

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: Thursday, February 19, 2026

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:

An amended application has been received to facilitate the development of one six-storey apartment building, containing 48 dwelling units, one five-storey apartment building containing 39 dwelling units and a bank of five townhouse dwelling units, for a total of 92 new dwelling units proposed for the subject lands. This is an amendment from the previous proposal, which proposed two six-storey apartment buildings.

To facilitate the proposed development a revised application for Official Plan amendment has been received to redesignate the northeast portion of the subject land from 'Low Density Residential' to 'High Density Residential' with a special policy to permit the proposed townhouse dwelling units.

A revised application for zone change has also been requested to rezone the subject lands from 'Development Zone (D)' to 'Special Residential Type 4 Zone (R4-sp)' to permit:

- A multiple unit dwelling, consisting of 5 townhouse dwelling units or any ancillary use to a permitted use, to a maximum height of two storeys;
- An amendment to Table 5.19.2.1 – Parking Standards, to reduce the minimum parking requirement from 1.5 spaces per unit to 1.3 spaces per unit for apartment dwellings;
- An amendment to Section 5.19.2.2.4, – Required Number of Accessible Parking Spaces, to include accessible parking spaces in the required number of parking spaces.

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.

Ingersoll Council Meeting:

The Council of the Town of Ingersoll held a public meeting to hear comments from the public related to the applications on December 8, 2025. The Council of the Town of Ingersoll will hold a second meeting to consider the proposed Official Plan Amendment and Zone Change, however, PLEASE NOTE, this will not be a public meeting as per the requirements of the *Planning Act*. If you wish to speak or make a presentation to Town Council regarding these applications, you must advise the Clerk of your reasons, in writing, no later than 4:00 PM on the Wednesday prior to the meeting. Copies of any presentations must be provided at the time of the request to the Town Clerk, and can be forwarded by email to clerks@ingersoll.ca.

This meeting will be held on:

Date: Monday, March 9, 2026
Time: 6:00 p.m.
Place: Council Chambers, 2nd Floor, The Town Centre,
130 Oxford Street, Ingersoll, ON N5C 2V5

PLEASE NOTE: The Council of the Town of Ingersoll will make a recommendation to Oxford County Council regarding the Official Plan Amendment . The application will be considered for decision by Oxford County Council at a regular meeting as noted below.

The Council of the County of Oxford will hold a public meeting to consider the proposed Official Plan Amendment on:

Date: Wednesday, March 25, 2026
Time: 9:30 a.m.
Place: Oxford County Administration Bldg, Council Chambers, 1st Floor, 21 Reeve St.,
Woodstock, ON N4S 3G1
Virtual public meeting via live stream – www.oxfordcounty.ca/livestream

County Council employs a hybrid meeting model. The public may attend the meeting in-person or may participate virtually. Public meetings and Council meetings may be viewed through a live stream feed at: <http://www.oxfordcounty.ca/livestream>, should you wish to view the meeting but not participate.

We encourage residents to provide written comments to planning@oxfordcounty.ca. All written comments received may become part of the public agenda.

If you would like to participate in the public hearing, please email clerksoffice@oxfordcounty.ca or call 519-539-9800 ext. 3001 by **Friday, March 20, 2026**. Leave your name and phone number, as well as the application file number or address of the property you are calling about. Staff will return your call and provide participation options and details. Arrangements can also be made to obtain a copy of the relevant planning report if you are unable to download a copy from <http://www.oxfordcounty.ca/Your-Government/Council>

If you require an alternate format or communication support, please contact the Clerk's Department with at least 7 days notice prior to the meeting, at 519-539-9800 ext 3910 or by e-mail at clerksoffice@oxfordcounty.ca.

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 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.

