

To: Mayor and Members of Town of Ingersoll Council

From: Heather St. Clair, Senior Development Planner, Community Planning

## Application for Zone Change ZN6-25-03 – BW Conn Homes Ltd.

### REPORT HIGHLIGHTS

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- The application for zone change proposes to rezone the subject lands from 'Residential Type 1 Zone (R1)' to 'Special Residential Type 2 Zone (R2-sp)' to facilitate the development of two semi-detached dwellings (2 units total) and to permit a reduction to the minimum exterior side yard width from 6 m (19.7 ft) to 3.06 m (10 ft) to facilitate the proposed dwelling units.
- The subject lands have been granted conditional consent to sever the rear portion of the lot, which will be merged with the lands to the immediate west as a residential lot addition and the requested zoning amendment applies only to the retained portion of the lands.
- 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

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#### Background

OWNER: BW Conn Homes Ltd. (Brian Conn)  
58 Clarke Road East, Ingersoll ON, N5C 3R9

LOCATION:

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 between Cash Crescent and Whiting Street and are municipally known as 60 Clark Road East, Ingersoll.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule "I-1"	Town of Ingersoll Land Use Plan	Residential
Schedule "I-2"	Residential Density Plan	Low Density Residential

ZONING:

Existing Zoning – Town of Ingersoll Zoning By-law No. 04-4160:	'Residential Type 1 Zone (R1)'
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Proposed Zoning – Town of Ingersoll Zoning By-law  
No. 04-4160:

‘Special Residential Type 2 Zone  
(R2-sp)’

PROPOSAL:

An application for zone change has been received to rezone the subject lands from ‘Residential Type 1 Zone (R1)’ to ‘Special Residential Type 2 Zone (R2-sp)’ to facilitate the development of two new semi-detached dwelling units on the subject lands. A site specific provision will be required to permit a reduction to the exterior side yard width from 6 m (19.7 ft) to 3.06 m (10 ft).

The subject lands have recently been granted consent to sever the rear portion of the property to facilitate a residential lot addition with the residential parcel to the immediate west (Consent Application File No. B25-36-3). The proposed rezoning would apply only to the retained portion of the subject lands, which are proposed for the development of the said semi-detached dwellings.

Once severed, the subject lands will be 1,423.2 m<sup>2</sup> (15,319.8 ft<sup>2</sup>) in size, with 29.4 m (96.7 ft) of frontage on Clark Road and a depth of 49.2 m (161.4 ft). The subject lands are currently vacant, having previously contained a single detached dwelling (which has been removed) and surrounding land uses are predominately single detached dwellings on the north and south side of Clark Road, with the Ingersoll Golf Course located to the north and street fronting townhouses to the east on Cash Crescent.

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 enlarged via Consent Application B25-36-3 once consolidated (shown in blue) and the existing zoning in the immediate area.

Plate 2, Aerial Photo (2020), provides an aerial view of the subject property as of the spring of 2020 (previously existing dwelling has been removed).

Plate 3, Applicant’s Sketch, shows the layout of the subject lands and identifies the location of the proposed semi-detached dwellings and proposed setbacks, as submitted by the applicant.

## **Application Review**

### 2024 PROVINCIAL PLANNING STATEMENT (PPS)

The 2024 Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Under Section 3 of the Planning Act, where a municipality is exercising its authority affecting a planning matter, such decisions shall be consistent with all 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.

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 subject property 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, duplexes, 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.

It is an objective of the residential designations to provide for a supply of residential land that is sufficient to accommodate the anticipated demand for a broad range of new dwelling types over the planning period through intensification. It is a further objective to support the provision dwelling choices according to type, location, size, cost, tenure, design and accessibility and to designate lands for a range of densities and structural types throughout the Town to satisfy a broad range of housing requirements. It is also an objective of the Official Plan to support the development of residential facilities that meet the housing needs of people requiring special care and to ensure orderly residential development throughout the Town.

Infill housing is defined as the placement of new residential development into the established built-up areas on vacant or underutilized land. In order to efficiently utilize the designated residential land and municipal servicing infrastructure, infill housing will be supported in the Low Density Residential designation. The introduction of new residential housing into an established streetscape pattern will only be permitted if the proposal is deemed to be consistent with the characteristics of existing development on both sides of the same street. In order that street oriented infill projects are sensitive to the continuity of the existing residential streetscape, Town Council will ensure that:

- the proposal is consistent with street frontage, lot area, setbacks and spacing of existing development within the immediate area;

- existing municipal servicing 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;
- 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.

The subject lands are also located within the South Ingersoll Secondary Plan special policy area and are subject to the policies of Section 9.2.4.4.1 of the Official Plan, however these policies detail future large scale development criteria that is not applicable to the proposed infill development and therefore has not been included in this review.

#### ZONING BY-LAW

The subject lands are currently zoned 'Residential Type 1 Zone (R1)' in the Town of Ingersoll Zoning By-law, which permits a single detached dwelling. The applicant is proposing to rezone the subject lands to 'Special Residential Type 2 Zone (R2-sp)' to facilitate the development of two semi-detached dwelling units with a reduction to the exterior side yard width requirement.

