

**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:

<b>File No.:</b>	ZN 6-25-03
<b>Owner:</b>	BW Conn Homes Ltd.
<b>Location of Property:</b>	The subject lands are described as Part Lot 21, Concession 2, West Oxford in the Town of Ingersoll. The subject lands are located on the south side of Clark Road East, lying west of Cash Crescent and are municipally known as 60 Clark Road East, Ingersoll. The subject lands are further described as the retained lands from Consent Application B25-36-6.
<b>Description of Application:</b>	The purpose of the application for zone change is to rezone the subject lands from 'Residential Type 1 Zone (R1)' to 'Special Residential Type 2 Zone (R2-sp)' to facilitate the construction of two semi-detached dwelling units (two units total). A site specific provision is required to permit a reduced side yard setback for the proposed development from 6 m (19.7 ft) to 3.1 m (10.1 ft). The effect of the proposed amendment would be to permit the construction of two semi-detached dwelling units on the subject lands.

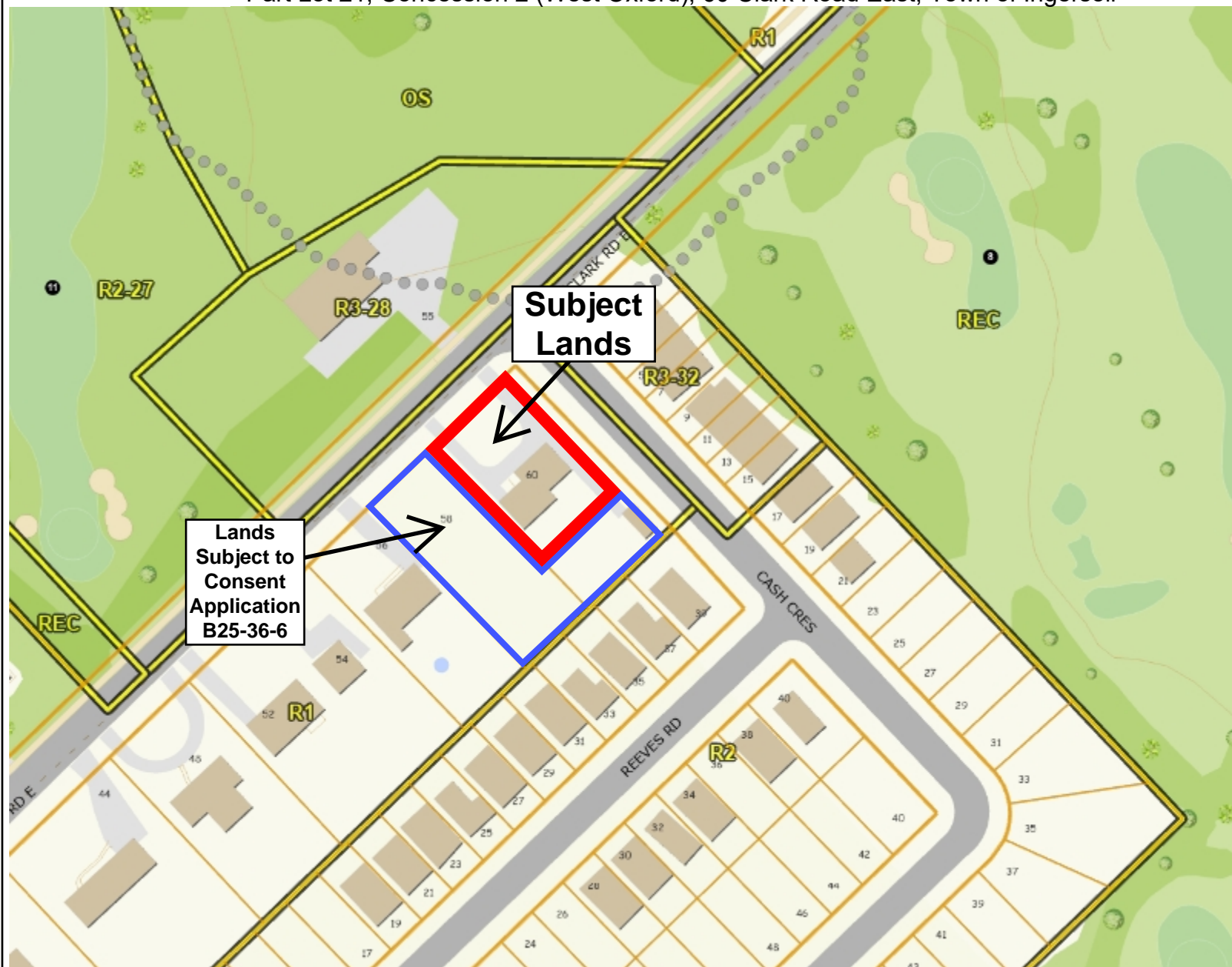
(see attached map)

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](mailto:planning@oxfordcounty.ca)

Dated: Thursday, July 24, 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



0 42 85 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

June 18, 2025