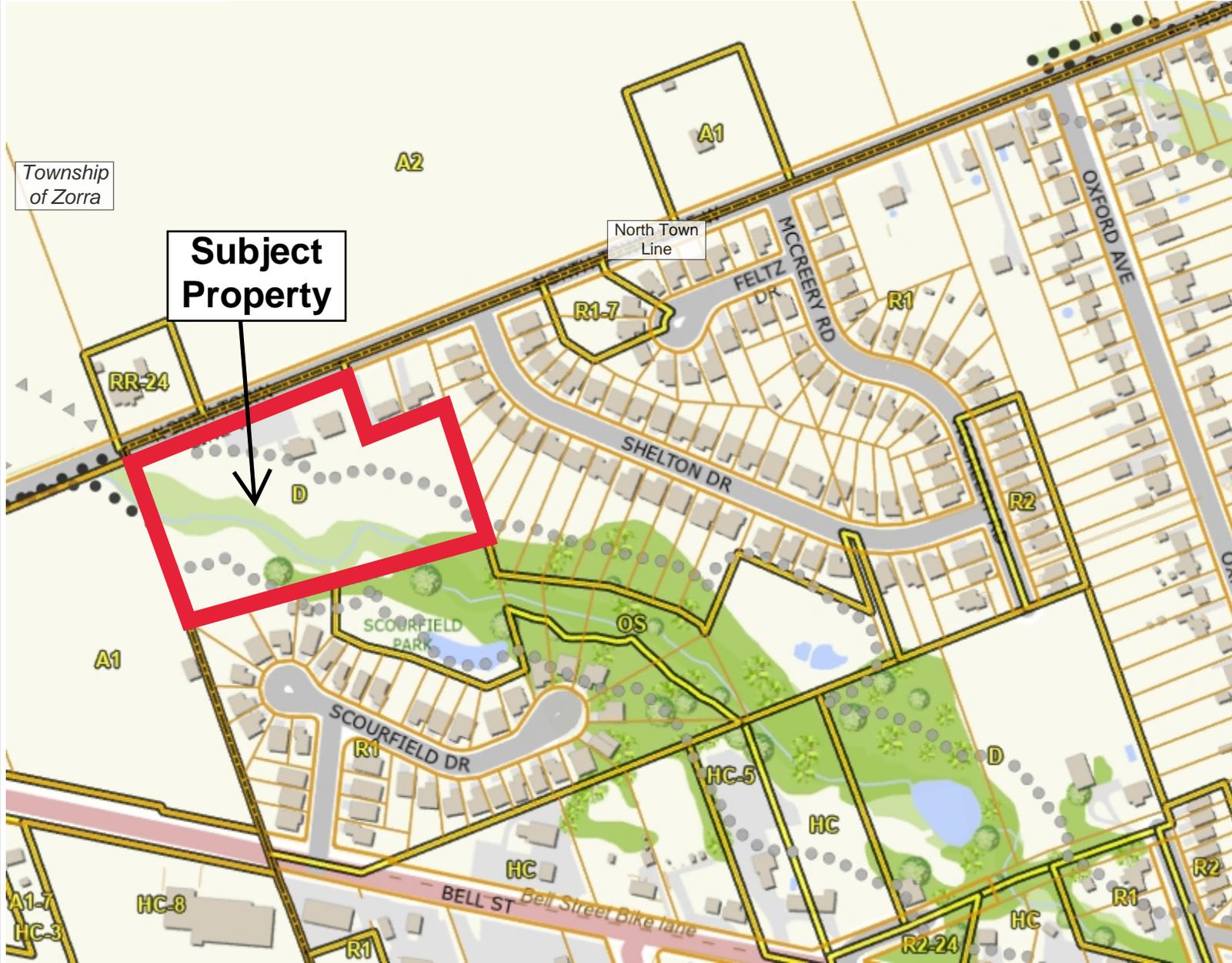
Additional information relating to the proposed amendment is available for review at the County of Oxford Community Planning Office at the address below, Monday – Friday, 8:30 a.m. to 4:30 p.m., or by visiting the Community Planning website at www.oxfordcounty.ca/en/services-for-you/land-use-development.aspx. If you have any questions regarding 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.

