

PUBLIC NOTICE

pursuant to Section 34(12) of the Planning Act, R.S.O. 1990, as amended

APPLICATION FOR ZONE CHANGE in the TOWN OF INGERSOLL

Town of Ingersoll
130 Oxford Street, 2nd Floor
Ingersoll, ON N5C 2V5
Telephone: 519-485-0120

DATE: Tuesday, November 18, 2025

FILE: ZN 6-25-06 (1000460409 Ontario Inc)

Purpose and Effect of the Proposed Zone Change

The purpose of the application for zone change is to amend the existing 'Special Entrepreneurial Zone (EC-7)' provisions of the Town of Ingersoll Zoning By-law to facilitate a four-storey addition to the existing apartment building. The requested rezoning would facilitate the development of 33 new apartment dwelling units on the subject lands. The proposed amendment also includes the following site-specific provisions:

- a reduction from the front yard depth (off Ann Street), from 6 m (19.6 ft) to 3 m (10.9 ft);
- an increase to the maximum height allowance from 11 m (36 ft) to 14 m (45.9 ft);
- a reduction to the minimum parking provisions from 1.5 spaces per unit to 1.2 spaces per unit, inclusive of barrier free parking;
- a reduction to the minimum visitor parking provisions from 10% to 5%.

The effect of the proposed amendment would be to permit the construction of a 33 unit addition to the existing apartment building, with a new parking area.

The subject lands are described as Lots 7-10 and Part Lot 100, Block 13, Plan 279 in the Town of Ingersoll. The subject lands are located on the west side of Thames Street South, lying north of Ann Street, and are municipally known as 210 Thames Street South, Ingersoll.

Public Meeting

The Council of the Town of Ingersoll will hold a public meeting to consider the proposed Zone Change on:

Date: Monday, December 8, 2025
Time: 6:00 p.m.
Place: Council Chambers, 2nd Floor, The Town Centre,
130 Oxford Street, Ingersoll, ON N5C 2V5

Ingersoll Town Council will consider the amended Zoning By-Law for decision at a future meeting of Council.

Other Planning Act Applications: None

Please be advised that the Public Meeting will be the opportunity for Council to obtain information regarding the application from the owner/applicant, as well as comments from the public. At a subsequent meeting, Council may approve, modify or refuse the requested application. If you do not attend or are not represented at the meeting, the Council may proceed and may not advise you of any proposed modifications.

If you wish to be notified of the decision of the Town of Ingersoll on the proposed amendment, you must make a written request to the either the Clerk of the Town of Ingersoll or to planning@oxfordcounty.ca.

In order to appeal a decision of the Town of Ingersoll to the Ontario Land Tribunal, eligibility requirements must be met as outlined in the Planning Act, R.S.O. 1990, as amended. If a specified person or public body would otherwise have an ability to appeal the decision of Town of Ingersoll to the Ontario Land Tribunal but does not make oral submissions at a public meeting or make written submissions to Town of Ingersoll or the County of Oxford before the amendment is adopted, the specified person or public body is not entitled to appeal the decision. Third party appeals of any decision are not permitted.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Ingersoll or the County of Oxford before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

