

## PUBLIC NOTICE

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

### APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION AND ZONE CHANGE in the TOWN OF INGERSOLL

County of Oxford  
21 Reeve Street  
Woodstock, ON N4S 3G1  
Telephone: 519-539-9800

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

**DATE:** Tuesday, December 23, 2025

**FILES:** SB 25-04-6 and ZN 6-25-09 (Town of Ingersoll)

#### **Purpose and Effect of the Proposed Draft Plan of Subdivision and Zone Change:**

The application for draft plan of subdivision proposes the creation of 7 Blocks of land for future development and the creation of one new local street. It is proposed that Block 5 will be developed for a public school, Block 6 will be developed for a community multi-use recreation facility and Block 7 will remain as vacant lands.

The purpose of the application for zone change is to amend the existing 'General Agricultural Zone (A2)', as it applies under the Township of South-West Oxford Zoning By-law 25-98 to:

- rezone Blocks 1-4 to 'Development Zone (D)' in the Town of Ingersoll Zoning By-law to facilitate future development;
- rezone Block 5 to 'Minor Institutional Zone (IN1)' in the Town of Ingersoll Zoning By-law to facilitate the development of a public school;
- rezone Block 6 to 'Special Recreational Zone (REC-sp)' in the Town of Ingersoll Zoning By-law to facilitate the development of a multi-use recreational facility, and;
- rezone Block 7 to 'Open Space Zone (OS)' in the Town of Ingersoll Zoning By-law to recognize the existing environmental features on the property.

The effect of the proposed rezoning is to facilitate the future development of the associated draft plan of subdivision.

The subject lands are legally described as Part Lots 17 and 18, Concession 2 (West Oxford), in the Town of Ingersoll. The subject lands are located on the south side of Clarke Road, lying between Harris Street and Foldens Line and are not yet municipally addressed, but are further described as PIN 00145-0208.

#### **Public Meetings:**

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

**Date:** Monday, January 12, 2026  
**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 the Council meeting at a later date.

PLEASE NOTE: The Council of the Town of Ingersoll will make a recommendation to County Council in regard to the Draft Plan of Subdivision application. The application will be considered for decision by County Council at a regular meeting as noted below;

The Council of the County of Oxford will hold a public meeting to consider the proposed Draft Plan of Subdivision and Zone Change on:

**Date:** Wednesday, March 11, 2026  
**Time:** 9:30 a.m.  
**Place:** Oxford County Administration Bldg, Council Chambers,  
1st Floor, 21 Reeve St., Woodstock, ON N4S 3G1  
Virtual public meeting via live stream – [www.oxfordcounty.ca/livestream](http://www.oxfordcounty.ca/livestream)

County Council employs a hybrid meeting model. The public may attend the meeting in-person or may participate virtually. Public meetings and Council meetings may be viewed through a live stream feed at: <http://www.oxfordcounty.ca/livestream>, should you wish to view the meeting but not participate.

We encourage residents to provide written comments to [planning@oxfordcounty.ca](mailto:planning@oxfordcounty.ca). All written comments received may become part of the public agenda.

If you would like to participate in the public hearing, please email [clerksoffice@oxfordcounty.ca](mailto:clerksoffice@oxfordcounty.ca) or call 519-539-9800 ext. 3001 by **Friday, February 20, 2026**. Leave your name and phone number, as well as the application file number or address of the property you are calling about. Staff will return your call and provide participation options and details. Arrangements can also be made to obtain a copy of the relevant planning report if you are unable to download a copy from <http://www.oxfordcounty.ca/Your-Government/Council>

If you require an alternate format or communication support, please contact the Clerk's Department with at least 7 days notice prior to the meeting, at 519-539-9800 ext 3910 or by e-mail at [clerksoffice@oxfordcounty.ca](mailto:clerksoffice@oxfordcounty.ca).

**Other Planning Act Applications: None**

Please be advised that the Councils may approve, modify or refuse the requested Draft Plan of Subdivision and Zone Change amendments at their respective meetings. If you do not attend or are not represented at the meetings, the Councils 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 or the County of Oxford on the proposed amendment, you must make a written request to either the Clerk of Town of Ingersoll or to [planning@oxfordcounty.ca](mailto:planning@oxfordcounty.ca).

