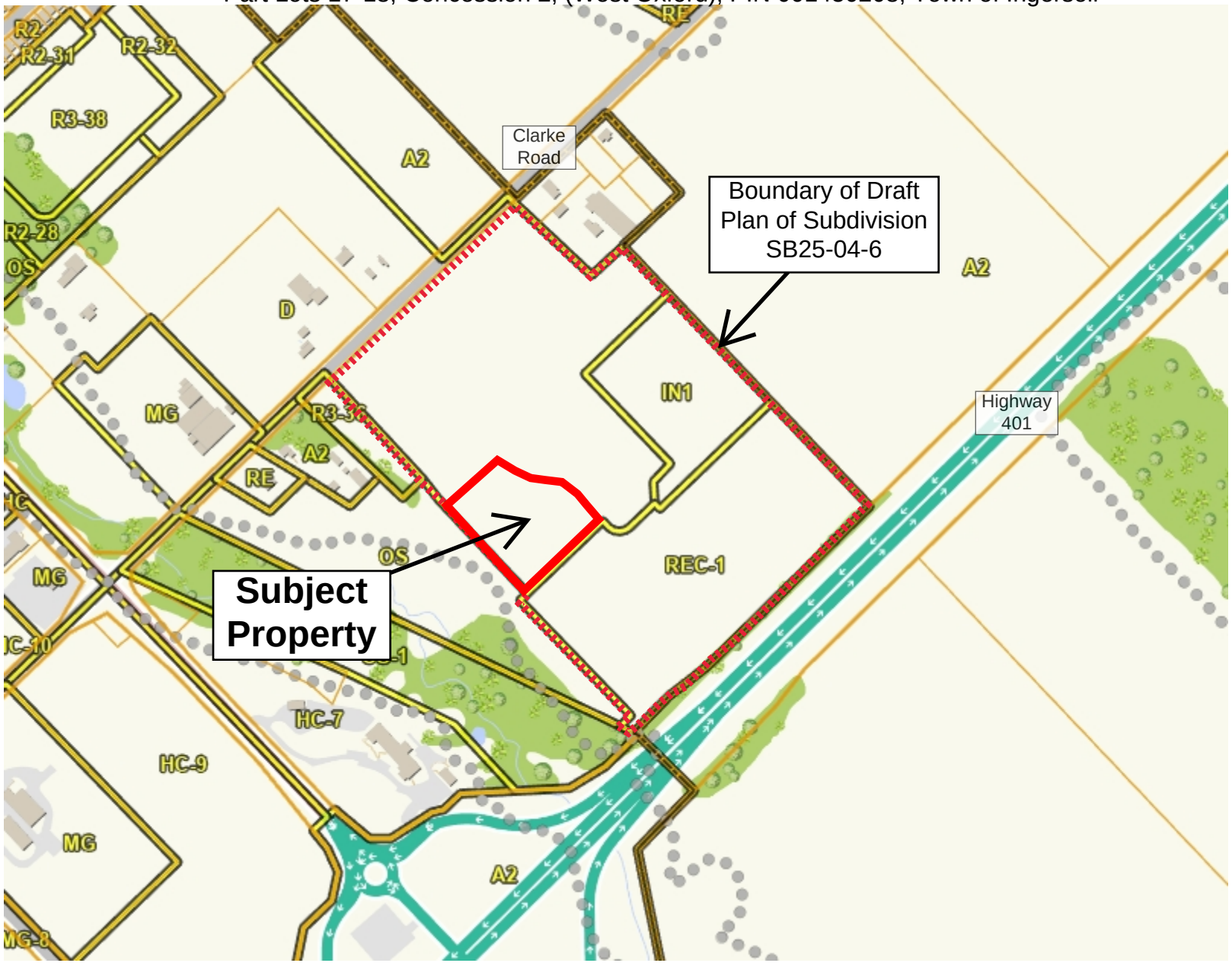
It is recommended that Council of the Town of Ingersoll receive Report No. CP 2026-324 as information.

