

File No.: OP 10-02-6
APPLICANT: TOWN OF INGERSOLL
MUNICIPALITY: TOWN OF INGERSOLL

AMENDMENT NUMBER 151
DATE OF ADOPTION: MAY 12, 2010
DATE OF NOTICE: MAY 13, 2010
LAST DATE OF APPEAL: JUNE 2, 2010

NOTICE OF ADOPTION
With respect to an Official Plan Amendment
Subsection 17(23) and 21 of the Planning Act

Take notice that the Council of the County of Oxford passed By-Law No. 5172-2010 on May 12, 2010, to adopt Official Plan **Amendment No. 151** to the County of Oxford Official Plan under Section 17 of the Planning Act.

The Official Plan Amendment is exempt from approval by the Minister of Municipal Affairs and Housing and the decision of the Council of the County of Oxford is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

Purpose and Effect of the Official Plan Amendment

The purpose of the Official Plan amendment is to change the land use designation for the subject site from 'Open Space' to 'Open Space' with special policies to accommodate the development of an elementary school with special policies on the subject site. Further, the Community Facilities Plan for Ingersoll is amended to show the subject site as an elementary school site.

When and How to File an Appeal

Any appeal to the Ontario Municipal Board must be filed with the Clerk of the County of Oxford no later than 20 days from the date of this notice as shown above as the LAST DATE OF APPEAL.

The appeal should be sent to the attention of the Clerk of the County of Oxford, at the address shown below and it must:

- (1) be submitted on the requisite "Appellant Form" – available from the Community and Strategic Planning Office or from the OMB website (www.omb.gov.on.ca);
- (2) set out the specific part of the proposed Official Plan Amendment to which the appeal applies;
- (3) set out the reasons for the request for the appeal, and
- (4) be accompanied by the fee prescribed under the Ontario Municipal Board Act in the amount of \$125.00, by certified cheque (if not from a law firm), payable to the **Minister of Finance**, Province of Ontario.

Who Can File an Appeal

Only individuals, corporations or public bodies may appeal the decision of the County of Oxford to the Ontario Municipal Board. A notice of appeal may not be made by an unincorporated association or group. However, a notice of appeal may be made in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was

adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

When the Decision is Final

The decision of the County of Oxford is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

Other Related Applications:
Zone Change - ZN 6-10-02 – Town of Ingersoll

Getting Additional Information

Additional information about the application is available for public inspection during regular office hours at the County of Oxford Community and Strategic Planning Office at the address noted below or from **Ron Versteegen - 519-539-9800 x3214**

Mailing Address for Filing a Notice of Appeal

Submit Notice of Appeal to the attention of:

Mrs. Brenda Tabor, Clerk
County of Oxford
P. O. Box 1614, 21 Reeve Street
Woodstock ON N4S 7Y3

Telephone: 519-539-9800 x3002
Fax: 519-421-4712

COUNTY OF OXFORD

BY-LAW NO. 5172-2010

BEING a By-Law to adopt Amendment Number 151 to the County of Oxford Official Plan.

WHEREAS, the County of Oxford has held a public hearing and has recommended Amendment 151 to the County of Oxford Official Plan for adoption;

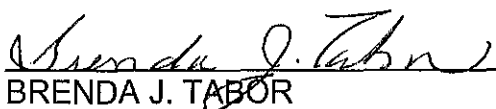
NOW THEREFORE, the County of Oxford pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended, enacts as follows:

1. That Amendment Number 151 to the County of Oxford Official Plan, being the attached explanatory text and Schedule "A", is hereby adopted.
2. This By-Law shall come into force and take effect on the day of the final passing thereof.

READ a first and second time this 12th day of May, 2010.

READ a third time and finally passed this 12^h day of May, 2010.