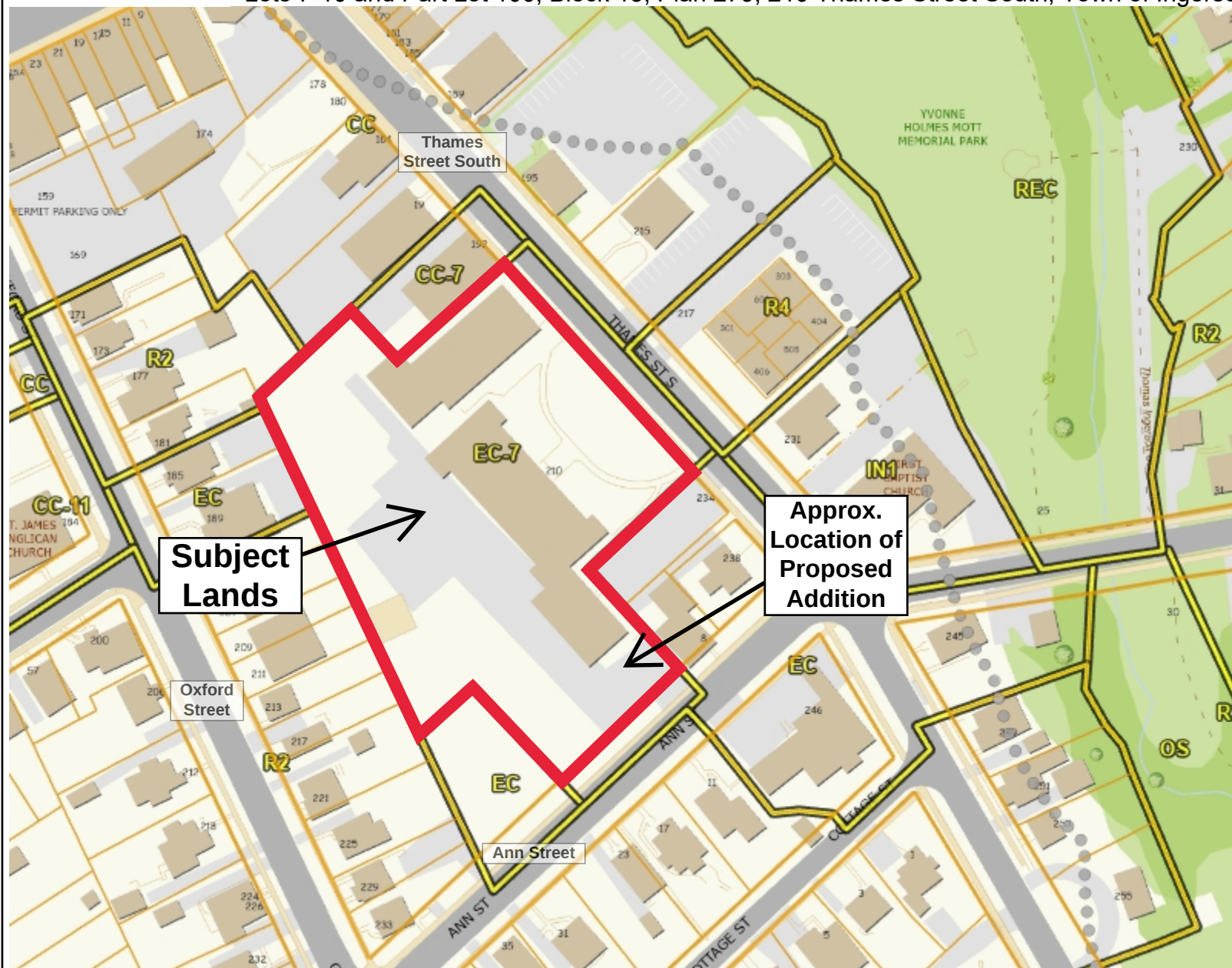
Additional information relating to the proposed amendment is available for review at the County of Oxford Community Planning Office at the address below, Monday – Friday, 8:30 a.m. to 4:30 p.m., or by visiting the Community Planning website at www.oxfordcounty.ca/en/services-for-you/land-use-development.aspx. If you have any questions regarding the above-noted application and how to preserve your appeal rights, please contact **Heather St. Clair, Senior Development Planner**, Community Planning Office (519-539-9800 ext. 3206). Written comments may be forwarded to the address below or emailed to: planning@oxfordcounty.ca. Please include the applicant's name and our File Number on all correspondence.

Yours truly,

A handwritten signature in cursive script that reads "Heather St. Clair".

/lb

Heather St.Clair, MCIP, RPP
Senior Development Planner
Community Planning Office
County of Oxford
21 Reeve Street
Woodstock ON N4S 3G1
Telephone: 519-539-9800 / Fax 519-421-4712



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