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

Plate 1: Location Map with Existing Zoning
File Nos.: OP25-15-6 and ZN6-26-05, Town of Ingersoll (GSP Group)
Part Lots 17-18, Concession 2, (West Oxford), PIN 001450208, Town of Ingersoll



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



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

September 3, 2026

Plate 2: Aerial Map (2025 Air Photo)
File Nos.: OP25-15-6 and ZN6-26-05, Town of Ingersoll (GSP Group)
Part Lots 17-18, Concession 2, (West Oxford), PIN 001450208, Town of Ingersoll



Legend

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

Environmental Protection Flood Overlay
- Flood Fringe
- Floodway
- Environmental Protection (EP1)
- Environmental Protection (EP2)

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



0 110 220 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

October 29, 2026

Plate 3: Amended Draft Approved Plan of Subdivision
File Nos.: OP25-15-6 and ZN6-26-05, Town of Ingersoll (GSP Group)
Part Lots 17-18, Concession 2, (West Oxford), PIN 001450208, Town of Ingersoll

KNOWN AS 'CLARKE ROAD EAST' — ROAD ALLOWANCE BETWEEN CONCESSIONS 1 & 2

HARRIS STREET
COUNTY ROAD No. 119

LOT CORNER

BLOCK 10
(ROAD WIDENING)

BLOCK 9
(ROAD WIDENING)

BLOCK 13
(0.300 RESERVE)

BLOCK 4
AREA= 0.335 ha
(MD)

BLOCK 3
AREA= 1.107 ha
(POND)

BLOCK 5
AREA= 7.306 ha
(MD)

BLOCK 8
AREA= 0.024 ha

BLOCK 11
(0.3000 RESERVE)

BLOCK 1
AREA= 1.594 ha
(LTC)

BLOCK 2
AREA= 0.425 ha
(LTC)

BLOCK 6
AREA= 2.918 ha
INSTITUTIONAL SCHOOL
(IN1)

BLOCK 12
(0.300 RESERVE)

BLOCK 7
AREA= 8.317 ha
SPECIAL RECREATIONAL
(REC-1)

ADDITIONAL LAND OWNED BY APPLICANT
AREA= 6.170 ha
OPEN SPACE
(OS)

STREET 'A'

PART 1 PLAN 41R-10331
PART 2 PLAN 41R-10331
PART 3 PLAN 41R-10331
PART 1 PLAN 41R-7258
PART 1 PLAN 41R-1584
PART 1 PLAN 41R-9216
PART 10 PLAN 41R-10331 (SUBJECT TO EASEMENT IN INST. No. 320349)
PART 11 PLAN 41R-10331 (SUBJECT TO EASEMENT IN INST. No. 320349)
PART 5 PLAN 41R-10648

RESIDENTIAL (R3-36)

AGRICULTURAL (A2)

LOT 18 CONCESSION 2
LOT 17 CONCESSION 2

(GEOGRAPHIC TOWNSHIP OF WEST OXFORD)
TOWN OF INGERSOLL

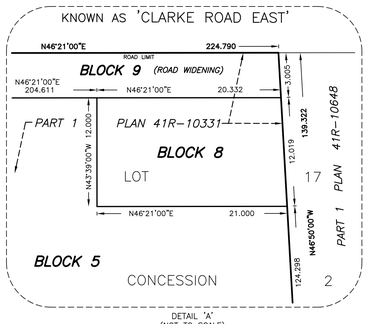
APPROXIMATE LIMIT BETWEEN LOTS 17 & 18, CONCESSION 2

SEE DETAIL 'A'
SEE DETAIL 'B'
SEE DETAIL 'D'

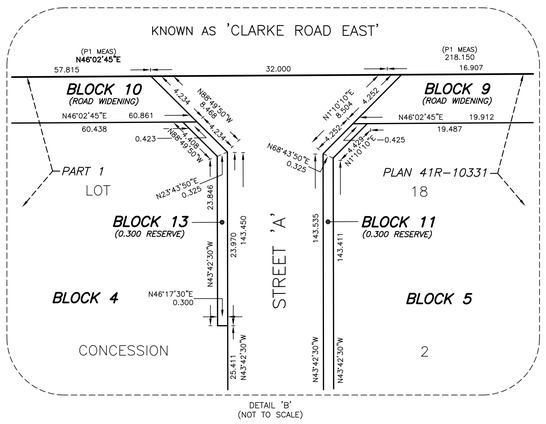
THE KING'S HIGHWAY No. 401
(DESIGNATED AS A CONTROLLED-ACCESS HIGHWAY AND DESCRIBED IN SCHEDULE 42, REGULATION 400, R.R.O. 1970 PLAN No. 548 (MTO PLAN P-3035-7))
WIDTH VARIES

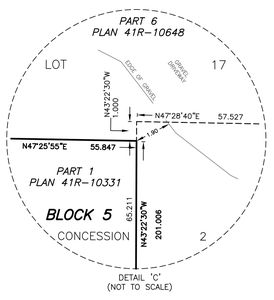
(OWNED BY THE MINISTRY OF TRANSPORTATION OF ONTARIO BUT NOT DESIGNATED AS HIGHWAY)

DETAIL 'A'
(NOT TO SCALE)

