

To: Mayor and Members of Town of Ingersoll Council
From: Heather St. Clair, Senior Development Planner, Community Planning

Application for Zone Change ZN6-26-01 – Allis-Ann Farm Ltd.

REPORT HIGHLIGHTS

- The application for zone change proposes to rezone a portion of the subject lands from ‘General Agricultural Zone (A2)’ to ‘Development Zone (D)’ to fulfill a condition of consent the proposes to sever the portion of the subject lands that are located within the Town of Ingersoll municipal boundary from the remainder of the subject lands, which are located in the Township of South-West Oxford.
- The subject lands have been granted conditional consent to sever and once severed would facilitate future residential development along a future extension of Walker Road.
- The purpose of this report is to provide an overview of the proposed zone change application and the applicable land use policies and zoning details relevant to the proposal.

DISCUSSION

Background

OWNER: Allis-Ann Farm Ltd.
564062 Karn Road, Ingersoll ON, N5C 3J5

SOLICITOR: Gordon Klein, White Coad LLP
408 Dundas Street, Woodstock ON, N4T 0J2

LOCATION:

The subject lands are described as Part Lots 17-18, Concession 1 (West Oxford), and are partially located in the Town of Ingersoll and the Township of South-West Oxford. The lot to be severed is located on the south side of Walker Road, east of Winders Trail and is located in the Town of Ingersoll, while the lot to be retained is located on the south side of Karn Road, lying east of Walker Road and is municipally known as 563974 Karn Road, Township of South-West Oxford.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule “1-1”	Town of Ingersoll Land Use Plan	Residential
Schedule “1-2”	Residential Density Plan	Low Density Residential

ZONING:

Existing Zoning (west portion) 'Development Zone (D)'
Town of Ingersoll Zoning By-law No. 04-4160:

Existing Zoning (east portion) 'General Agricultural Zone (A2)'
Township of South-West Oxford Zoning By-law No. 25-98:

PROPOSAL:

The application for zone change has been requested to rezone the easterly portion of the subject lands from 'General Agricultural Zone (A2)' in the Township of South-West Oxford Zoning By-law to 'Development Zone (D)' in the Town's By-law to fulfil a condition of consent. The said consent application (B25-37-6) was conditionally approved by the Oxford County Land Division Committee on October 2, 2025 and proposes the severance of the subject lands, which are located within the boundary of the Town, from the remainder of the agricultural property to the east, which is located within the Township of South-West Oxford. The purpose of the zoning amendment is to ensure a consistent zoning for the entirety of the subject lands and to bring them under the jurisdiction of the Town's Zoning By-law. It is anticipated that future development will occur by way of an application for draft plan of subdivision to facilitate future residential development.

Once severed, the subject lands will be 3.1 ha (7.65 ac), with 100 m (329.7 ft) of frontage on Walker Road and a depth of 306.1 m (1,005.2 ft). The subject lands are currently vacant and surrounding land uses consist of existing and planned low density residential uses to the north, west and south, with agricultural lands in the Township of South-West Oxford to the east.

Plate 1, Location Map with Existing Zoning, shows the location of the subject property (shown in red), as well as the configuration of the lot to be retained via Consent Application B25-37-4 and the existing zoning in the immediate area.

Plate 2a, Aerial Map (2020), provides an aerial view of the subject property as of the spring of 2020.

Plate 2b, Close-up Aerial Map (2020), provides a close-up aerial view of the subject lands.

Application Review

2024 PROVINCIAL PLANNING STATEMENT (PPS)

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. The following outlines the key PPS policies that have been considered but is not intended to be an exhaustive list.

According to Section 2.1.4, to provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and
- maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approve or registered plans.

Further, according to Section 2.1.6, planning authorities should support the achievement of complete communities by:

- accommodating an appropriate range of mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated childcare facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;
- improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and
- improving 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 (e.g., shopping malls and plazas) 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.

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.

OFFICIAL PLAN

The lot to be severed is located within the 'Low Density Residential' designation according to the Town of Ingersoll Residential Density Plan, as contained in the Official Plan. Low density residential areas include those lands that are primarily developed or planned for a variety of low rise, low density housing forms including single detached dwellings, semi-detached dwellings, duplex, converted dwellings, quadraplexes, townhouses and low-density cluster development. In these districts, it is intended that there will be a mixing and integration of different forms of housing to achieve a low overall density of use.

The proposed severance has been requested to facilitate a future infill subdivision whereby the lot to be severed will be developed for residential development on a vacant parcel within an established residential area by a future plan of subdivision. When considering applications for infill subdivisions, the following policies are applicable:

- the nature of the proposed residential development will be evaluated having regard to the type of housing found in the surrounding residential neighbourhood;
- any new residential lots with direct exposure to an established residential street will be consistent with the size of lots within a two block area on the same street and new residential development will maintain setbacks and spacing between dwellings consistent with the established built pattern, and;
- measures will be incorporated into the subdivision design to buffer and screen existing residential uses from the new development.

