Report No: CP 2025-72
COMMUNITY PLANNING
Land Division Committee: March 6, 2025

To: **Chair and Members of Oxford County Land Division Committee**

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

Application for Consent and Easement B24-39-6 – Gardens of Ingersoll

REPORT HIGHLIGHTS

- The application for consent proposes the creation of one new vacant institutional parcel in the Town of Ingersoll and the retention of a parcel containing an existing long term care facility. The applicants have indicated that an apartment building will be proposed for the severed lot through future planning applications. A 6.7 m (21.9 ft) easement has also been requested over the lot to be retained, in favour of the lot to be severed, for driveway access purposes.

- Planning staff are recommending approval of the request as it is consistent with the direction of the Provincial Planning Statement the County of Oxford Official Plan with respect to infill development in a designated settlement area.

DISCUSSION

Background

OWNER:

Gardens of Ingersoll Inc.
Bill Mardimae
12 Kensington Drive, Richmond Hill ON, L4E 3M9

LOCATION:

The subject lands are described as Part Lots 20-21, Concession 1, West Oxford in the Town of Ingersoll. The subject lands are located on the east side of Thames Street South, lying north of Clark Road and are municipally known as 423 Thames Street South, Ingersoll.

OFFICIAL PLAN:

Schedule "I-1"	Town of Ingersoll Land Use Plan	Community Facility Environmental Protection (retained lands)

TOWN OF INGERSOLL ZONING BY-LAW NO. 04-4160:

Lot to be Severed:	'Special Major Institutional Zone (IN2-5)'
Lot to be Retained:	'Special Major Institutional Zone (IN2-5)' and 'Development Zone (D)' with lands located within the UTRCA Regulation Limit

SERVICES: Lot to be Severed – municipal water and municipal sanitary sewer
Lot to be Retained – municipal water and municipal sanitary sewer

ROAD ACCESS: Lot to be Severed – paved, Town road (Clark Road)
Lot to be Retained – paved, Town road (Thames Street South)

PROPOSAL:

	SEVERED LOT	RETAINED LOT
Area	6,230 m^2 (1.5 ac)	33,734 m^2 (8.3 ac)
Frontage	110 m (360.8 ft)	390 m (1,279.5 ft)
Depth	72.5 m (237.8 ft)	93 m (305.1 ft)

The application for consent has been requested to facilitate the creation of one new parcel for future residential development in the Town of Ingersoll, and the retention of a parcel containing an existing long term care facility. A request has also been received to facilitate the creation of a 6.7 m (21.9 ft) driveway access easement over the retained lands, in favour of the severed parcel. The lot to be retained contains an existing four storey retirement residence and associated parking area with existing driveway access to Thames Street South.

The applicants have indicated that a new six storey apartment building is intended for the lot to be severed and have provided a concept sketch to show how this would be accommodated on the severed parcel, however no applications have been received, to date, to facilitate the proposed residential use and as such the application for consent has been reviewed under the relevant applicable policy and zoning criteria for institutional uses.

Access to the severed parcel is proposed by way of a new driveway onto Clark Road and the applicants have submitted a Traffic Impact Study to assess any issues with the proposed new use and associated entrance.

Surrounding land uses include low density residential to the south and east, as well as the Ingersoll Golf Course to the northwest and south which is draft approved for future residential development, as well as open space lands and the Tillsonburg Lake Erie and Pacific Railway to the east.

Plate 1, Location Map with Existing Zoning, shows the location of the subject lands and the existing zoning in the immediate vicinity, together with the approximate configuration of the proposed severed and retained lands and the approximate location of the proposed easement.

Plate 2, Aerial Photo (2020 Air Photo), provides an aerial view of the subject lands and the immediate vicinity, as they existed in the spring of 2020.

Plate 3, Applicant's Sketch, depicts the proposed configuration of the lands to be severed and retained together with the location of the existing retirement residence and parking layout, as provided by the applicant.

Application Review

2024 Provincial Planning Statement

In respect of the exercise of any authority that affects a planning matter, Section 3 of the Planning Act requires that decisions affecting planning matters shall be consistent with the policy statements issued under the Act.