DONALD E. MCKAY DEPUTY WARDEN


BRENDA J. TABOR CLERK

I hereby certify this to be a true copy of
County of Oxford By-Law No. 5172-2010
05/12/10 Date Brenda J. Tabor, Clerk

1.0 PURPOSE OF THE AMENDMENT

The purpose of the amendment is to change the land use designation for the subject site from 'Open Space' to 'Open Space' with special policies to accommodate the development of an elementary school with special policies on the subject site.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands in the Town of Ingersoll, comprising an area of approximately 2.24 hectares (5.54 acres) and located on the north side of Innes Street, between Wonham Street and Jura Lane, municipally known as 156 Innes Street, in Ingersoll.

3.0 BASIS FOR THE AMENDMENT

The subject land is comprised of approximately 2.24 hectares (5.54 acres) which are currently designated 'Open Space' on Schedules "I-1" and "I-2" (Town of Ingersoll Land Use Plan and Town of Ingersoll Residential Density Plan), and 'Open Space Community Park' on Schedule "I-3" (Town of Ingersoll Leisure Resources and School Facilities Plan) to the County of Oxford Official Plan. This amendment establishes special policies that permit the development of an elementary school on the subject lands within a portion of Garnet Elliot Park as well as recognizing the size of the proposed school site and the size of the remainder of the park.

The proposed use is not permitted within the existing land use designation on the property. As a result, the Official Plan Amendment was required to create a site specific policy covering a portion of the park. An exception is made to the Open Space policies to permit an elementary school on this site. Therefore, on Schedules I-1 and I-2, the entire parcel remains in the Open Space designation, with symbolism indicating that special policies apply. On Schedule "I-3", the land corresponding to the school is shown as an elementary school with special policies.

This amendment is consistent with the relevant policies of the Provincial Policy Statement, and maintains the intent and purpose of the County of Oxford Official Plan. Further, the use of the lands for an elementary school is appropriate and represents good planning.

4.0 DETAILS OF THE AMENDMENT

4.1 That Schedule "I-1" – *Town of Ingersoll Land Use Plan* is hereby amended by changing to "Open Space Special Policy Area" the land use designation of the lands designated as "Area of this Amendment – Items 1 and 2" on Schedule "A" attached hereto.

4.2 That Schedule “I-2” – *Town of Ingersoll Residential Density Plan* is hereby amended by changing to “Open Space Special Policy Area” the land use designation of the lands designated as “Area of this Amendment – Items 1 and 2” on Schedule “A” attached hereto.

4.3 Section 3.2.5. – *Open Space Area*, as amended is hereby further amended by adding the following specific development policy at the end of Section 3.2.5.3 – *Special Policy Areas*:

3.2.5.3.3 Parts 1, 2 and 3, Reference Plan 41R-8474, (Town of Ingersoll)

“Notwithstanding the policies of Section 3.2.5.1.1, the 2.24 ha (5.5 ac) parcel of land, forming Parts 1, 2, and 3, Reference Plan 41R-8474, in the Town of Ingersoll, located north of Innes Street, between Wonham Street North and Jura Lane, municipally known as 156 Innes Street, may be used for an elementary school.

4.4 That Schedule “I-3” – *Town of Ingersoll Leisure Resources and School Facilities Plan* is hereby amended by changing to “Elementary School” the land use designation of the lands designated as “Area of this Amendment – Item 1” on Schedule “A” attached hereto.

4.5 Section 9.4.3 – *Minor Institutional Uses*, is amended, by adding the following specific development policies:

9.4.3.5 – Specific Development Policies

The following policies apply, in addition to the relevant policies of this section, to specific Minor Institutional Uses. These specific policies are required to provide further guidance for *development*.

9.4.3.5.1 Parts 1, 2 and 3, Reference Plan 41R-8474, Town of Ingersoll

“Notwithstanding the policies of Sections 9.4.3 and 9.4.3.3, to the contrary the 2.24 ha (5.5 ac) parcel of land, Parts 1, 2 and 3, Reference Plan 41R-8474, in the Town of Ingersoll, located north of Innes Street, between Wonham Street North and Jura Lane, municipally known as 156 Innes Street, may be used for an elementary school.

