

## P U B L I C   N O T I C E

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

### APPLICATION FOR ZONE CHANGE in the TOWN OF INGERSOLL

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

**DATE:** Tuesday, October 21, 2025

**FILE:** ZN 6-25-03 (BW Conn Homes Ltd)

#### **Purpose and Effect of the Proposed Zone Change**

The purpose of the application for zone change is to rezone the subject lands from 'Residential Type 1 Zone (R1)' to 'Special Residential Type 2 Zone (R2-sp)' to facilitate the construction of two semi-detached dwelling units (two units total) on the subject lands. A site-specific provision is required to permit a reduced exterior side yard setback for the proposed development from 6 m (19.7ft) to 3.1 m (10.1 ft). The effect of the proposed amendment would be to permit the construction of two semi-detached dwelling units on the subject lands.

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 west of Cash Crescent and are municipally known as 60 Clark Road East, Ingersoll. The subject lands are further described as the retained lands from Consent Application B25-36-6.

#### **Public Meeting**

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

**Date:** **Monday, November 10, 2025**  
**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.

#### **Other Planning Act Applications: B25-36-6**

Please be advised that the Public Meeting will be the opportunity for Council to obtain information regarding the application from the owner/applicant, as well as comments from the public. At a subsequent meeting, Council may approve, modify or refuse the requested application. If you do not attend or are not represented at the meeting, the Council 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 on the proposed amendment, you must make a written request to the either the Clerk of The Town of Ingersoll or to [planning@oxfordcounty.ca](mailto:planning@oxfordcounty.ca).

In order to appeal a decision of the Town of Ingersoll 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 Town of Ingersoll to the Ontario Land Tribunal but does not make oral submissions at a public meeting or make written submissions to 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 application and how to preserve your appeal rights, 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.

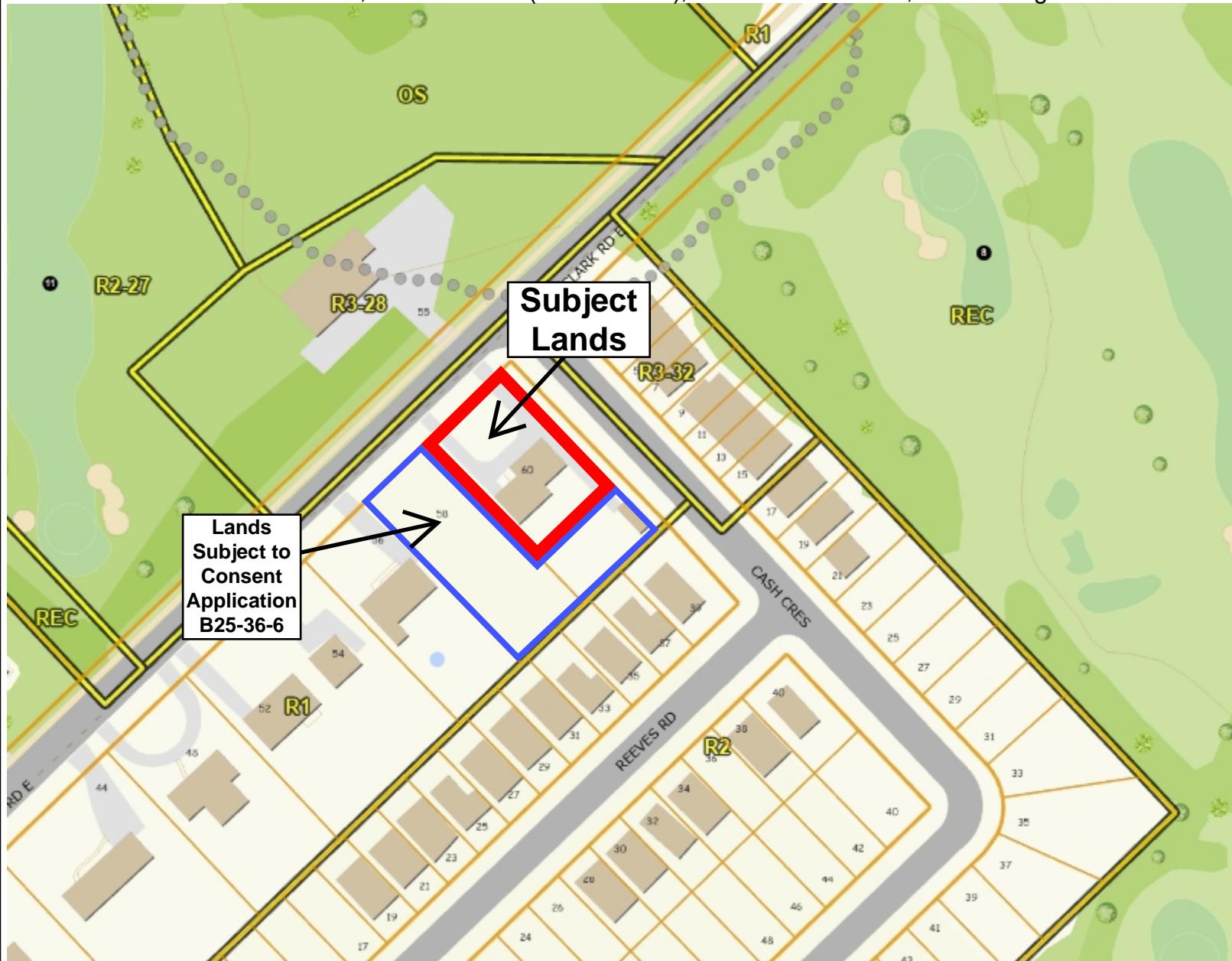
Yours truly,



/ak

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

Plate 1: Location Map with Existing Zoning  
File No: ZN6-25-03 - BW Conn Homes Ltd  
Part Lot 21, Concession 2 (West Oxford), 60 Clark Road East, Town of Ingersoll



**Legend**

**Parcel Lines**

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

**Zoning Floodlines**

- 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

June 18, 2025