

NOTICE OF RECEIPT OF COMPLETE APPLICATION

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

APPLICATION FOR ZONE CHANGE

TOWN OF INGERSOLL

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

File No.:	ZN6-25-06
Owner:	1000460409 Ontario Inc.
Applicant:	Siv-ik Planning and Design Inc.
Location of Property:	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.
Description of Application:	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, consisting of 33 new apartment dwelling units. 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.

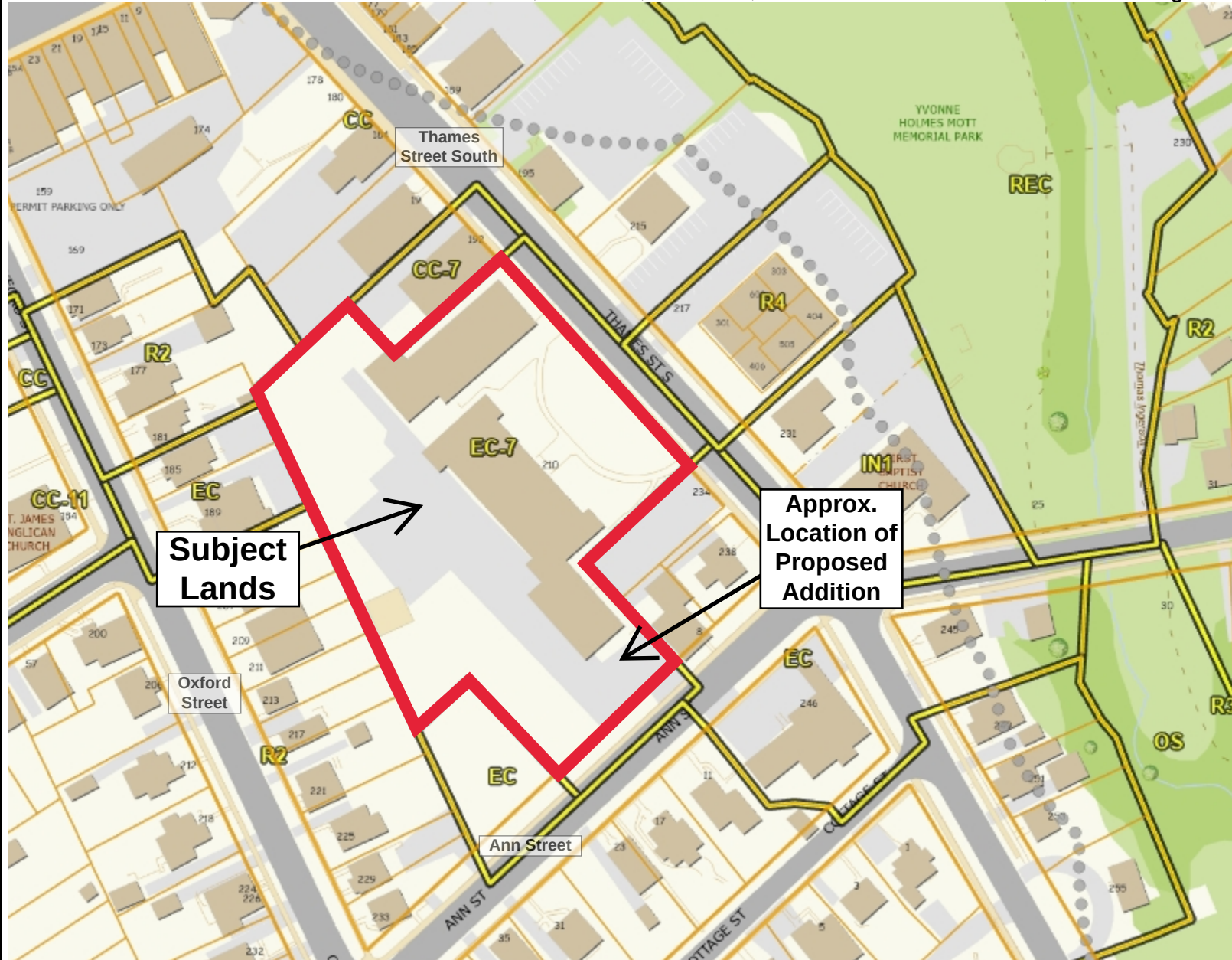
(see attached map)

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 application(s), 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
Community Planning
County of Oxford
P. O. Box 1614, 21 Reeve Street
Woodstock ON N4S 7Y3
phone: 519-539-9800 x 3206
email: planning@oxfordcounty.ca

Dated: Thursday, October 23, 2025



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