4.6 Section 9.5.2 – *Leisure Resources Policies*, is amended, by adding the following specific development policies:

9.5.2.4 – Specific Development Policies

The following policies apply, in addition to the relevant policies of this section, to specific Leisure Resources Policies. These specific policies are required to provide guidance for development.

9.5.2.4.1 Part of Lot 262 and Lots 263 and 264, Block 101, Registered Plan 279, Town of Ingersoll

“Notwithstanding the policies of Section 9.5.2.1, to the contrary the approximate 5.5 ha (13.7 ac.) parcel of land, forming Part of Lot 262 and Lots 263 and 264, Block 101, Registered Plan 279, in the Town of Ingersoll, shall continue to be recognized and used as a Community Park.

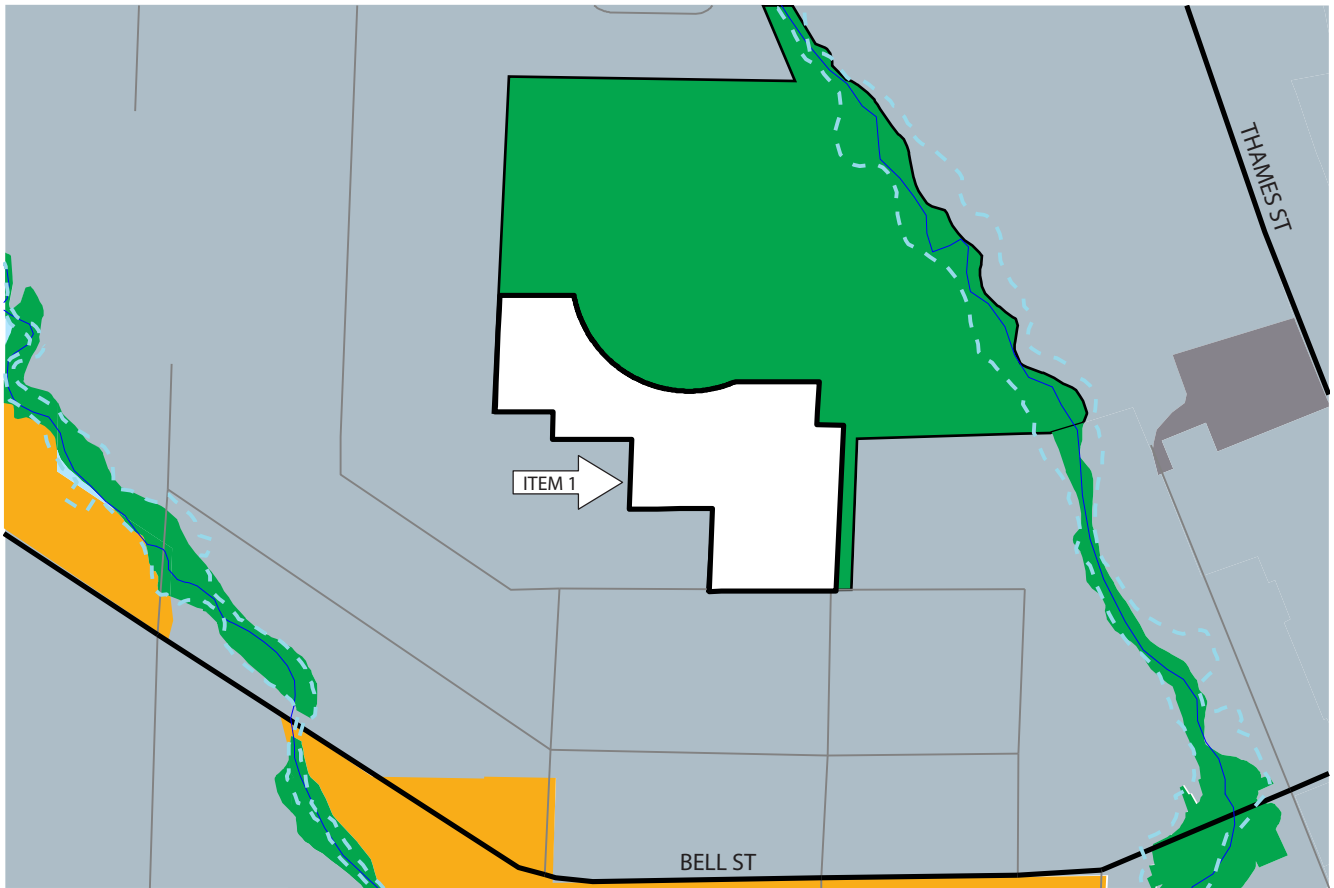
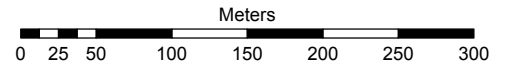
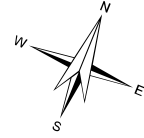
5.0 IMPLEMENTATION