In order to appeal a decision of the Town of Ingersoll or the County of Oxford 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 the Town of Ingersoll or the County of Oxford to the Ontario Land Tribunal but 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 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](http://www.oxfordcounty.ca/en/services-for-you/land-use-development.aspx). If you have any questions regarding the above-noted applications, 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](mailto:planning@oxfordcounty.ca). Please include the applicant's name and our File Number on all correspondence.

Yours truly,



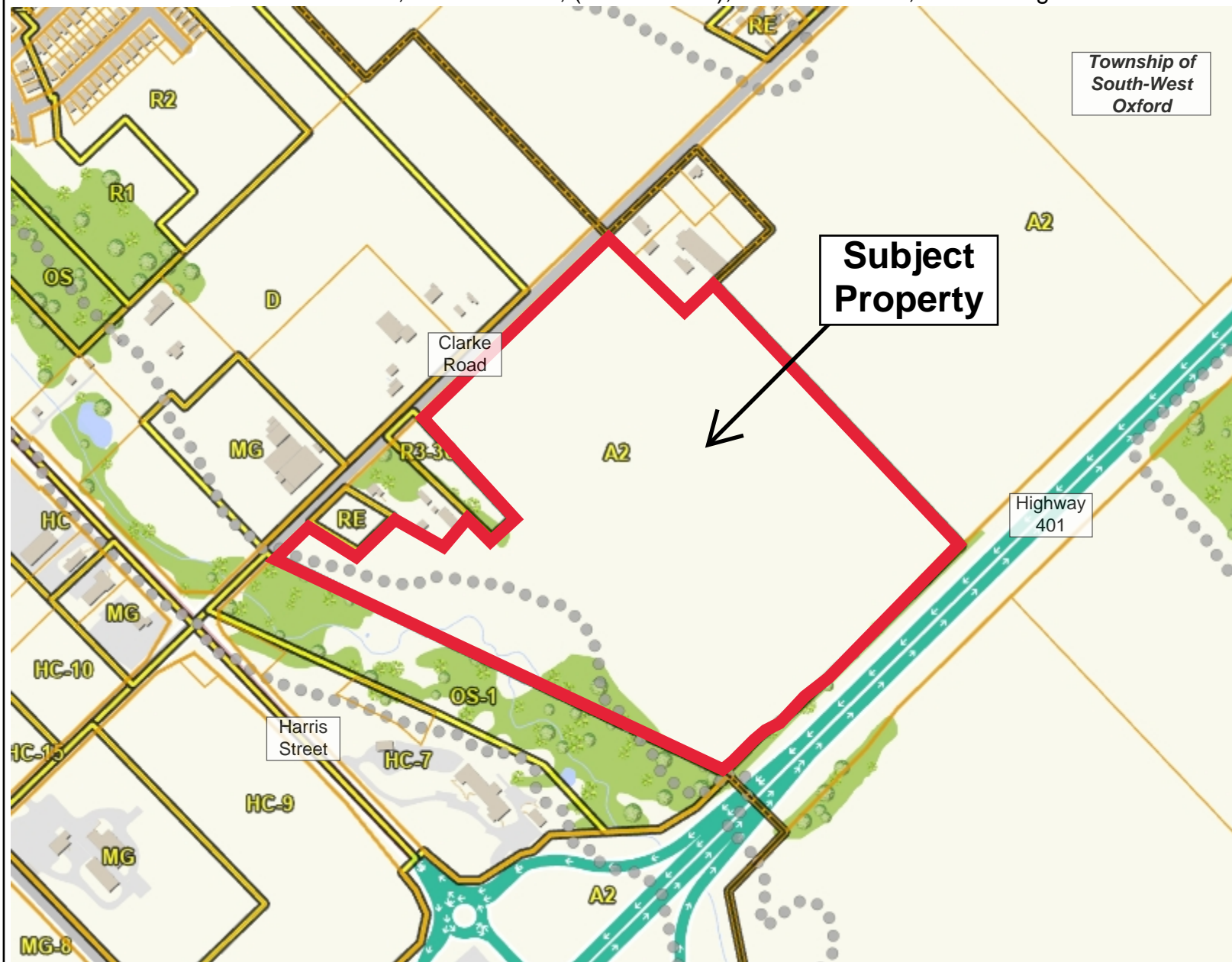
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Heather St.Clair, MCIP, RPP  
Senior Development Planner  
Community Planning Office  
County of Oxford  
21 Reeve Street  
Woodstock ON N4S 3G1  
Telephone: 519-539-9800  
Fax 519-421-4712









## Legend

### Parcel Lines

- 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