The 'R2' zone permits a range of low density residential uses, including a converted dwelling, a duplex dwelling, a home occupation, a single detached dwelling and a semi-detached dwelling. The 'R2' zone permits a maximum of two semi-detached dwelling units per lot and requires a minimum lot area of 270 m<sup>2</sup> (2,906.3 ft<sup>2</sup>) per unit or 360 m<sup>2</sup> (3,875.1 ft<sup>2</sup>) for a unit on a corner lot. The 'R2' zone also requires a minimum lot frontage of 9 m (29.5 ft) per unit or 12 m (39.4 ft) for a semi-detached dwelling on a corner lot and a lot depth of 30 m (98.4 ft).

The subject lands are adjacent to the Cash Crescent road allowance and are therefore considered to be a corner lot. The 'R2' zone requires a minimum exterior side yard width of 6 m (19.7 ft) for the development of a semi-detached dwelling on a corner lot, however the applicant has requested an exterior side yard width of 3.06 m (10 ft).

#### 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 July 24, 2025 and October 21, 2025. 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**

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It is recommended that Council of the Town of Ingersoll receive Report No. CP 2025-306, as information.

## **SIGNATURES**

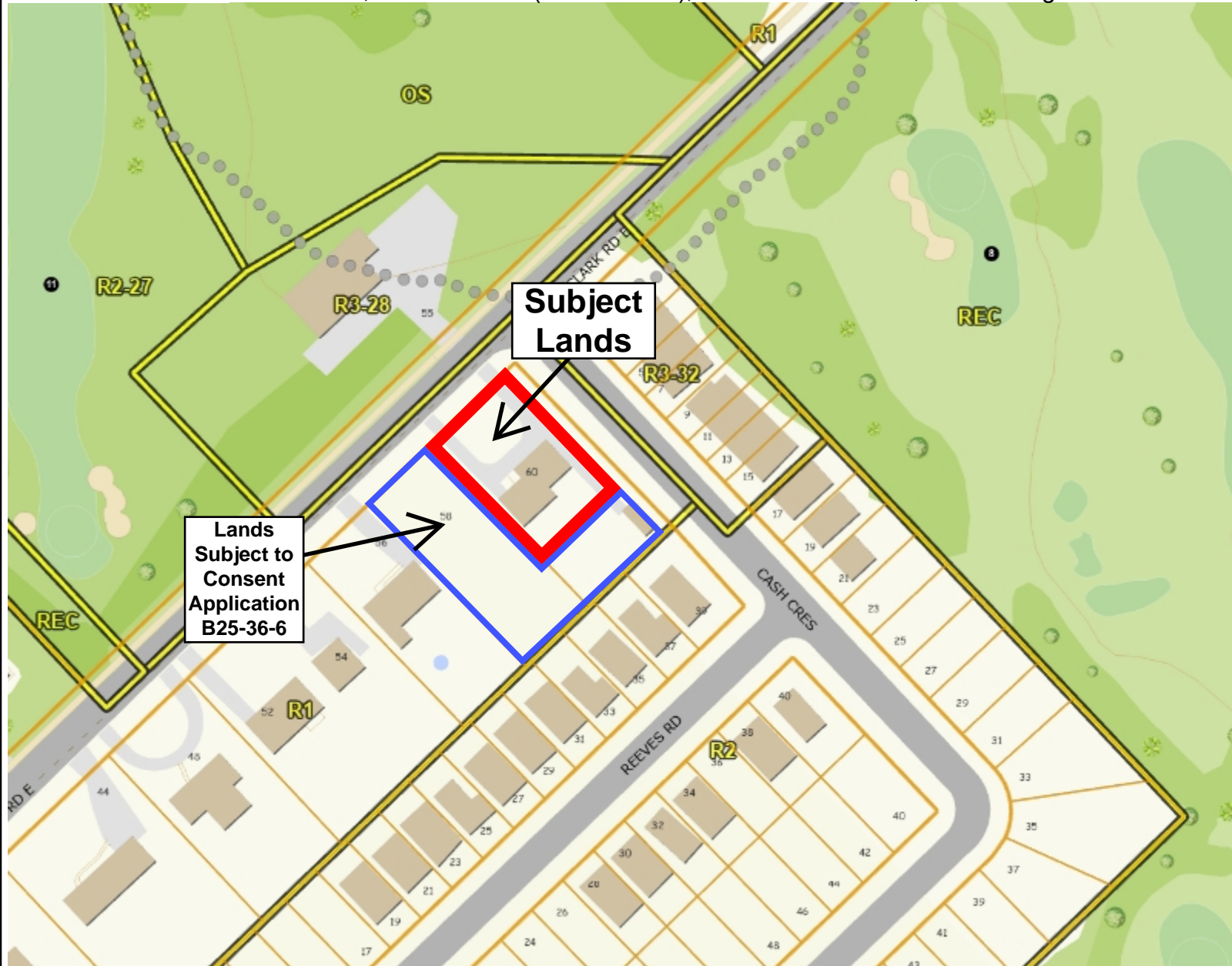
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**Authored by:**        *'original signed by'*