Section 2 of the PPS provides that Planning authorities should support the achievement of complete communities by accommodating an appropriate range and mix of land uses, housing options and other institutional uses to meet long-term needs and improve accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society. Planning authorities shall also improve social equity and overall quality of life for people of all ages, abilities and incomes, including equity-deserving groups.

Section 2.2 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.

As per Section 2.3, settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas. Land use patterns within settlement areas should be based on densities and a mix of land uses which;

a) efficiently use land and resources;
b) optimize existing and planned infrastructure and public service facilities;
c) support active transportation;
d) are transit-supportive, as appropriate; and
e) are freight-supportive.

Section 2.8 of the PPS provides that planning authorities shall promote economic development and competitiveness by providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs.

Section 3.5 of the PPS addresses land use compatibility and provides that major facilities (such as rail lines) and sensitive uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety and ensure the long-term operational and

economic viability of major facilities, in accordance with provincial guidelines, standards and procedures.

The lot to be retained contains land that has been identified as locally significant wetlands. Section 4.1 of the PPS addresses natural heritage and states that such features and areas shall be protected for the long term. The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

Section 5.2 addresses natural hazards and provides that planning authorities shall, in collaboration with conservation authorities, identify hazardous lands and hazardous sites and manage development in these areas, in accordance with provincial guidance. To this end, development shall generally be directed to areas outside of hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards. Development and site alteration shall not be permitted within areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard.

Official Plan

The lot to be severed is designated ‘Community Facilities’ in the County’s Official Plan, while the lot to be retained is designated ‘Community Facilities’ and ‘Environmental Protection’. The subject lands are also subject to a site-specific policy which provides that the maximum height of the building shall not exceed 4 storeys and the total number of units shall not exceed 120.

The policies for lands designated ‘Environmental Protection’ can be found in Section 3.2.4 of the Official Plan. The Environmental Protection designation applies to significant natural features and areas such as significant wetlands, significant habitat or endangered or threatened species and other significant wildlife habitats, as well as significant valleylands, woodlands and life science areas of natural and scientific interest.

It is an objective of the Official Plan to ensure the long-term protection, conservation and enhancement of designated Environmental Protection Areas and to prohibit uses incompatible with this objective and to ensure that development permitted within or adjacent to the Environmental Protection Areas adheres to environmental planning principles. The Official Plan provides that Environmental Impact Studies are required within or adjacent to these areas as part of the development review process, where appropriate, to assess the sensitivity of the area and its functions, and to ensure that possible development or site alteration activities will not detrimentally impact the area.

The lot to be severed is located outside the area designated Environmental Protection and the Official Plan provides that development or site alteration on lands adjacent to Environmental Protection areas shall be consistent with the permitted uses of the underlying land use designation. The environmental features on the retained lands consist of Erosion Hazard and Non-Provincially Significant Wetlands. Adjacent lands shall be defined as those lands within 50 m (164 ft) of lands representing erosion hazards. Development or site alteration may be permitted on adjacent lands provided an Environmental Impact Study is prepared in accordance with Section 3.2.6 of the Official Plan.

Section 3.2.6 – Environmental Impact Studies, provides that it is an objective of the Official Plan to define and describe natural heritage features as well as the functions and processes associated

with allowing the feature to exist in a natural state, while ascertaining the potential magnitude of impact on the environment from development, land use and activity. An Environmental Impact Study is also intended to anticipate and avoid adverse effects and ensure the undertaking of measures that mitigate the potential adverse effects of a development, land use or activity on the environment. Notwithstanding the requirements for an Environmental Impact Study, where the proposal has been circulated to the relevant Provincial agencies and/or the Conservation Authority with jurisdiction and such agencies and organizations have indicated they have no concerns which warrants the preparation of an Environmental Impact Study, the requirement can be waived.

As noted, the retained lands also contain lands which have been designated Erosion Hazards. Erosion hazards mean the loss of land due to human or natural processes that pose a threat to life and property. It is the intent of the Official Plan to permit development only where the effects of erosion hazards can be avoided or, in the case of existing development, successfully mitigated.

The remainder of the subject lands (including the entirety of the lot to be severed) are designated 'Community Facility', as implemented through an amendment to the Official Plan in 2019 from the previous 'Medium Density Residential' designation.

