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 26-17-6 and ZN 6-26-06
Owner:	1000867482 Ontario Inc.
Applicant:	IPS Consulting
Location of Property:	The subject lands are described as Part of Block 66, Plan 41M-309 in the Town of Ingersoll. The subject lands are located on the northwest corner of Hollingshead Road and Clark Road and are not yet municipally addressed but are further described as PIN 001650630.
Description of Application:	The application for Official Plan amendment has been requested to establish a site-specific 'Service Commercial' policy that pertains to the subject lands to include a medical office and business/professional office to the list of permitted uses. The purpose of the application for zone change is to amend the existing site-specific 'Special Highway Commercial Zone (HC-12)' to include a commercial retail use, a medical office, a business/professional office and a personal service establishment to the list of permitted uses. The effect of the proposed amendment would be to facilitate a multiple-unit commercial plaza on the subject lands.

(see attached map)

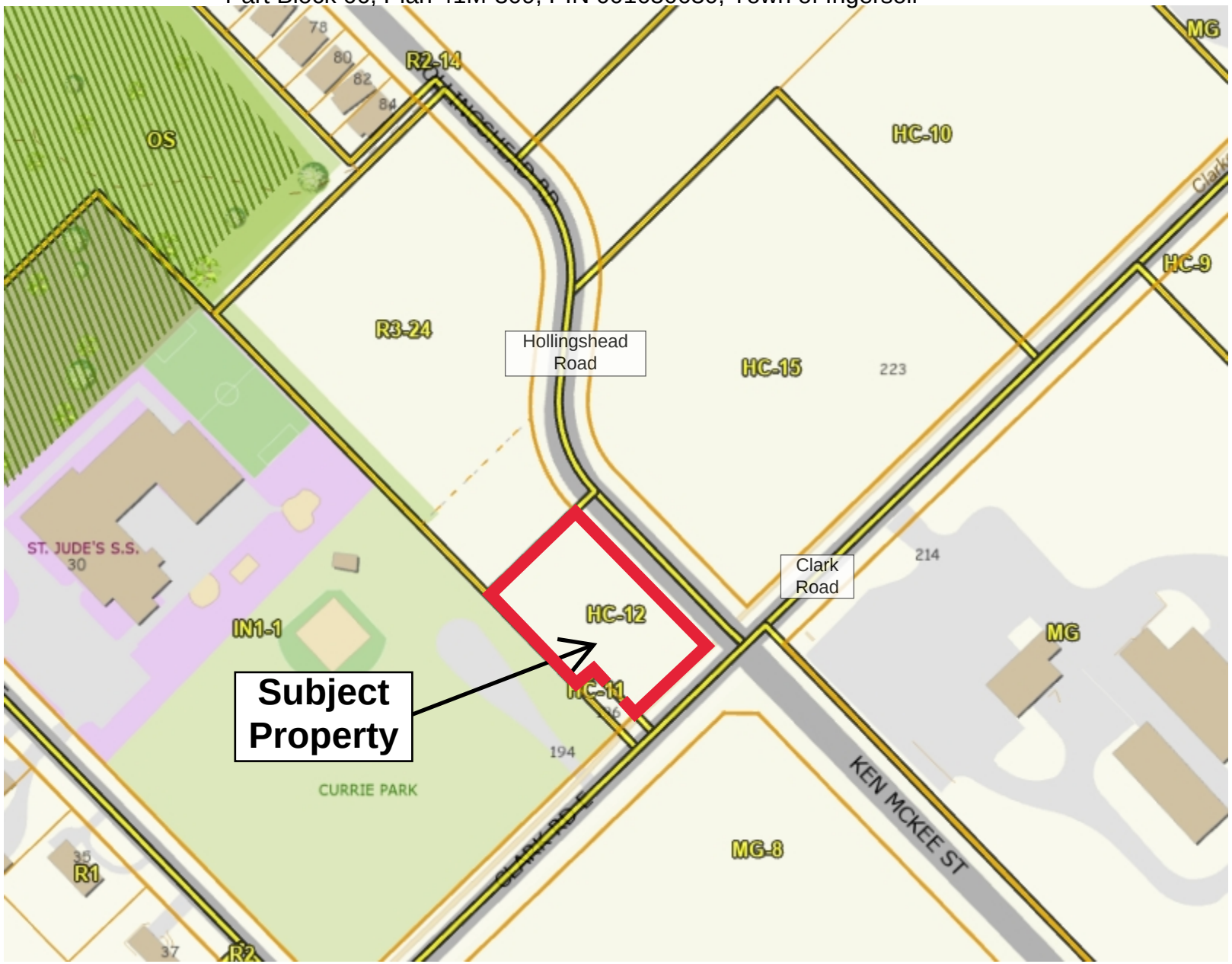
Please note this is **not** a notice of Public Meeting. Prior to the Public Meeting, you will receive a "Public Notice" informing you of the date, time and location of the public meeting, together with a description of the proposal.

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: Friday, November 6, 2026

Plate 1: Location Map with Existing Zoning
File Nos.: OP26-17-6 and ZN6-26-06, 1000867482 Ontario Inc. (IPS Consulting)
Part Block 66, Plan 41M-309, PIN 001650630, Town of Ingersoll



Legend

Parcel Lines
- Municipal Boundary
- Property Boundary
- Assessment Boundary
- Road
- Unit

Environmental Protection Flood Overlay
- Flood Fringe
- Floodway
- Environmental Protection (EP1)
- Environmental Protection (EP2)

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 55 110 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

November 2, 2026