

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, November 18, 2025

FILES: OP 25-09-6 and ZN 6-25-04 (1000419812 Ontario Inc)

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

The application for Official Plan amendment has been requested to redesignate the subject lands from 'Low Density Residential' to 'High Density Residential' to facilitate the development of two six storey apartment buildings. The proposed development would replace the existing landscape business on the subject lands.

The purpose of the application for zone change is to rezone the subject lands from 'Development Zone (D)' to 'Special Residential Type 4 Zone (R4-sp)'. The effect of the application for zone change would be to facilitate the development of two six storey apartment buildings, with a total of 114 dwelling units. Special provisions from the 'R4' zone have been requested as follows:

- A reduction from the general parking requirements from 171 spaces to 151 spaces (minimum visitor and accessible space requirements will be maintained), and;
- A reduction from the amenity space requirement from 40 m² (430.6 ft²) per unit to 35.3 m² (380.9 ft²) per unit.

The subject lands are legally described as Part Lot 291, Block 99, Plan 279 in the Town of Ingersoll. The subject lands are located on the south side of North Town Line, lying between Bell Street and Shelton Drive and are not yet municipally addressed.

Public Meeting:

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

Date: Monday, December 8, 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 a future Council meeting.

PLEASE NOTE: The Council of the Town of Ingersoll will make a recommendation to County Council in regard to the Official Plan Amendment. The application will be considered for decision by County Council at a regular meeting with a date yet to be determined. A subsequent notice will be provided outlining the date and time of the meeting of Oxford County Council to consider the proposed Official Plan Amendment.

Other Planning Act Applications: None

Please be advised that the Councils may approve, modify or refuse the requested Official Plan Amendment and Zone Change amendment(s) 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.

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. If you have any questions regarding

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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. Please include the applicant's name and our File Number on all correspondence.

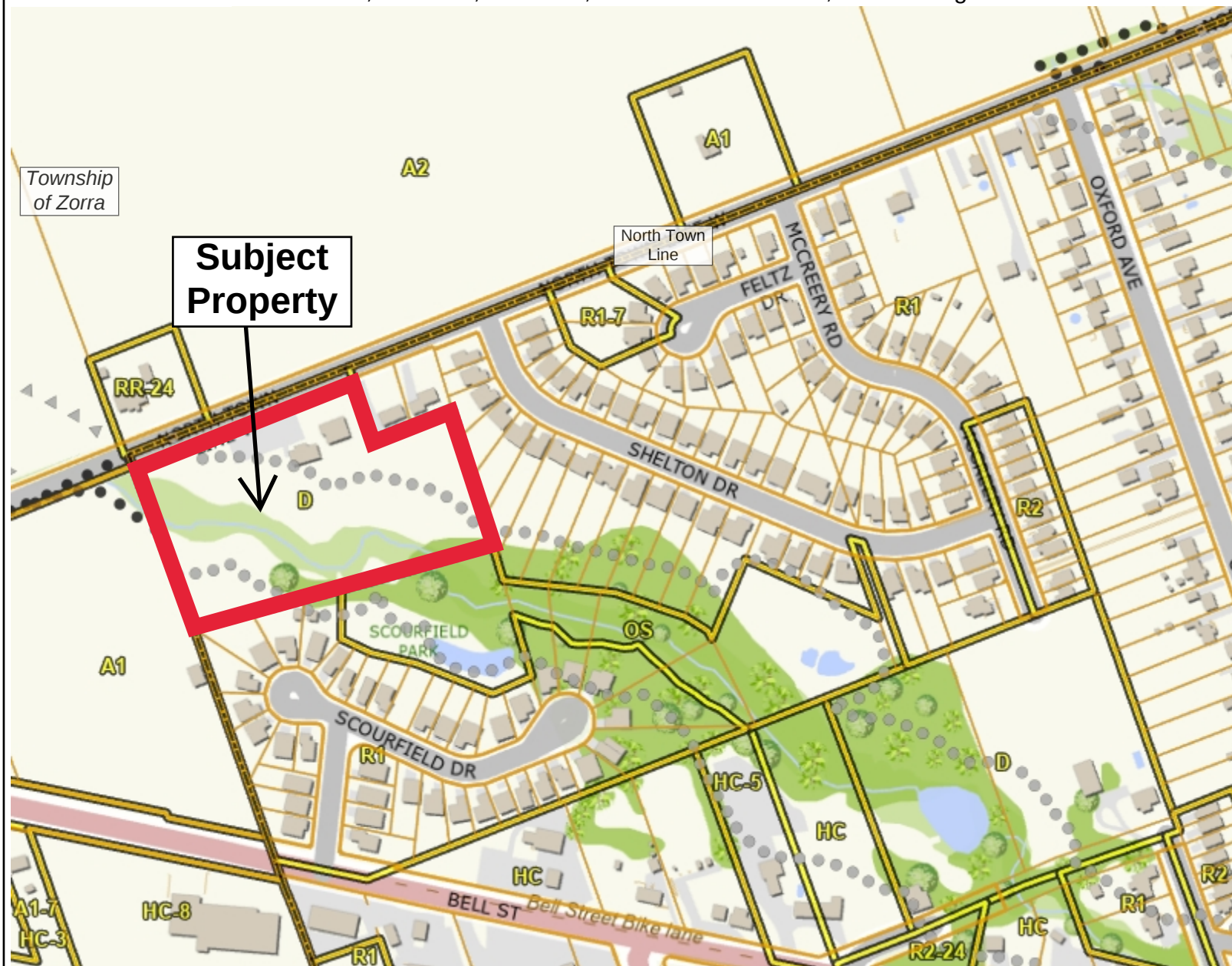
If you have any questions regarding the above-noted applications, please contact **Heather St. Clair, Senior Development Planner**, Community Planning Office (**519-539-0015 ext. 3206**). Written comments may be forwarded to the address below or emailed to: planning@oxfordcounty.ca. Please include the applicant's name and our File Number on all correspondence.