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

Permitted uses in the 'Community Facility' designation include: hospitals, major recreational facilities, large cultural facilities, religious institutions, large scale nursing homes and rest homes with 20 or more beds, homes for the aged, fairgrounds, cemeteries, funeral homes, chronic care facilities which provide continuous medical supervision for patients, facilities utilized primarily by service clubs, trade unions and community cultural groups and emergency shelters and similar type oriented uses. In addition to these uses, all forms of institutional uses permitted in the 'Residential Areas' such as schools and churches will also be permitted.

As per the policies of Section 9.4.2.2, Community Facility – Site Planning, site plan control will be required for uses in the Community Facility designation. The following design criteria will be evaluated prior to the approval of site plans:

- Buildings will be sufficiently setback from the street line to ensure that substantial landscaping in the form of berming and/or vegetative screening can be incorporated into yards directly adjacent to the street line. Buildings will be sufficiently setback from any nearby residential development to minimize potential adverse effects associated with the bulk, scale and layout of buildings;
- The visual appearance of parking lots which are visible from the public road system will be enhanced through landscaping measures. Loading bays and services areas will be screened from public view through measures such as berming, fencing and vegetative screening. Where parking areas are adjacent to residential development, screening in the form of berming and vegetative planting will be required;
- Parking areas and driveways will be paved to prevent the raising of dust;
- Any outdoor mechanical equipment and facilities such as garbage containers will be screened from public view;
- Light spillover or glare from any source, including signs onto adjacent residential uses will be minimized by such means as directed lighting;

- 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. Access to local streets may be permitted where it can be demonstrated that traffic movements will not flow through 'Low Density Residential' areas;
- 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 situated with respect to main building entrances;
- The needs of persons with disabilities and other special needs groups are adequately addressed;
- Adequate on-site management of stormwater will be provided.

Zoning By-law

The subject lands are zoned 'Special Major Institutional Zone (IN2-5)' in the Town of Ingersoll Zoning By-law. This site-specific special zoning was implemented in 2019 to facilitate the development of the existing long term care facility.

Permitted uses in the 'Major Institutional Zone' include a wide range of institutional uses, including a long-term care facility, a public or private hospital and a funeral home. The site-specific provisions that apply to the subject lands allow for all uses permitted in the 'IN2' zone, but limit the height of a building to 16 m (52.5 ft) and permits a maximum number of 120 units.

The minimum lot area for a non-residential use in the 'IN2' zone is 900 m^2 (9,687.8 ft^2), the minimum lot frontage is 20 m (65.6 ft) and the minimum lot depth is 30 m (98.4 ft). Based on the site sketch submitted by the applicant, the lots to be severed and retained appear to comply with the requirements of the 'IN2' and 'IN2-5' zones.

Agency Comments

The Upper Thames River Conservation Authority (UTRCA) has commented that the subject lands are regulated by the UTRCA due to the presence of a riverine flooding and erosion hazard associated with the Whiting Creek Drain and the Heslop Swamp, which is an evaluated wetland (together with its 30 m surrounding area of interference). The UTRCA has pre-consulted with the applicant and advised that the placement of any new lot lines would need to be located outside of all hazard lands.

The concept plan submitted as part of this application shows all lot lines to be outside the 281.8 m flood elevation provided. As the hazard area is not proposed to be fragmented, the UTRCA has no objections to the proposed consent application. The UTRCA recommends that as a condition of approval, the lands located below the 281.8 m area be rezoned to 'Open Space (OS)' to reflect the hazards present and to restrict future development into the hazard lands.

The County of Oxford Public Works Department has commented that if approved, a condition of severance shall be that the owner agrees to satisfy all requirements, financial and otherwise, of the County of Oxford. Further, both properties must be services (water/sanitary) independently and any/all services crossing the proposed property lines be disconnected, to the satisfaction of the County of Oxford Public Works Department. Further comments regarding future development will be provided at the time of site plan approval.