The following criteria apply to all infill proposals:

- existing municipal services and public facilities will be adequate to accommodate the proposed infill project;
- stormwater run-off from the proposal will be adequately controlled and will not negatively affect adjacent properties;
- adequate off-street parking and outdoor amenity areas will be provided;
- the location of vehicular access points, the likely impact of traffic generated by the proposal on public streets and potential traffic impacts on pedestrian and vehicular safety and surrounding properties are acceptable;
- the extent to which the proposed development provides for the retention of any desirable vegetation or natural features that contribute to the visual character of the surrounding area;
- the effect of the proposed development on environmental resources and the effects of environmental constraints on the proposed development will be addressed and mitigated in accordance with Section 3.2;
- consideration of the potential effect of the development on natural and heritage resources and their settings;
- compliance of the proposed development with the provisions of the Zoning By-Law of the Town and other municipal by-laws.

ZONING BY-LAW

The easterly portion of the subject lands is zoned 'General Agricultural Zone (A2)' in the Township of South-West Oxford Zoning By-law, while the westerly portion is zoned 'Development Zone (D)' in the Town of Ingersoll Zoning By-law.

As per the provisions of the Township of South-West Oxford Zoning By-law No. 25-98, the 'A2' zone permits the full range of agricultural uses and requires a minimum lot area of 30 ha (74.1 ac) and a minimum lot frontage of 100 m (328.1 ft) in order to facilitate agricultural development.

The zoning provisions of the Town of Ingersoll Zoning By-law No. 04-4160 for lands zoned 'D' permit a farm, a public use, a seasonal farm produce stand and a single detached dwelling existing at the date of passing of the Zoning By-law.

As a condition of the associated consent application, the subject lands (being the lot to be severed from the said consent) are required to be rezoned such that the entirety of the parcel is zoned 'Development Zone (D)' to ensure that no new development occurs until such time as an application for subdivision has been received and to provide consistent zoning to the property, under the jurisdiction of the Town of Ingersoll Zoning By-law.

PUBLIC CONSULTATION:

Notice of complete application regarding the proposal and notice of public meeting were provided to surrounding property owners in accordance with the requirements of the Planning Act on February 12, 2026 and March 24, 2026. As of the writing of this report, no comments have been received from the public.

SUMMARY:

The above-noted information is provided for Council's information. A subsequent report, including comments received via agency circulation, a summary of public input and a Planning staff recommendation will be provided for Council's consideration at a future scheduled meeting.

RECOMMENDATION

It is recommended that Council of the Town of Ingersoll receive Report No. CP 2026-101, as information.

SIGNATURES

Authored by: *'original signed by'*

Heather St. Clair, MCIP, RPP
Senior Development Planner

Approved for submission: *'original signed by'*

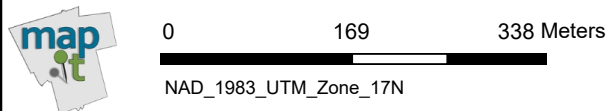
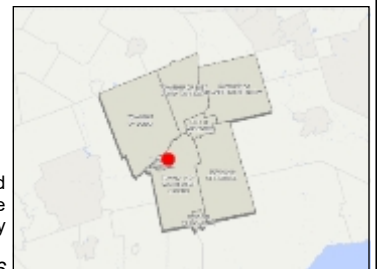
Eric Gilbert, MCIP, RPP
Manager of Development Planning



Legend

- Parcel Lines**
 - Municipal Boundary
 - Property Boundary
 - Assessment Boundary
 - Road
 - Unit
- 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



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

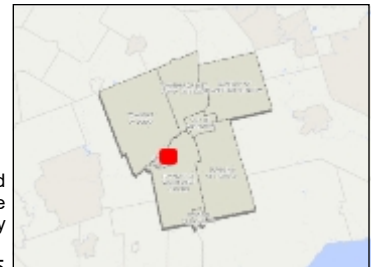
February 10, 2026



Legend

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 - - Road
 - - Municipal Boundary
- Zoning Floodlines**
- Regulation Limit**
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- Land Use Zoning (Displays 1:16000 to 1:500)
- Constructed Drains**
 - - Open or Unknown
 - - Closed/Tiled
- SWOX Constructed Drains**
 - - Open
 - - Closed/Tiled

Notes



0 383 766 Meters

NAD_1983_UTM_Zone_17N



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June 19, 2025



Legend

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Notes



0 96 192 Meters
NAD_1983_UTM_Zone_17N



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June 19, 2025