

## PUBLIC NOTICE

pursuant to Sections 17(15) and 34(12) of the Planning Act, R.S.O. 1990, as amended

### APPLICATIONS FOR OFFICIAL PLAN AMENDMENT, 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, March 25, 2025 **FILES:** OP 24-18-6; SB 24-05-6, and ZN 6-24-11 (Sifton Properties Inc (Phase 6))

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

The application for Draft Plan of Subdivision proposes the creation of two blocks of land for future residential development and a driveway access over a third block (shown as Block 1).

The purpose of the application for Official Plan amendment is to redesignate Blocks 2 and 3 of the proposed Draft Plan of Subdivision (File No. SB24-05-6) from 'Service Commercial' to 'Medium Density Residential' for the development of 21 townhouse units (Block 2) and 24 stacked townhouse units (Block 3).

The purpose of the application for Zone Change is to rezone Blocks 2 and 3 of the above-noted Draft Plan of Subdivision from "Special Highway Commercial Zone (HC-10)" to "Special Residential Type 3 Zone (R3-sp)". The special site specific provisions requested include:

- a reduction to the minimum required front yard setback from 7.5 m (24.6 ft) to 6 m (19.6 ft);
- a reduction to the minimum required exterior side yard setback from 7.5 m (24.6 ft) to 6 m (19.6 ft);
- a reduction to the rear yard depth from 10 m (32.8 ft) to 6 m (19.6 ft) for an end wall containing habitable room windows, and;
- an increase to the maximum height allowance from 3 storeys to 4 storeys.

The effect of the proposed amendments would be to facilitate the proposed subdivision for future residential development, and to permit the creation of 21 townhouse units and 24 stacked townhouse units. No changes to the Official Plan or zoning provisions are proposed for Block 1 of the proposed Subdivision

The subject lands are legally described as Part Lot 19, Concession 1, West Oxford, in the Town of Ingersoll. The subject lands are located on the east side of Hollingshead Road, lying between Clark Road East and Montgomery Way. The subject lands have no current municipal address but can be further described by Parcel Identification Number (PIN) 001650623.

#### **Public Meetings:**

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

**Date:** **Monday, April 14, 2025**  
**Time:** **7:00 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 subsequent meeting of Council. Please visit the Town of Ingersoll website for future agenda information at <https://www.ingersoll.ca/town-hall/council-agendas-and-minutes/>

**PLEASE NOTE:** The Council of the Town of Ingersoll will make a recommendation to County Council in regard to the Official Plan Amendment and Draft Plan of Subdivision. The applications will be considered for decision by County Council at a regular meeting on a date not yet determined.

#### **Other Planning Act Applications: None**

Please be advised that the Councils may approve, modify or refuse the requested Official Plan Amendment, 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 the 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

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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.

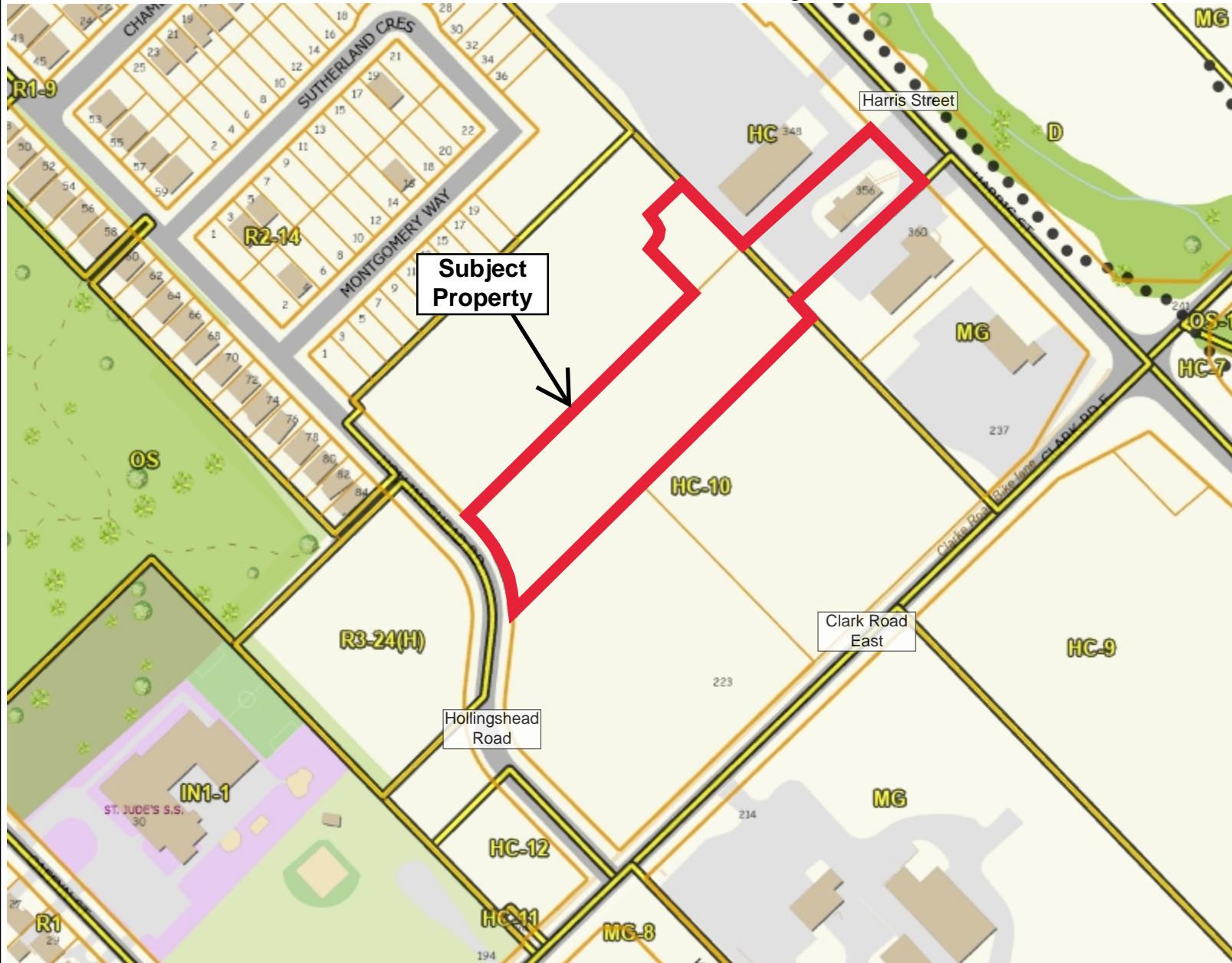
If you have any questions regarding the above-noted applications, please contact **Heather St. Clair, Senior Development Planner**, Community Planning Office **(519-539-0015 ext. 3206)**. Written comments may be forwarded to the address below or emailed to: [planning@oxfordcounty.ca](mailto:planning@oxfordcounty.ca). 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