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**Approved for submission:**    *'original signed by'*

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### 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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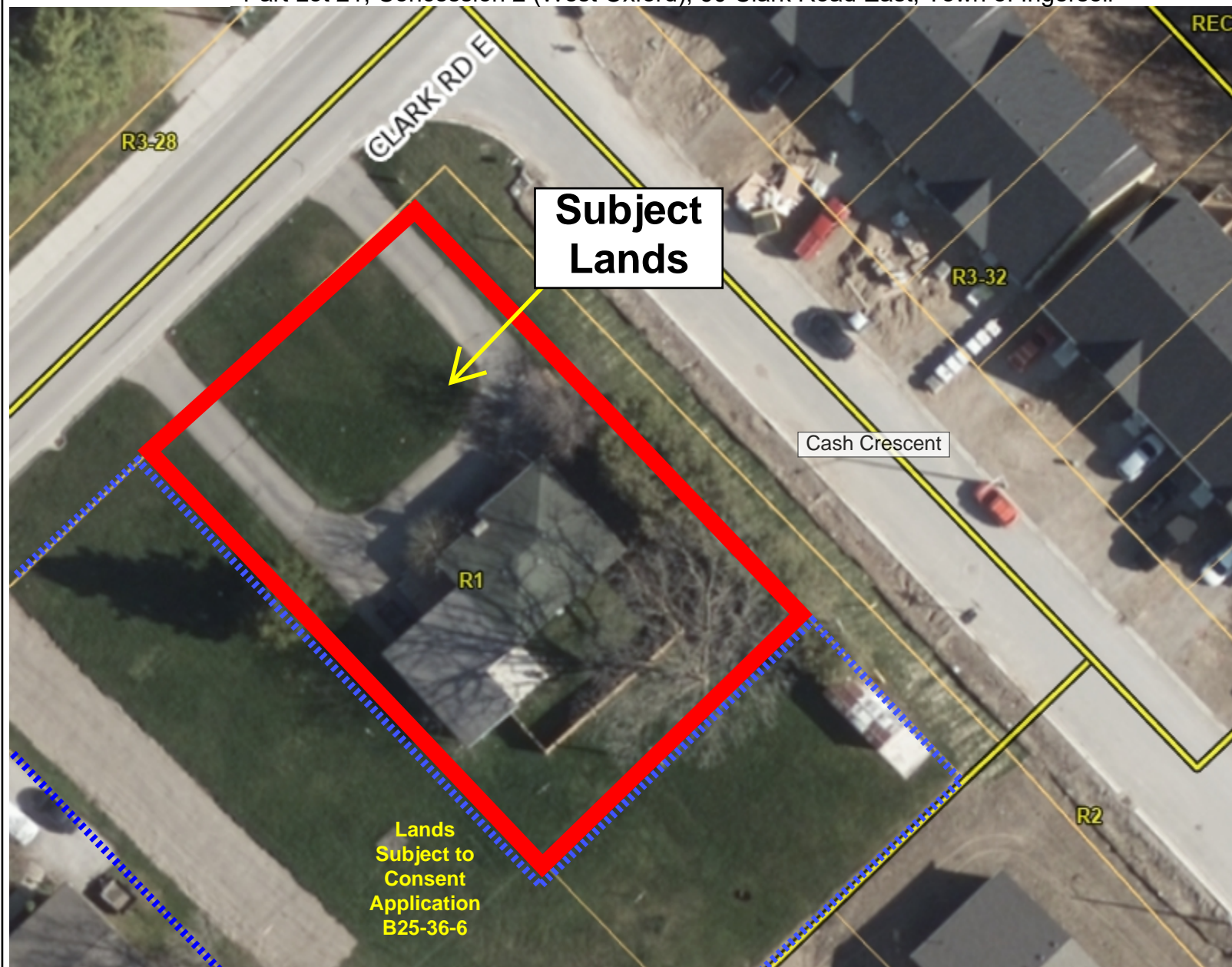
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June 18, 2025





## Legend

### Parcel Lines

- Property Boundary
- Assessment Boundary
- Unit
- Road
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### 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



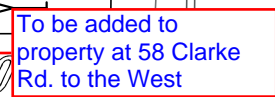
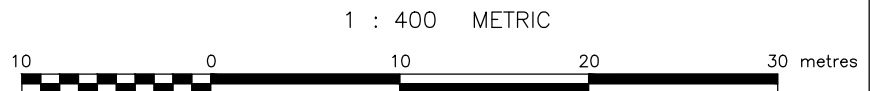
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NAD\_1983\_UTM\_Zone\_17N



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October 14, 2025



DATE: APRIL 14, 2025