Yours truly,



/ak

Eric Gilbert, MCIP, RPP
 Manager of Development Planning
 Community Planning Office
 County of Oxford
 21 Reeve Street
 Woodstock ON N4S 3G1
 Telephone: 519-539-9800
 Fax 519-421-4712



Township of Zorra

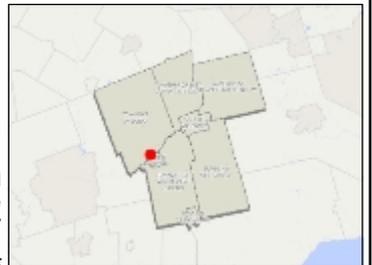
Subject Property

North Town Line

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



0 104 209 Meters

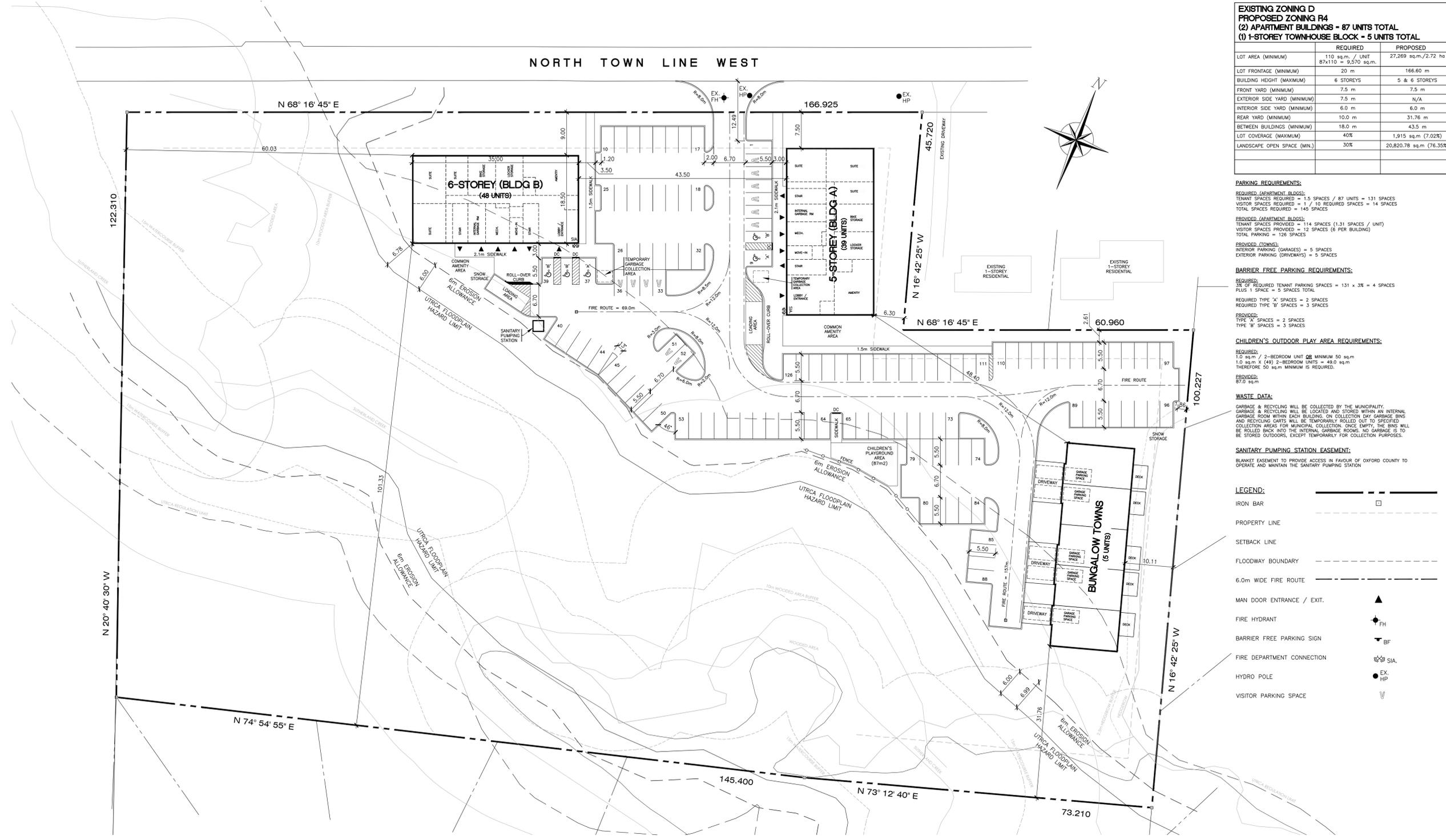
NAD_1983_UTM_Zone_17N



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

July 7, 2025

P:\1-Projects\1-RC\20_RESIDENTIAL\20_Small-Bldg_3\Ali Farahani\399 North Town Line West, Ingersoll (Apartment)\Design Development\



EXISTING ZONING D		
PROPOSED ZONING R4		
(2) APARTMENT BUILDINGS - 87 UNITS TOTAL		
(1) 1-STORY TOWNHOUSE BLOCK - 5 UNITS TOTAL		
	REQUIRED	PROPOSED
LOT AREA (MINIMUM)	110 sq.m. / UNIT 87x110 = 9,570 sq.m.	27,269 sq.m./2.72 ha
LOT FRONTAGE (MINIMUM)	20 m	166.60 m
BUILDING HEIGHT (MAXIMUM)	6 STOREYS	5 & 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	31.76 m
BETWEEN BUILDINGS (MINIMUM)	18.0 m	43.5 m
LOT COVERAGE (MAXIMUM)	40%	1,915 sq.m (7.02%)
LANDSCAPE OPEN SPACE (MIN.)	30%	20,820.78 sq.m (76.35%)

PARKING REQUIREMENTS:

REQUIRED (APARTMENT BLDGS):
 TENANT SPACES REQUIRED = 1.5 SPACES / 87 UNITS = 131 SPACES
 VISITOR SPACES REQUIRED = 1 / 10 REQUIRED SPACES = 14 SPACES
 TOTAL SPACES REQUIRED = 145 SPACES