The Town of Ingersoll Engineering Department has commented the following;

1. A lot grading and servicing plan shall be prepared by a qualified professional engineer or Ontario 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 water is fully contained, does not negatively impact any adjoining property, is directed away from existing and future buildings, and is directed to an adequate stormwater outlet, to the satisfaction of the Town.
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 Draft 2015
3. A Town of Ingersoll "Road Occupancy Permit" will be required for all work within the Clark Road East right-of-way.
4. Any future access to the lot to be severed from Clark Road East will be positioned as identified in the 423 Thames Street Transportation Study, September 2024, Figure 6: Site Plan.
5. A financial security deposit will be required in the amounts of:
    a. 50% of the value of on-site works,
    b. 100% of erosion and sediment control devices,
    c. 100% of the value of works within a municipally owned right-of-way, as estimated by the applicant's engineer. The security deposit is payable to the Town at time of site plan approval.
6. Confirmation shall be provided that both properties, being the lots to be severed the lot to be retained are serviced independently and any/all services crossing the proposed property lines must be disconnected to the satisfaction of the Town and the County of Oxford Public Works Department and the applicant should be required to connect to the services for the new lots.

The Town of Ingersoll Clerks Department has commented that cash-in-lieu of parkland will be required in accordance with the Town of Ingersoll By-law 22-5227, as a condition of consent.

Canada Post, Enbridge Gas, the Town of Ingersoll Fire Services, Southwestern Public Health,

Public Consultation

Notice of the application for consent was provided to the public and surrounding property owners in accordance with the requirements of the Planning Act on February 20th, 2025. At the time of writing this report, the Planning Office had not received any correspondence from the public.

Planning Analysis

The purpose of the application for consent and easement is to create one new institutional parcel in the Town of Ingersoll and retain a parcel containing an existing institutional use (retirement residence). The applicant has indicated that the severed lot may be utilized for future residential purposes, which would necessitate future planning approvals and a separate review process at that time. Planning staff have reviewed the proposal under the policy direction of the Provincial Planning Statement and the County's Official Plan with respect to institutional uses, and are of the opinion that the proposal is appropriate from a policy perspective.

With respect to the PPS, staff are satisfied that the proposed severance will facilitate the future development of existing underutilized land that will aid in achieving the goal of a complete community by providing additional housing for the aged and institutional uses to meet the

long-term needs of the Town and will assist in the goal of providing additional housing options that are required for the social, health and wellbeing requirements of the community, that will include meeting needs arising from demographic changes. Further, the proposal will result in an efficient use land, resources, infrastructure and public service facilities with the Town of Ingersoll.

The lot to be retained contains lands that have been identified as Erosion Hazard and Non-Provincially Significant Wetland in the Official Plan. The lot to be retained also has areas located within the Upper Thames River's Regulatory Limit.

The applicants have previously worked with the UTRCA to establish a proposed parcel line that will be located outside of the flood elevation and this agency is satisfied that the proposed severance will not fragment the hazard area. Based on this, the UTRCA has indicated that they have no objections to the application, however they have requested that as a condition of approval, the applicant be required to confirm that the severed lands are located outside of the hazard area elevation, which has been included as a recommended condition. It is also noted that the existing development on the lot to be retained was supported by an Environmental Impact Study and that any future development on the severed or retained lands would be required to be located outside of any areas identified as natural hazard and would be subject to further studies, as per the direction of the Official Plan for lands located adjacent to Environmental Protection Areas. It is also noted that the UTRCA has recommended that the lands located below the 281.8 m elevation level on the retained parcel be rezoned to an 'Open Space (OS)' zoning to reflect the hazards present and to restrict future development into the hazard lands, however staff note that this area is already subject to the restrictions provided as part of the UTRCA's regulation limit and the 'Development Zone (D)', which also prohibits any new development. Given restrictions are already in place to prohibit development within this area, this has not been included as a recommended condition of approval.

Further, the subject lands are adjacent to an existing rail line (the Tillsonburg Lake Erie and Pacific Railway, operated by Ontario Southland Railway), and it is noted that noise and vibration studies will be required as part of a future planning approval process in order to minimize or mitigate any potential adverse effects, both with respect to the development of a future sensitive land use and the protection of the long-term viability of the rail line.

The lot to be severed is designated 'Community Facility' in the Official Plan which is intended for the development of large scale institutional, cultural or recreational uses. This designation was established in 2019 as part of an Official Plan amendment application that redesignated the subject lands from 'Medium Density Residential' to 'Community Facility' to facilitate development of the existing retirement residence. The applicants have indicated that future residential development in the form of an apartment building may be contemplated for the lot to be severed. Staff have reviewed the proposal and are generally satisfied that the proposed severance can be considered appropriate for the 'Community Facility' designation and that should the applicants pursue development of a residential apartment building in the future, a separate review and approval process would be undertaken at that time.