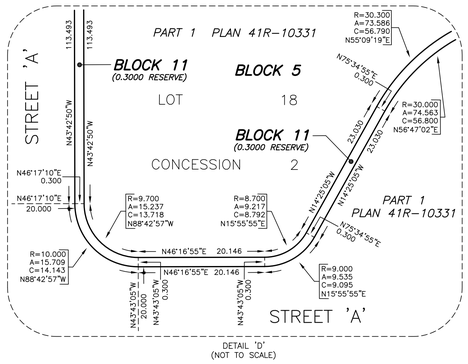


DETAIL 'B'
(NOT TO SCALE)





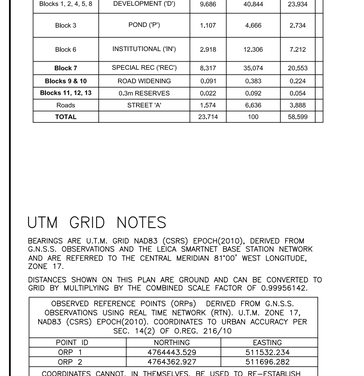
DETAIL 'C'
(NOT TO SCALE)



DETAIL 'D'
(NOT TO SCALE)

File No.

Subject to the conditions, if any, set forth in our letter dated _____, 202 _ , this draft plan is approved under Section 51 of the Planning Act this _____ day of _____, 202_.



KEY PLAN
NOT TO SCALE

DRAFT PLAN OF SUBDIVISION

OF PART OF

LOTS 17 AND 18
CONCESSION 2
(GEOGRAPHIC TOWNSHIP OF WEST OXFORD)
IN THE
TOWN OF INGERSOLL
COUNTY OF OXFORD

SCALE 1:1000
20 15 10 5 0 20 40 60
SCALE IN METRES

METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

OWNER'S AUTHORIZATION

I HEREBY SUBMIT THIS DRAFT PLAN OF SUBDIVISION.

THE CORPORATION OF THE TOWN OF INGERSOLL

MICHAEL GRAVES
CHIEF ADMINISTRATIVE OFFICER — DATED

I HAVE THE AUTHORITY TO BIND THE CORPORATION.

SURVEYOR'S CERTIFICATE

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

THOMAS J. STIRLING
ARCHIBALD, GRAY & McKAY LTD., ONTARIO LAND SURVEYORS — DATED

REQUIREMENTS UNDER SECTION 51(17) OF THE PLANNING ACT

A: AS SHOWN ON PLAN
B: AS SHOWN ON PLAN
C: AS SHOWN ON KEY PLAN
D: SINGLE, MULTI-FAMILY, DUPLEX
E: AS SHOWN ON PLAN
F: AS SHOWN ON PLAN
G: AS SHOWN ON PLAN
H: MUNICIPAL PIPED WATER
I: GRAVELLY SANDY SILT AND CLAY
J: AS SHOWN ON PLAN
K: MUNICIPAL SERVICES
L: NONE

LANDUSE SCHEDULE

Unit	Description	Area (Ha)	Percentage (%)	Area (Acres)
Blocks 1, 2, 4, 5, 8	DEVELOPMENT ('D')	9,686	40,844	23,934
Block 3	POND ('P')	1,107	4,666	2,734
Block 6	INSTITUTIONAL ('IN')	2,918	12,306	7,212
Block 7	SPECIAL REC ('REC')	8,317	35,074	20,553
Blocks 9 & 10	ROAD WIDENING	0,091	0,383	0,224
Blocks 11, 12, 13	0,3m RESERVES	0,022	0,092	0,054
Roads	STREET 'A'	1,574	6,636	3,888
TOTAL		23,714	100	58,599

UTM GRID NOTES

BEARINGS ARE U.T.M. GRID NAD83 (CSRS) EPOCH(2010), DERIVED FROM G.N.S.S. OBSERVATIONS AND THE LEICA SMARTNET BASE STATION NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°00' WEST LONGITUDE, ZONE 17.

DISTANCES SHOWN ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99956142.

