

pursuant to Sections 17(15) and 34(12)  
of the Planning Act, R.S.O. 1990, as amended

**APPLICATIONS FOR OFFICIAL PLAN AMENDMENT, DRAFT PLAN OF SUBDIVISION AND ZONE CHANGE**

**TOWN OF INGERSOLL**

Please be advised that the Community Planning Office has received an applications applying to the following lands:

<b>File Nos.:</b>	SB 24-05-6, OP 24-18-6 & ZN 6-24-11
<b>Owner:</b>	Sifton Properties Limited
<b>Applicant:</b>	Monteith Brown Planning Consultants
<b>Location of Property:</b>	The subject lands are legally described as Part Lot 19, Concession 1, West Oxford, in the Town of Ingersoll. The subject lands are located on the east side of Hollingshead Road, lying between Clark Road East and Montgomery Way. The subject lands have no current municipal address but can be further described by Parcel Identification Number (PIN) 001650623.
<b>Description of Application:</b>	<p>The purpose of the application for Official Plan amendment is to redesignate Blocks 2 and 3 of the proposed draft plan of subdivision (File No. SB24-05-6) from 'Service Commercial' to 'Medium Density Residential' for the development of 21 townhouse units (Block 2) and 24 stacked townhouse units (Block 3).</p> <p>The purpose of the application for Zone Change is to rezone Blocks 2 and 3 of the above-noted draft plan of subdivision from "Special Highway Commercial Zone (HC-10)" to 'Special Residential Type 3 Zone (R3-sp)'. The special site-specific provisions requested include:</p> <ul style="list-style-type: none"> <li>• a reduction to the minimum required front yard setback from 7.5 m (24.6 ft) to 6 m (19.6 ft);</li> <li>• a reduction to the minimum required exterior side yard setback from 7.5 m (24.6 ft) to 6 m (19.6 ft);</li> <li>• a reduction to the rear yard depth from 10 m (32.8 ft) to 6 m (19.6 ft) for an end wall containing habitable room windows, and;</li> <li>• an increase to the maximum height allowance from 3 storeys to 4 storeys.</li> </ul> <p>The effect of the proposed amendments would be to facilitate the proposed subdivision for the creation of three blocks for future residential and commercial development, and to permit the creation of 21 townhouse units and 24 stacked townhouse units.</p>

(see attached map)

Please note this is **not** a notice of Public Meeting. Prior to the Public Meeting, you will receive a "Public Notice" informing you of the date, time and location of the public meeting, together with a description of the proposal.

If you have any questions regarding the applications, please contact this office to arrange an appointment with **Heather St. Clair, Senior Development Planner**. Written inquiries may also be forwarded to the regular mail or email addresses provided below. Please include the applicant's name and file number on all correspondence.

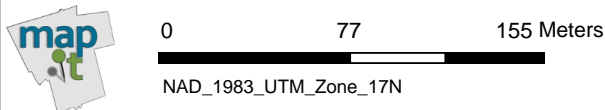
Heather St. Clair  
Senior Development Planner  
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**Legend**

- 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