

NOTICE OF RECEIPT OF COMPLETE APPLICATIONS

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

TOWN OF INGERSOLL

Please be advised that the Community Planning Office has received applications applying to the following lands:

File Nos.:	OP 25-09-6 and ZN 6-25-04
Owner:	1000419812 Ontario Inc.
Applicant:	Urban Insights Inc. c/o Ryan Mounsey
Location of Property:	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 municipally known as 399 North Town Line in the Town of Ingersoll.
Description of Application:	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.

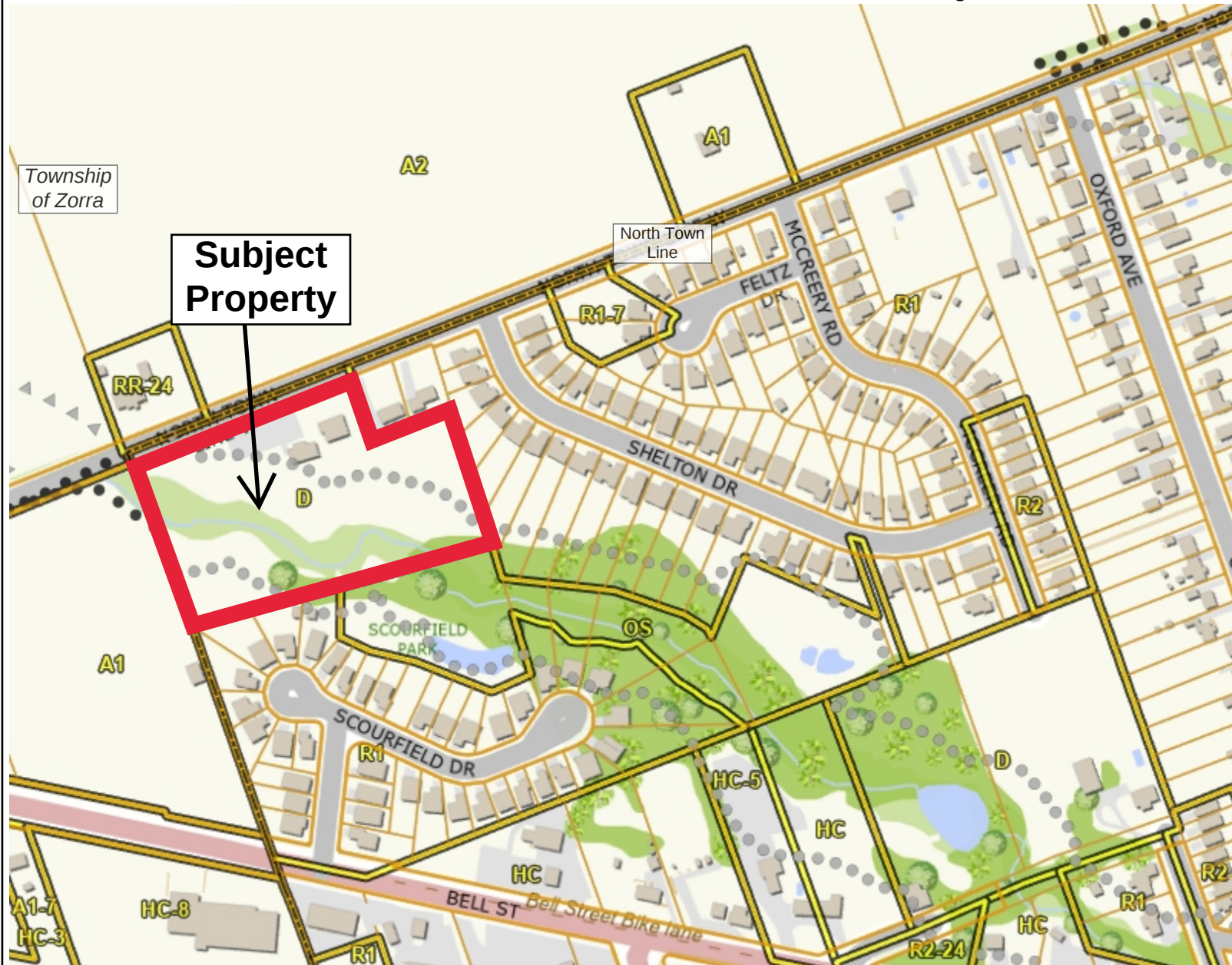
(see attached map)

Please note this is **not** a notice of Public Meeting. Prior to the Public Meeting, you will receive a "Public Notice" informing you of the date, time and location of the public meeting, together with a description of the proposal.

If you have any questions regarding the applications, please contact this office to arrange an appointment with **Heather St. Clair, Senior Development Planner**. Written inquiries may also be forwarded to the regular mail or email addresses provided below. Please include the applicant's name and file number on all correspondence.

Heather St. Clair
Senior Development Planner
Community Planning
County of Oxford
P. O. Box 1614, 21 Reeve Street
Woodstock ON N4S 7Y3
phone: 519-539-9800 x 3206
email: planning@oxfordcounty.ca

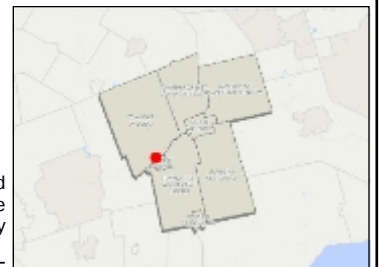
Dated: Thursday, July 10, 2025



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