This Official Plan Amendment shall be implemented in accordance with the relevant implementation policies contained in the Official Plan.

6.0 INTERPRETATION

This Official Plan Amendment shall be interpreted in accordance with the relevant interpretation policies of the Official Plan.

SCHEDULE "A"
 AMENDMENT No. 151
 TO THE
**COUNTY OF OXFORD
 OFFICIAL PLAN**
 SCHEDULE "I-1"
**TOWN OF INGERSOLL
 LAND USE PLAN**



- AREA OF THIS AMENDMENT



ITEM 1 - ADD SPECIAL POLICY AREA
 See Section 3.2.5.3.3

ITEM 2 - ADD SPECIAL POLICY AREA
 LEGEND SYMBOL

**LAND USE PLAN
 LEGEND**

RESIDENTIAL

COMMUNITY FACILITY

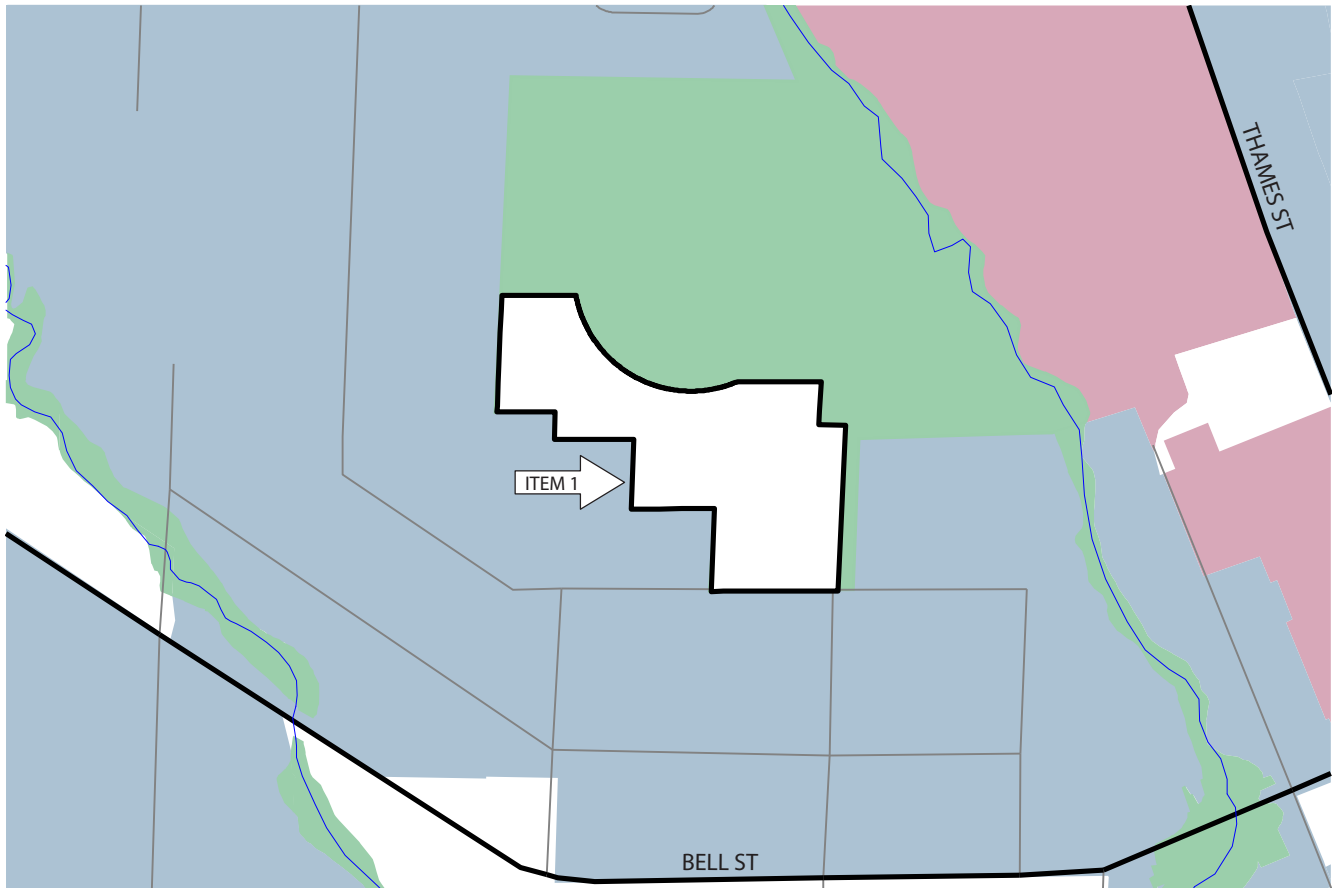
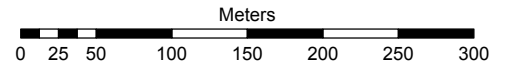
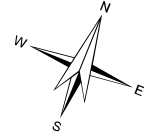
OPEN SPACE

SPECIAL POLICY AREA
 See Section 3.2.5.3.3

SERVICE COMMERCIAL

FLOODLINE

SCHEDULE "A"
 AMENDMENT No. 151
 TO THE
**COUNTY OF OXFORD
 OFFICIAL PLAN**
 SCHEDULE "I-2"
**TOWN OF INGERSOLL
 RESIDENTIAL DENSITY PLAN**