To this end, staff are satisfied that proposed severance can accommodate the site plan considerations contemplated in Section 9.4.2.2 of the Official Plan, as detailed above. Specifically, staff are satisfied that there is sufficient area available on the lot to be severed to accommodate all buildings and allow for sufficient setback to the street line to permit substantial landscaping and buffering, as well as sufficient setback from nearby residential uses. Further, staff are satisfied that sufficient space will be available to accommodate future parking and a Traffic Impact Study was prepared to address any safety concerns with respect to a new entrance onto Clark Road, which has been reviewed by Town staff who are satisfied that opportunity exists to establish an appropriate driveway access onto Clark Road, in accordance with the

recommendations of this study. Planning staff have also reviewed the applicant's request for an easement over the retained lands for the purpose of access via Thames Street South and are staff are of the opinion that the requested easement can be considered appropriate as it will facilitate connectivity between the two sites that is not anticipated to result and any traffic issues or safety concerns and will implement the recommendations of the TIS.

Planning staff are also satisfied that the proposal meets the minimum zoning criteria of the 'IN2-5' zone with respect to lot area, frontage and depth for both the severed and retained lots. However, as noted, the applicants have indicated that future development plans may include the construction of a new residential use containing a 6 storey, 70 unit apartment building. Apartment dwellings are permitted in the 'Residential Type 4 Zone (R4)' and require a minimum of 110 m^2 (1,184.1 ft^2) lot area per unit would require 1.5 parking spaces per unit, in addition to barrier free and visitor parking spaces. Future approvals would be required to establish an apartment dwelling on the subject lands and based on the concept site sketch submitted, the proposed 6 storey, 70 unit apartment building would be beyond what's permitted in the 'R4' zone and would either require site specific special approvals or the scale of future development would need to be reduced.

With respect to agency comments, the Town Engineering Department has requested that a lot grading and servicing plan be required as a condition of approval to ensure that all surface water is contained within the proposed lots and does not negatively impact adjoining properties, which has been included as a recommended condition of approval and both the Town of Ingersoll Engineering Department and the County Public Works Department have requested that any services crossing the proposed property lines be redirected so that each property is serviced independently, which has also been included as a recommended condition of approval.

Overall, Planning staff are satisfied that the proposal is consistent with the Provincial Planning Statement and maintains the intent of the Official Plan and can be supported from a planning perspective, subject to the recommended conditions.

RECOMMENDATIONS

Whereas the applications for consent and easement are consistent with the 2024 Provincial Planning Statement, conform with the policies of the County 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:

1. **The lot to be severed shall be located wholly above the 281.1 m (922.2 ft) elevation level, to the satisfaction of the County of Oxford.**

2. **If required, the owner agrees to satisfy all requirements, financial and otherwise, of the County of Oxford, regarding the installation of water and sanitary sewer services, to the satisfaction of the County of Oxford Public Works Department. The owner will be required to connect to the services following Oxford County design guidelines which will be inspected by Oxford County and it shall also include the payment of any outstanding fees. To this end, both properties shall be serviced with water and sanitary services independently and any/all services crossing the proposed property line shall be disconnected, to the satisfaction of the Oxford County Public Works Department.**

3. **The Owner provides confirmation of the location of any existing overhead or underground services installed to the retained and severed 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. Any proposed easements shall be reviewed by the Town of Ingersoll.**

4. **The Owner shall submit a grading and servicing plan completed by an Ontario Land Surveyor or Professional Engineer to the satisfaction of the Town of Ingersoll.**

5. **The Owner shall provided cash-in-lieu of parkland dedication, to the satisfaction of the Town of Ingersoll.**

6. **Any new driveway entrance for the lot to be severed along Clark Road East shall be subject to approval from the Town of Ingersoll and shall be consistent with the recommendations of the 423 Thames Street Transportation Study (Burnside and Associates, September 2024).**

7. **A draft copy of the reference plan and shared easement agreement be provided to the Town of Ingersoll and the Secretary-Treasurer of the Land Division Committee prior to the issuance of the Certificate for Application B24-39-6. All cost sharing requirements and maintenance responsibilities shall be clearly indicated in the agreement and shall be registered on title.**