Yours truly,

A handwritten signature in black ink that reads "Heather St. Clair". The signature is written in a cursive, flowing style.

/lb

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

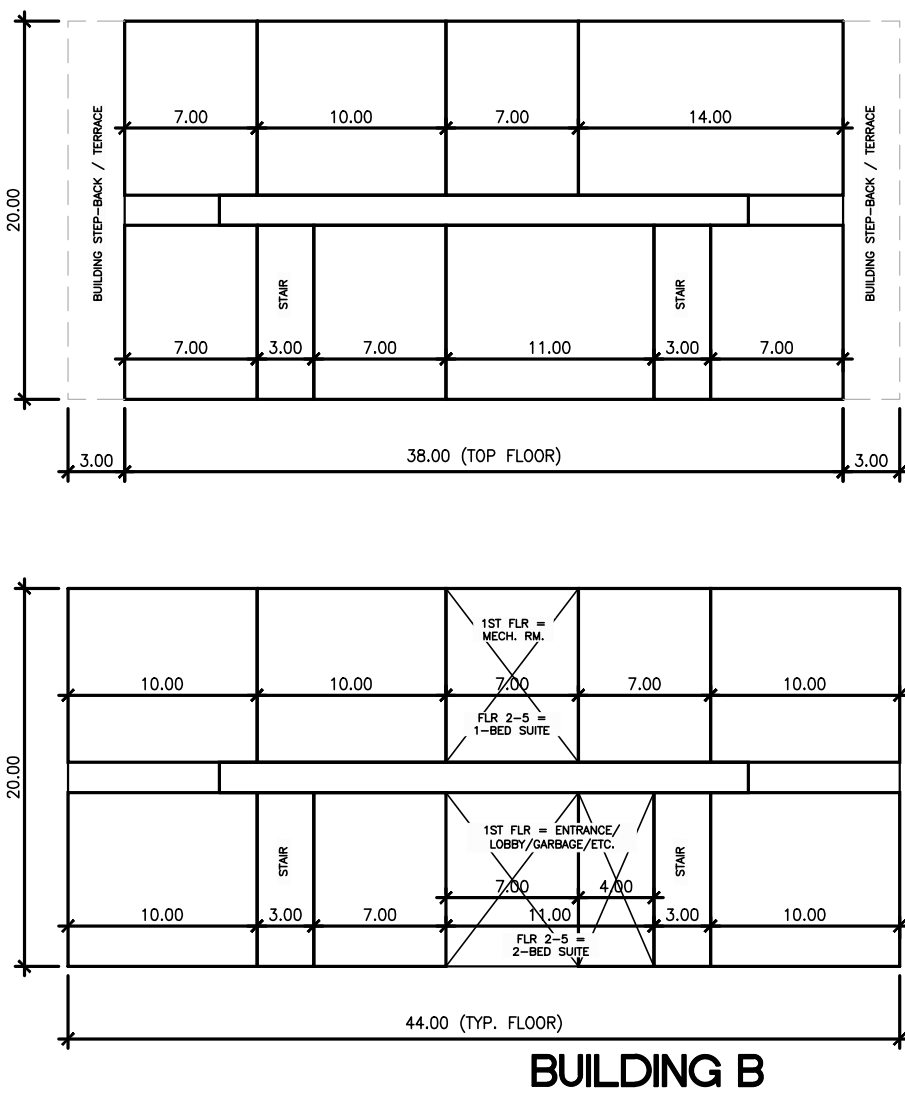
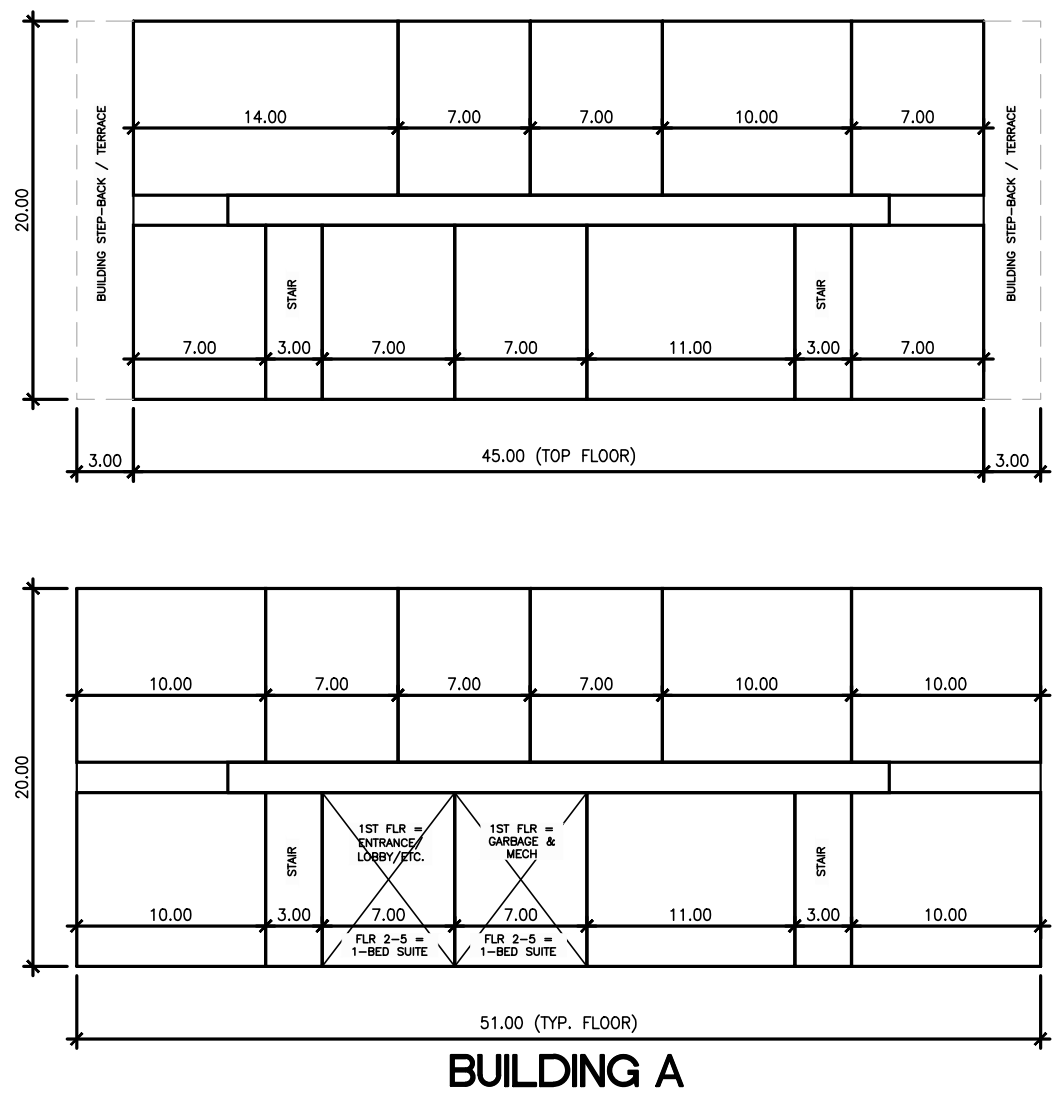