PROVIDED (APARTMENT BLDGS):
 TENANT SPACES PROVIDED = 114 SPACES (1.31 SPACES / UNIT)
 VISITOR SPACES PROVIDED = 12 SPACES (6 PER BUILDING)
 TOTAL PARKING = 126 SPACES

PROVIDED (TOWNS):
 INTERIOR PARKING (GARAGES) = 5 SPACES
 EXTERIOR PARKING (DRIVEWAYS) = 5 SPACES

BARRIER FREE PARKING REQUIREMENTS:

REQUIRED:
 3% OF REQUIRED TENANT PARKING SPACES = 131 x 3% = 4 SPACES
 PLUS 1 SPACE = 5 SPACES TOTAL

REQUIRED TYPE 'A' SPACES = 2 SPACES
REQUIRED TYPE 'B' SPACES = 3 SPACES

PROVIDED:
 TYPE 'A' SPACES = 2 SPACES
 TYPE 'B' SPACES = 3 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 (49) 2-BEDROOM UNITS = 49.0 sq.m
 THEREFORE 50 sq.m MINIMUM IS REQUIRED.

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
 - VISITOR PARKING SPACE



User Defined

Project Information

ALI FARAHANI
 TOWNLINE APARTMENTS
 399 NORTH TOWN LINE WEST, INGERSOLL, ON

Set Issuance		
No.	Date	Description
6	2025-08-21	REVIEW / COORDINATION
7	2025-09-04	REVIEW / COORDINATION
8	2025-12-23	REVIEW / COORDINATION
9	2026-01-06	REVIEW / COORDINATION
10	2026-01-09	REVIEW / COORDINATION
11	2026-01-13	REVIEW / COORDINATION
12	2026-01-16	REVIEW / COORDINATION
13	2026-02-13	REVIEW / COORDINATION

Sheet Information

SITE PLAN

Project No. 15956
 Project Start Date: FEB 2025
 File: 399 NTL W-Mixed Product_Site Plan.dwg
 Drawn by: BH
 Scale: 1:400

PRELIMINARY
A1.0
 Plot Date | Time - 2026-02-13 3:14:38 PM