OBSERVED REFERENCE POINTS (ORPs) DERIVED FROM G.N.S.S. OBSERVATIONS USING REAL TIME NETWORK (RTN). U.T.M. ZONE 17, NAD83 (CSRS) EPOCH(2010). COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP 1	4764443.529	511532.234
ORP 2	4764362.927	511696.282

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

PROJECT:

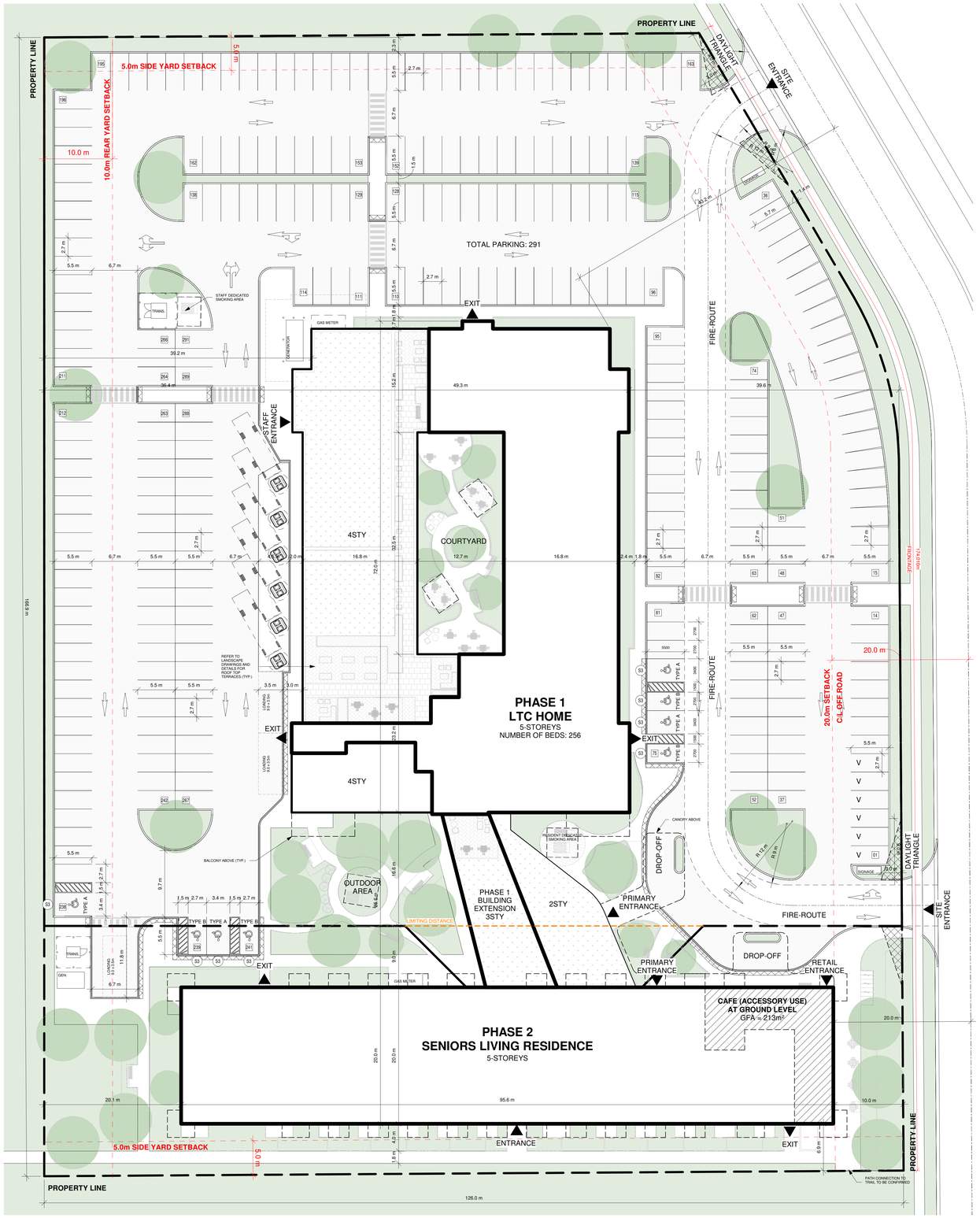
INGERSOLL MURC SUBDIVISION

No.	Date:	Issued / Revisions:	By:
3.			
2.			
1.	OCT. 16, 2026	Issued for Initial Release	AGM

AGM PLAN • SURVEY • ENGINEER
ARCHIBALD, GRAY & McKAY LTD.
3514 WHITE OAK ROAD, LONDON, ON, N6E 2Z9
PHONE 519-685-5300 FAX 519-685-5303
EMAIL info@agm.on.ca WEB www.agm.on.ca

DRAWN BY: CRC | DIGITAL FILE: OW2501DP1.dwg | PLAN No: 9-L-6773
CHECKED BY: ?
Plot date: Oct 19, 2026 | FILE No: OW-02-17-2
C:\MY PROJECTS\O\OW-02-17-2 SUB\CAD\OW2501DP1.dwg

Plate 4a: Applicants' Site Plan
File Nos.: OP25-15-6 and ZN6-26-05, Town of Ingersoll (GSP Group)
Part Lots 17-18, Concession 2, (West Oxford), PIN 001450208, Town of Ingersoll