8. **If required, the applicant shall enter into a severance agreement with the Town of Ingersoll, 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 and otherwise, have been complied with.**

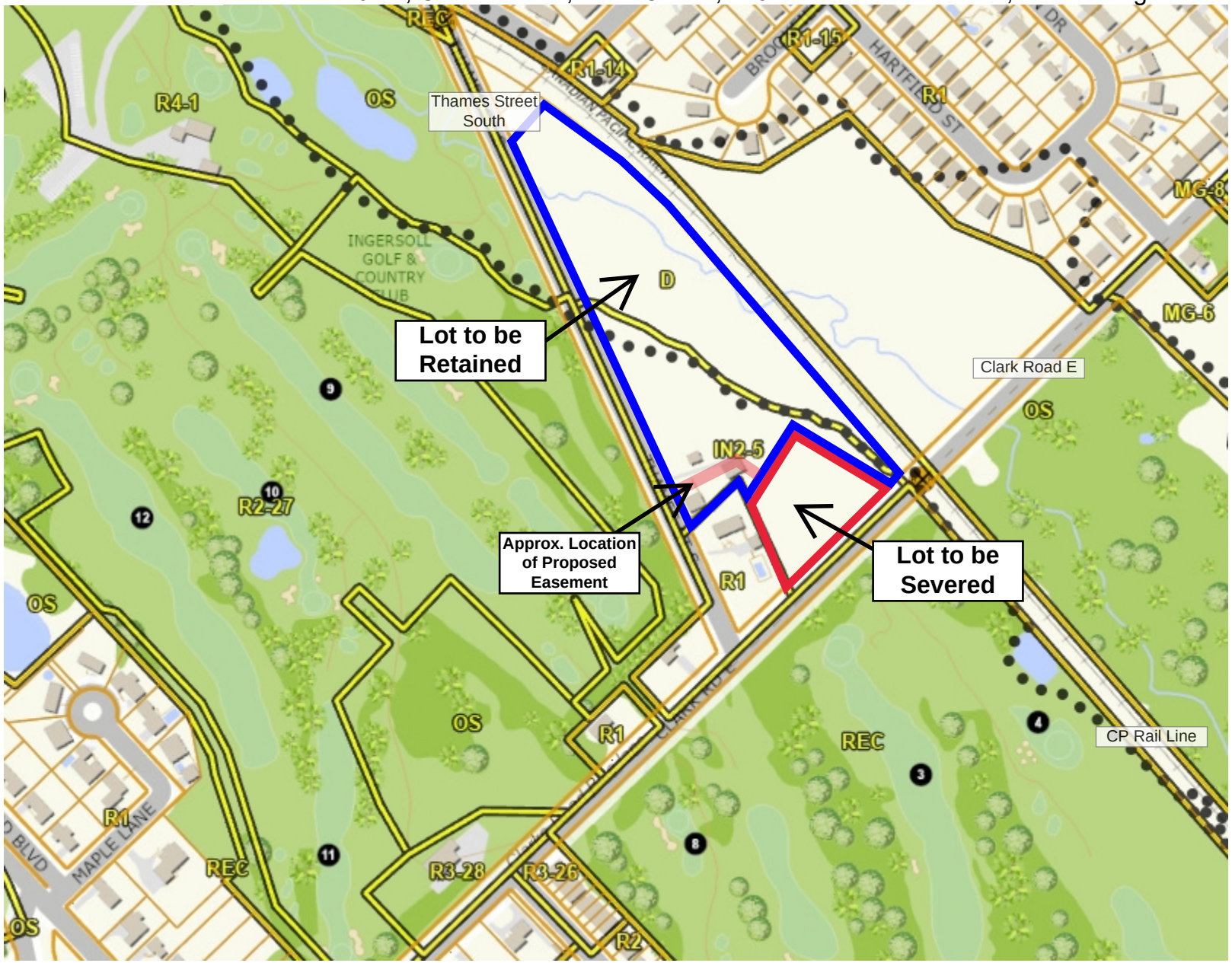
SIGNATURES

Authored by: *Original Signed by* Heather St. Clair, MCIP, RPP
Senior Planner

Approved for submission: *Original Signed by* Eric Gilbert, RPP
Manager of Development Planning

