

pursuant to Section(s) 17(15) 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

TOWN OF INGERSOLL

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

File Nos.:	SB24-03-6, OP24-08-6 & ZN6-24-03
Owner:	South Thames Development Inc.
Agent:	Glen Schnarr & Associates Inc.
Location of Property:	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.
Description of Application:	<p>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.</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> • 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. <p>The effect of the applications will be to facilitate the proposed residential plan of subdivision in the Town of Ingersoll.</p>

(see attached map)

Dated: Monday, August 18, 2025

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



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



0 169 338 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

August 18, 2025