

PUBLIC NOTICE

pursuant to Sections 17(5) and 34(12) of the Planning Act, R.S.O. 1990, as amended

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT, DRAFT PLAN OF SUBDIVISION 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, August 19, 2025 **FILES:** OP24-08-6, SB 24-03-6 & ZN 6-24-03 (South Thames Developments Inc)

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

The applications for Official Plan amendment and Zone Change have been requested to facilitate a residential plan of subdivision on the subject lands (File No. SB24-03-6). The residential plan of subdivision proposes the creation of 241 lots for single detached dwellings and 53 blocks for street fronting townhouses (approximately 339 units). The proposed subdivision also includes two park blocks, a block for stormwater management and the retention of an existing woodlot.

The requested Official Plan amendment proposes to amend the existing 'Low Density Residential' and 'Medium Density Residential' designations, as they apply to the subject lands, to permit an increase to the maximum net residential density from 30 units/ha to 40 units/ha to facilitate the proposed residential subdivision.

The proposed zone change has been requested to rezone the subject lands from 'General Agricultural Zone (A2)' to 'Special Residential Type 2 Zone (R2-sp)' for the lots proposed for single detached dwellings; 'Special Residential Type 3 Zone (R3-sp)' for the lots proposed for street fronting townhouses, and 'Open Space Zone (OS)' for the blocks proposed for parkland and stormwater management.

Site specific provisions have been requested from the 'R2' and 'R3' zone provisions, as follows:

- reductions to the minimum lot area requirements;
- reductions to the minimum lot frontage requirements;
- reductions to the minimum lot depth requirements;
- reductions to the minimum front yard depths and exterior side yard widths;
- reductions to the minimum rear yard depths;
- reductions to the minimum interior side yard widths;
- increase to the maximum lot coverage allowance;
- increase to the maximum height allowance.

The effect of the applications will be to facilitate the proposed residential plan of subdivision in the Town of Ingersoll.

The subject lands are legally described as Part of Lots 24 & 25, Broken Front Concession and Part of Road Allowance, West Oxford. The subject lands are located on the south side of Hamilton Road, lying west of Oakwood Street and are municipally known as 583530 Hamilton Road, Ingersoll.

Public Meetings:

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

Date: Monday, September 8, 2025
Time: 7:00p.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 County Council in regard to the Official Plan Amendment and Draft Plan of Subdivision applications. The applications will be considered for decision by County Council at a future regular meeting with a date to be determined.

Please be advised that the Councils may approve, modify or refuse the requested Official Plan Amendment, Draft Plan of Subdivision 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.

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
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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.

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,



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Heather St.Clair, MCIP, RPP
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Community Planning Office
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Woodstock ON N4S 3G1
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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



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

August 18, 2025