

PUBLIC NOTICE

pursuant to Section 34(12) of the Planning Act, R.S.O. 1990, as amended

APPLICATION FOR ZONE CHANGE in the TOWN OF INGERSOLL

Town of Ingersoll
130 Oxford Street, 2nd Floor
Ingersoll, ON N5C 2V5
Telephone: 519-485-0120

DATE: Tuesday, September 15, 2026

FILE: ZN 6-26-03 (King Street Suites)

Purpose and Effect of the Proposed Zone Change

The purpose of the application for zone change is to rezone the lands to be severed and enlarged from an associated consent application (File Nos. B26-25-6 and B26-26-6) from 'Special Entrepreneurial Zone (EC-1)' and 'Residential Type 2 Zone (R2)' to 'Special Residential Type 2 Zone (R2-sp)'. The effect of the proposed rezoning would be to facilitate a residential lot additional for the development of two semi-detached dwelling units with one basement apartment (total of three dwelling units). A special provision will be required to permit a reduction to the lot frontage from 18 m (59 ft) to 6 m (19.6 ft) to facilitate the proposed development.

The subject lands are described as Part Lot 4D, 5D, Block 43, Plan 279 in the Town of Ingersoll. The subject lands are located on the north side of King Street East, lying between Mill Street and Carroll Street and are municipally known as 65 and 67 King Street East in the Town of Ingersoll.

Public Meeting

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

Date: Monday, October 5, 2026
Time: 6:00 p.m.
Place: Council Chambers, 2nd Floor, The Town Centre,
130 Oxford Street, Ingersoll, ON N5C 2V5

Ingersoll Town Council will consider the amended Zoning By-Law for decision at the Council meeting at a later date.

Other Planning Act Applications: B26-25-6 and B26-26-6

Please be advised that the Public Meeting will be the opportunity for Council to obtain information regarding the application from the owner/applicant, as well as comments from the public. At a subsequent meeting, Council may approve, modify or refuse the requested application. If you do not attend or are not represented at the meeting, the Council 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 on the proposed amendment, you must make a written request to the either the Clerk of the Town of Ingersoll or to planning@oxfordcounty.ca.

In order to appeal a decision of the Town of Ingersoll 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 Town of Ingersoll to the Ontario Land Tribunal but does not make oral submissions at a public meeting or make written submissions to 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 application and how to preserve your appeal rights, 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.

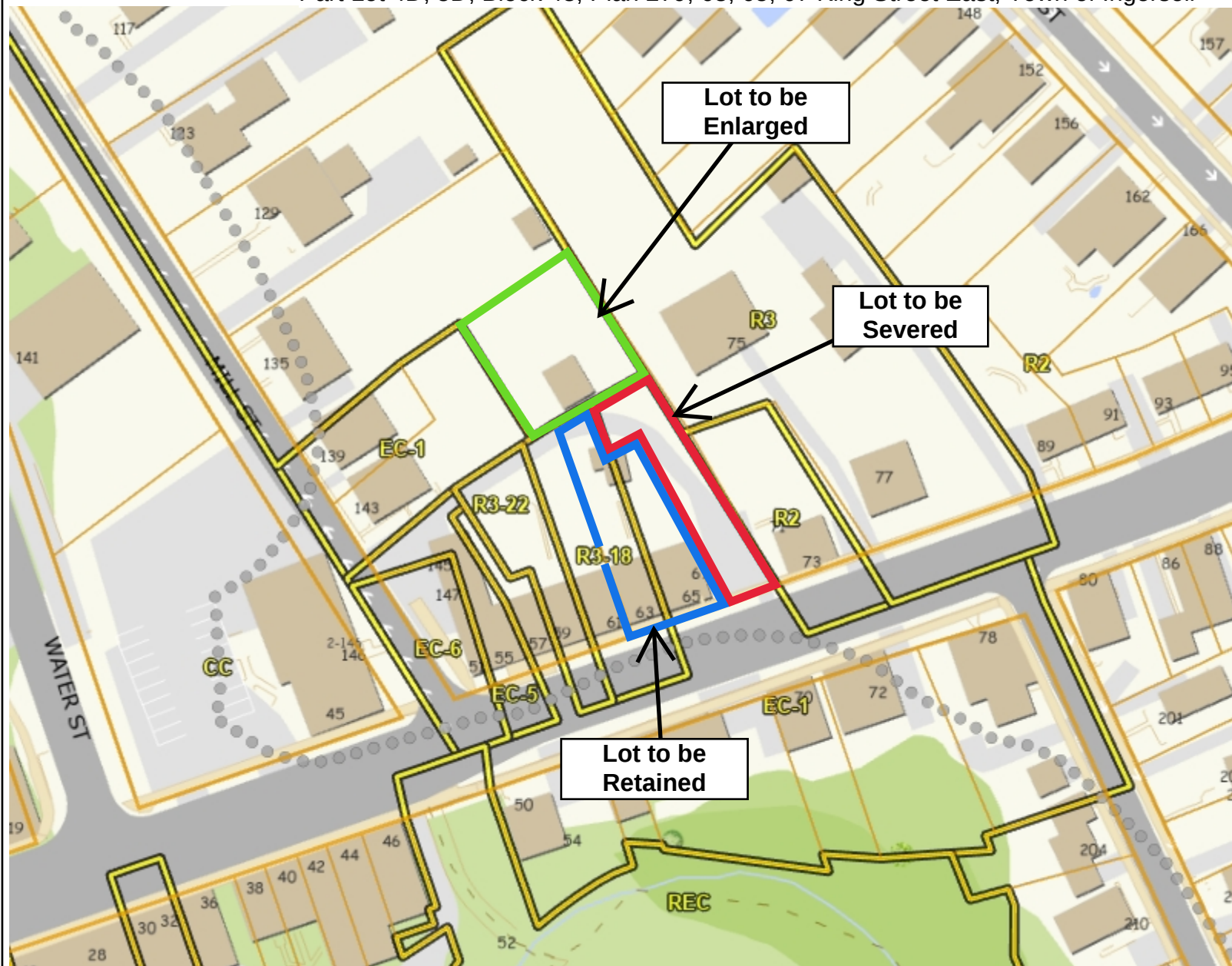
Yours truly,



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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

Plate 1a - Location Map With Existing Zoning
File Nos: B26-25-26-6 and ZN6-26-03. King Street Suites Inc.
Part Lot 4D, 5D, Block 43, Plan 279, 63, 65, 67 King Street East, Town of Ingersoll



Legend

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