1 / A101 SITE PLAN - PHASE 1 & 2
Scale: 1 : 250

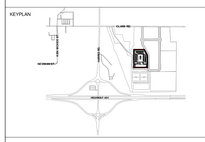
SITE PLAN LEGEND:

- ENTRANCE
- EXIT — BUILDING EXITING
- OH — OVERHEAD DOOR
- FIRE ACCESS ROUTE
- CB — CATCH BASIN - REFER TO CIVIL
- FH — FIRE HYDRANT - REFER TO CIVIL
- EX. FH — EXISTING FIRE HYDRANT - REFER TO CIVIL
- LIGHT STANDARD - REFER TO ELEC
- 200MM DIA. CONCRETE FILLED STEEL PIPE BOLLARD, PAINTED YELLOW
- EV — ELECTRICAL VEHICLE CHARGING STATION C/W TWO 150MM DIA. X 1000MM HIGH CONCRETE FILLED STEEL BOLLARDS
- FENCING - REFER TO LANDSCAPE
- SETBACKS
- PROPERTY LINES (LEGAL METES & BOUNDS)
- FIRE DEPARTMENT CONNECTION
- HEAVY DUTY ASPHALT
- REINFORCED CONCRETE
- TACTILE INDICATOR

CLIENT LOGO

peopleCare

KEYPLAN



TRUE NORTH | PROJECT NORTH

No.	ISSUANCE	DATE
1	OPA/ ZBA SUBMISSION	2026-08-21

DISCLAIMER:

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CLIENT
PEOPLECARE
595 PARKSIDE DR. SUITE 2, WATERLOO, ON N2L 0C7

PROJECT
INGERSOLL LTC
INGERSOLL

TITLE
SITE PLAN - PHASE 1 & 2

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A101

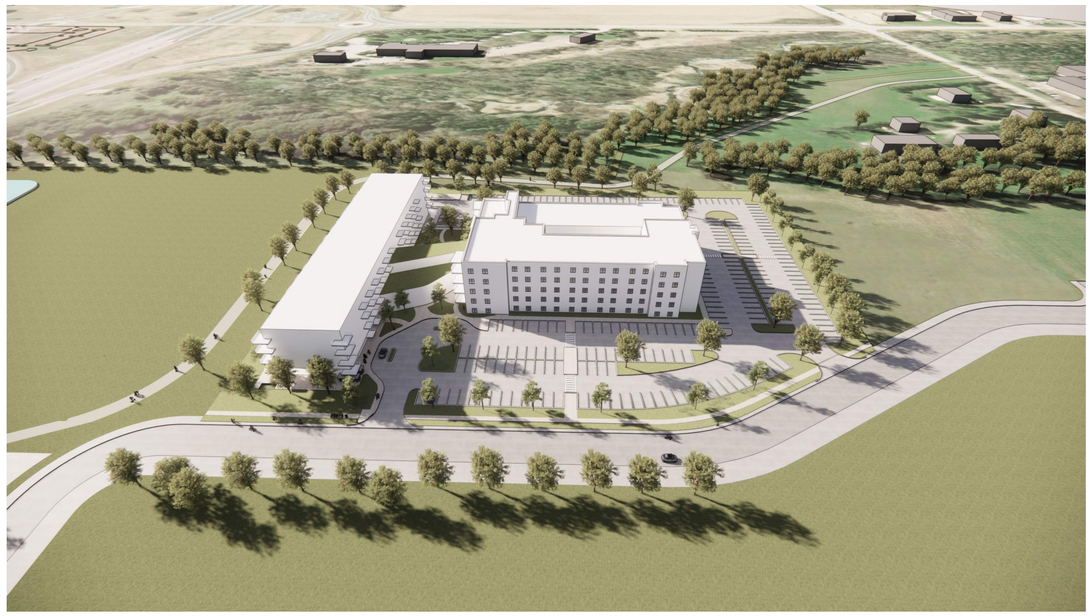
Plate 4b: Applicants' Massing Renderings
File Nos.: OP25-15-6 and ZN6-26-05, Town of Ingersoll (GSP Group)
Part Lots 17-18, Concession 2, (West Oxford), PIN 001450208, Town of Ingersoll



AERIAL VIEW



AERIAL VIEW

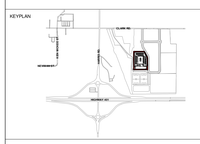


AERIAL VIEW

CLIENT LOGO

peopleCare

KEYPLAN



No.	ISSUANCE	DATE
1	OPA/ ZBA SUBMISSION	2026-08-21

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TITLE
MASSING PERSPECTIVES

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A305