

## 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 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:** OP24-17-6 & ZN 6-24-10 (Sifton Properties Ltd (Block 66))

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

The purpose of the application for Official Plan amendment is to redesignate the subject lands from 'Service Commercial' to 'Medium Density Residential' with a site specific policy to permit a maximum net density of 81 units per hectare, whereas 62 units per hectare is the maximum permitted in the 'Medium Density Residential' designation. The requested site specific policy would also permit a reduction to the prescribed setback distance to an adjacent Class II Industrial Facility (located to the south of the subject lands).

The purpose of the application for Zone Change is to rezone the subject lands from 'Special Highway Commercial Zone (HC-12)' to 'Special Residential Type 3 Zone (R3-sp)'. Special site specific provisions have been requested for the proposed 'R3-sp' zone, as follows:

- a reduction to the minimum lot area requirement from 150 m<sup>2</sup> (1,614.6 ft<sup>2</sup>) to 120 m<sup>2</sup> (1,291.7 ft<sup>2</sup>) per unit;
- a reduction to the minimum required rear yard depth from 10 m (32.8 ft) to 7.5 m (24.6 ft) for an end wall containing habitable room windows;
- a reduction to the minimum required interior side yard width from 4 m (13.1 ft) to 2.5 m (8.2 ft);
- an increase to the maximum height allowance from 3 storeys to 4 storeys;
- a reduction to the minimum outdoor amenity area requirement from 40 m<sup>2</sup> (430.5 ft<sup>2</sup>) to 30 m<sup>2</sup> (322.9 ft<sup>2</sup>) per unit, and;
- a reduction to the minimum number of required parking spaces from 1.5 spaces per unit to 1 space per unit.

The effect of the proposed Official Plan amendment and Zone Change would be to permit the development of 24 new stacked townhouses on the subject lands.

The subject lands are legally described as Block 66, Plan 41M-309 in the Town of Ingersoll. The subject lands are located at the northwest corner of Clark Road East and Hollingshead Road. The subject lands have no current municipal address but can be further described by Parcel Identification Number (PIN) 004650619.

#### **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 application. The application will be considered for decision by County Council at a later 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 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 to appeal the decision. Third party appeals of any decision are not permitted.

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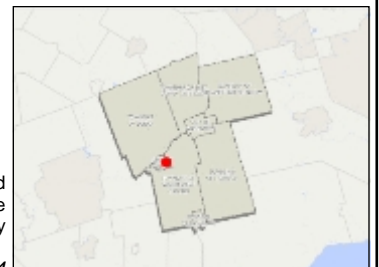
Heather St.Clair, MCIP, RPP  
Senior Development Planner  
Community Planning Office  
County of Oxford  
21 Reeve Street  
Woodstock ON N4S 3G1  
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Fax 519-421-4712



### 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 77 155 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

December 16, 2024