Oxford County
Growing stronger together

Plate 1: Location Map with Existing Zoning
File No: B24-39-6 - Gardens of Ingersoll
Part Lots 20-21, Concession 1, West Oxford, 423 Thames Street South, 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



map it

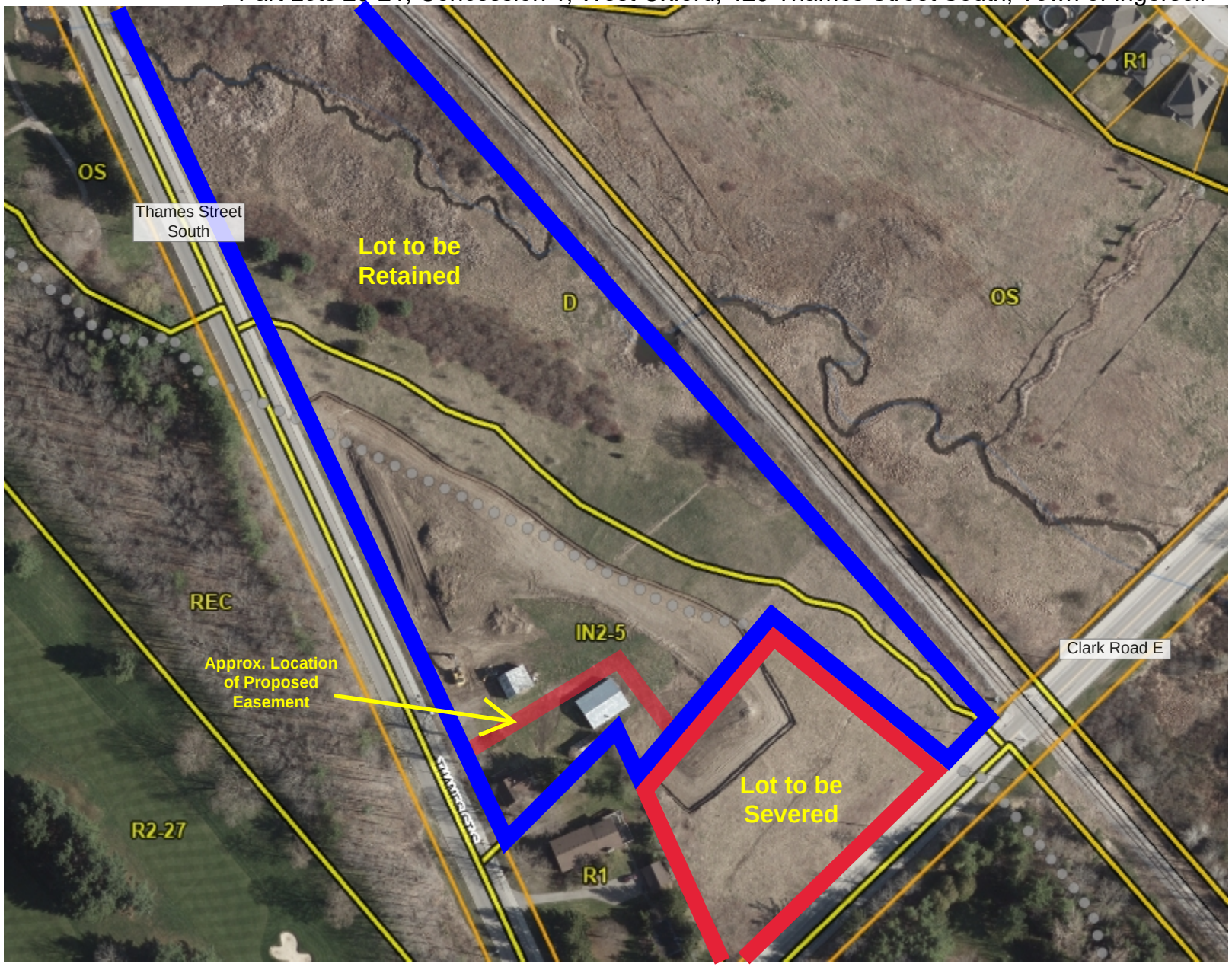
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NAD_1983_UTM_Zone_17N

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

May 14, 2024

Plate 21: Aerial Photo (2020 Air Photo)
File No: B24-39-6 - Gardens of Ingersoll
Part Lots 20-21, Concession 1, West Oxford, 423 Thames Street South, 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