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December 16, 2024



0 77 155 Meters

NAD 1983 UTM Zone 17N



## Legend

### Parcel Lines

- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary

**Zoning Floodlines**

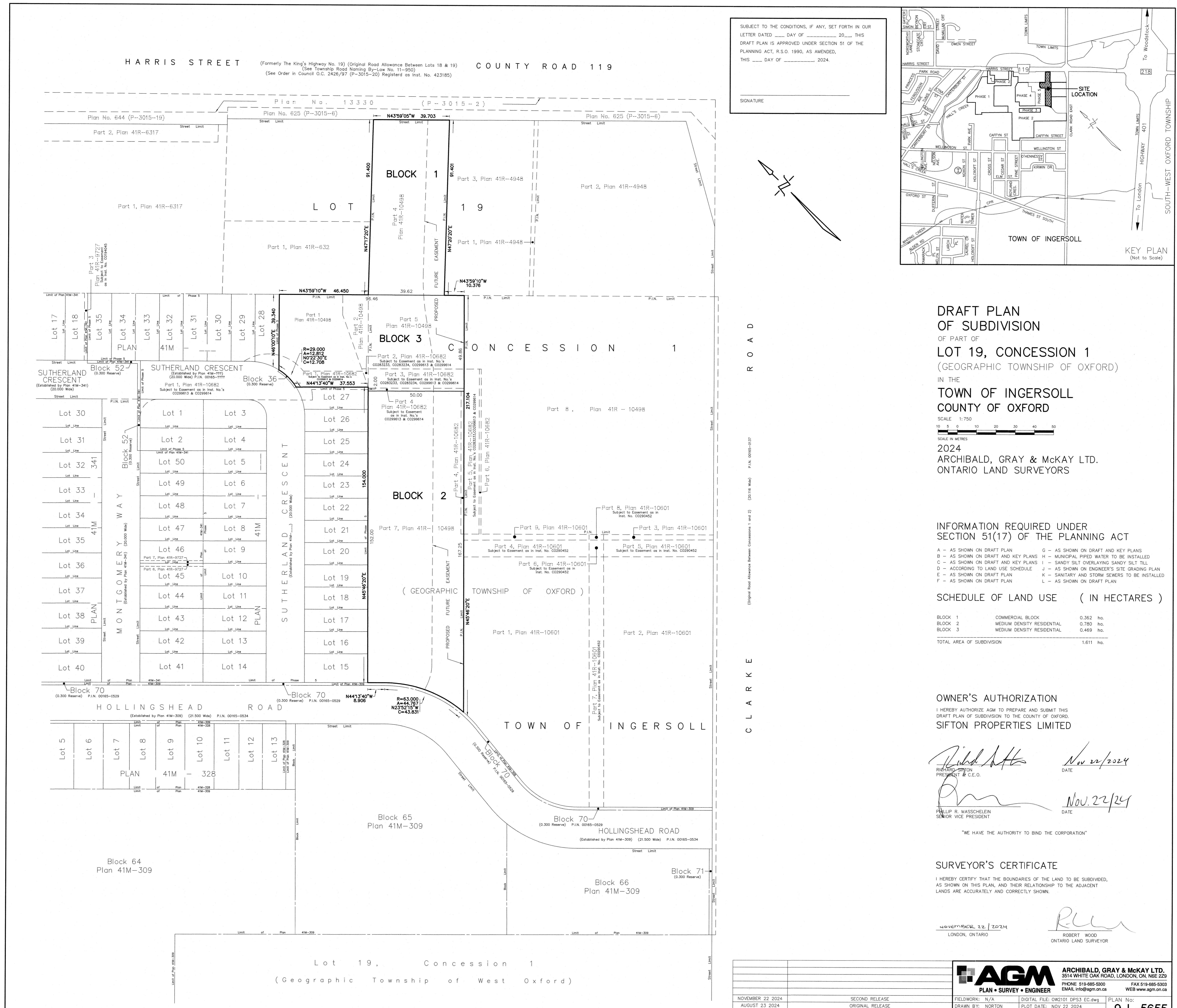
**Regulation Limit**

- ❖ 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





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