- AREA OF THIS AMENDMENT



ITEM 1 - ADD SPECIAL POLICY AREA
 See Section 3.2.5.3.3

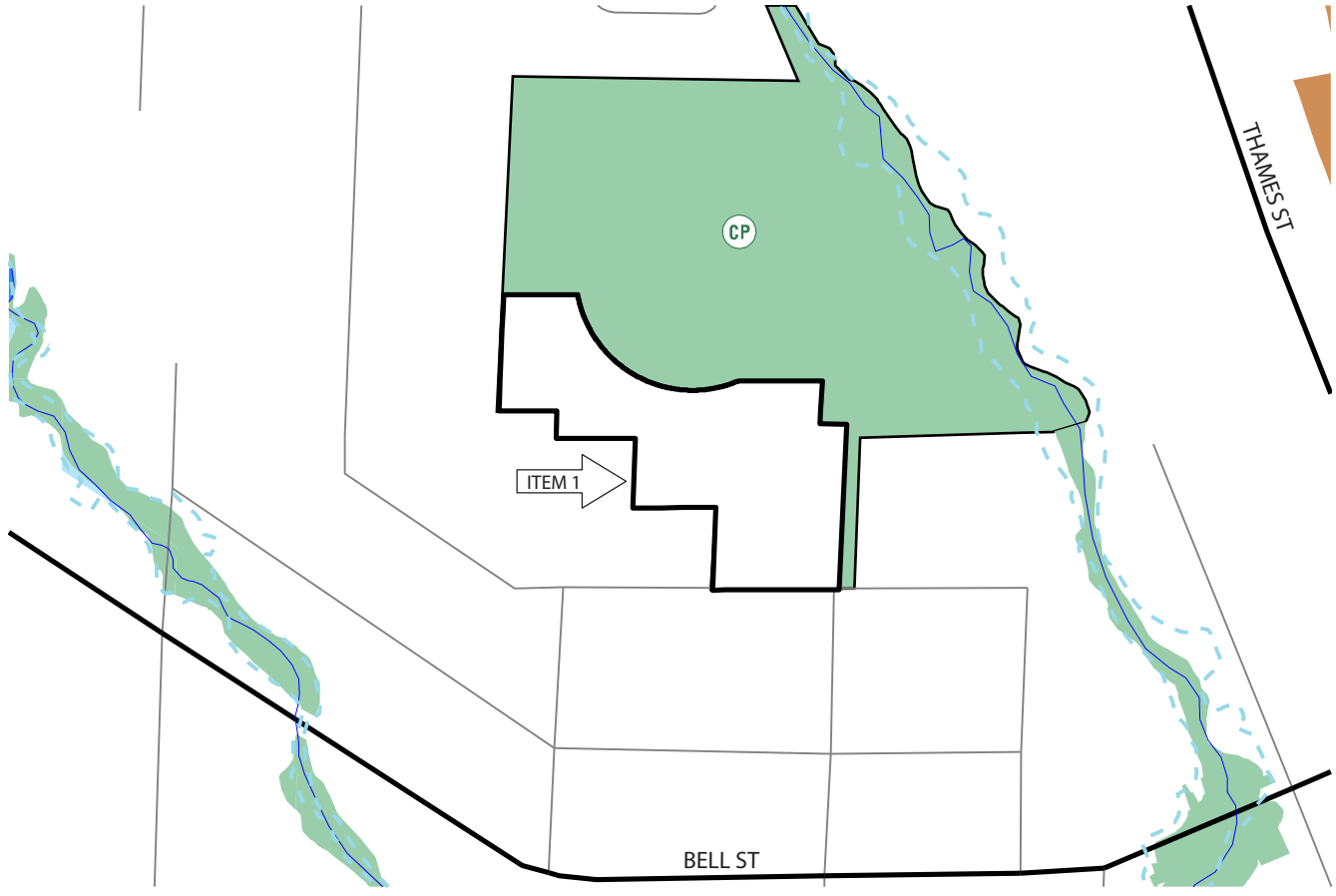
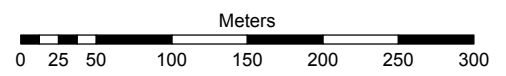
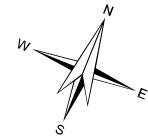
ITEM 2 - ADD SPECIAL POLICY AREA
 LEGEND SYMBOL

**LAND USE PLAN
 LEGEND**

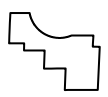
-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  OPEN SPACE

 SPECIAL POLICY AREA
 See Section 3.2.5.3.3

SCHEDULE "A"
 AMENDMENT No. 151
 TO THE
COUNTY OF OXFORD
OFFICIAL PLAN
 SCHEDULE "I-3"
TOWN OF INGERSOLL
LEISURE RESOURCES AND SCHOOL
FACILITIES PLAN



- AREA OF THIS AMENDMENT



ITEM 1 - CHANGE FROM OPEN SPACE TO
 ELEMENTARY SCHOOL WITH SPECIAL
 POLICIES
 See Section 9.4.3.5

**LAND USE PLAN
 LEGEND**

- OPEN SPACE
- ELEMENTARY SCHOOL
- FLOODLINE
- COMMUNITY PARK