0 48 95 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

February 24, 2025

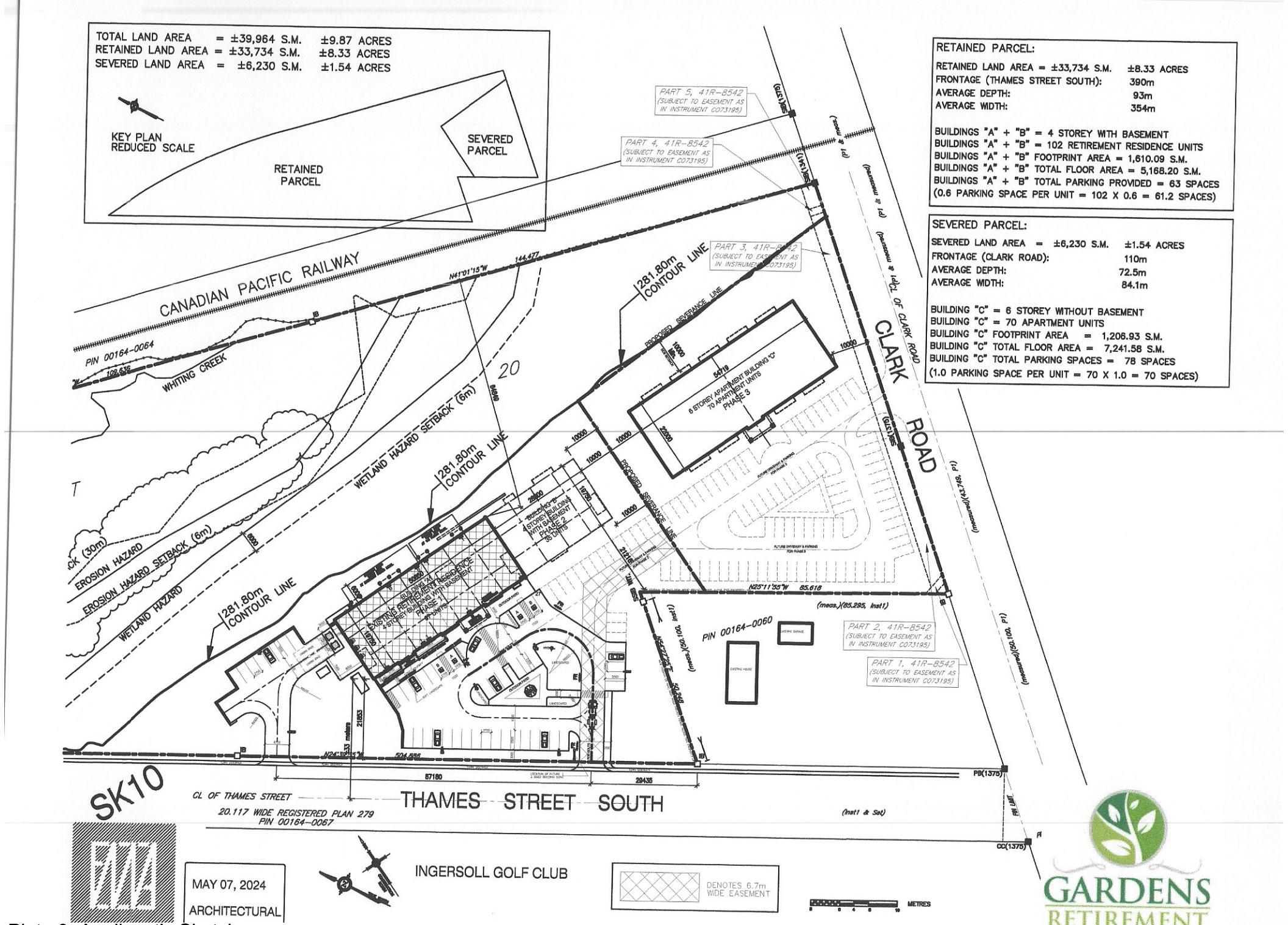


Plate 3: Applicant's Sketch
File No: B24-39-6 - Gardens of Ingersoll
Part Lots 20-21, Concession 1, West Oxford, 423 Thames Street South, Town of Ingersoll