Legend

- Parcel Lines**
 - 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





**BUILDING A = 63
BUILDING B = 51
TOTAL UNITS = 114**

1-BED = 49 TOTAL (43%)
2-BED = 65 TOTAL (57%)

EXISTING ZONING D PROPOSED ZONING R4 (2) 6-STOREY BUILDINGS - 114 UNITS TOTAL		
	REQUIRED	PROPOSED
LOT AREA (MINIMUM)	110 sq.m. / UNIT 114x110 = 12,540 sq.m.	27,269 sq.m./2.72 ha
LOT FRONTAGE (MINIMUM)	20 m	166.60 m
BUILDING HEIGHT (MAXIMUM)	6 STOREYS	6 STOREYS
FRONT YARD (MINIMUM)	7.5 m	7.5 m
EXTERIOR SIDE YARD (MINIMUM)	7.5 m	N/A
INTERIOR SIDE YARD (MINIMUM)	6.0 m	6.0 m
REAR YARD (MINIMUM)	10.0 m	24.26 m
BETWEEN BUILDINGS (MINIMUM)	18.0 m	100.6 m
LOT COVERAGE (MAXIMUM)	40%	1,900 sq.m (6.97%)
LANDSCAPE OPEN SPACE (MIN.)	30%	19,827.09 sq.m (72.71%)

PARKING REQUIREMENTS:

REQUIRED:
TENANT SPACES REQUIRED = 1.5 SPACES / 114 UNITS = 171 SPACES
VISITOR SPACES REQUIRED = 1 / 10 REQUIRED SPACES = 18 SPACES
TOTAL SPACES REQUIRED = 189 SPACES

PROVIDED:
TENANT SPACES PROVIDED = 158 SPACES (1.39 SPACES / UNIT)
VISITOR SPACES PROVIDED = 18 SPACES
TOTAL PARKING = 176 SPACES

BARRIER FREE PARKING REQUIREMENTS:

REQUIRED:
3% OF REQUIRED TENANT PARKING SPACES = 171 x 3% = 6 SPACES
PLUS 1 SPACE = 7 SPACES TOTAL
REQUIRED TYPE 'A' SPACES = 3 SPACES
REQUIRED TYPE 'B' SPACES = 4 SPACES

PROVIDED:
TYPE 'A' SPACES = 3 SPACES
TYPE 'B' SPACES = 4 SPACES

CHILDREN'S OUTDOOR PLAY AREA REQUIREMENTS:

REQUIRED:
1.0 sq.m. / 2-BEDROOM UNIT OR MINIMUM 50 sq.m.
1.0 sq.m X (65) 2-BEDROOM UNITS = 65.0 sq.m

PROVIDED:
87.0 sq.m

WASTE DATA:

GARBAGE & RECYCLING WILL BE COLLECTED BY THE MUNICIPALITY.
GARBAGE & RECYCLING WILL BE LOCATED AND STORED WITHIN AN INTERNAL GARBAGE ROOM WITHIN EACH BUILDING. ON COLLECTION DAY GARBAGE BINS AND RECYCLING CARTS WILL BE TEMPORARILY ROLLED OUT TO SPECIFIED COLLECTION AREAS FOR MUNICIPAL COLLECTION. ONCE EMPTY, THE BINS WILL BE ROLLED BACK INTO THE INTERNAL GARBAGE ROOMS. NO GARBAGE IS TO BE STORED OUTDOORS, EXCEPT TEMPORARILY FOR COLLECTION PURPOSES.

SANITARY PUMPING STATION EASEMENT:

BLANKET EASEMENT TO PROVIDE ACCESS IN FAVOUR OF OXFORD COUNTY TO OPERATE AND MAINTAIN THE SANITARY PUMPING STATION

LEGEND:

IRON BAR	
PROPERTY LINE	
SETBACK LINE	
FLOODWAY BOUNDARY	
6.0m WIDE FIRE ROUTE	
MAN DOOR ENTRANCE / EXIT.	
FIRE HYDRANT	
BARRIER FREE PARKING SIGN	
FIRE DEPARTMENT CONNECTION	
HYDRO POLE	

No.	Date	Description
1	2025-02-26	REVIEW
2	2025-3-12	REVIEW
3	2025-05-01	COORDINATION
4	2025-05-09	COORDINATION
5	2025-05-29	REVIEW / COORDINATION
6	2025-08-21	REVIEW / COORDINATION
7	2025-09-04	REVIEW / COORDINATION