

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, August 25, 2026

FILE: ZN 6-26-02 (235228 Ontairo Inc)

Purpose and Effect of the Proposed Zone Change

The application for zone change proposes to rezone the subject lands from 'Residential Type 1 Zone (R1)' to 'Residential Type 2 Zone (R2)' to permit the development of 32 lots for semi-detached dwellings and 3 lots for single detached dwellings. The effect of the proposed rezoning would be to facilitate an amendment to a previously approved residential plan of subdivision, consisting of 35 new residential parcels, whereas 20 parcels were previously approved (File 32T-87004).

The subject lands are legally described as Part Lot 227, Block 63, Plan 279 and Part 1, Plan 41R-175 in the Town of Ingersoll. The subject lands are located on the west side of Walker Road, lying between Fuller Drive and David Street and have no current municipal address.

Public Meeting

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

Date: Monday, September 14, 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: 32T-87004

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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Heather St.Clair, MCIP, RPP
Senior Development Planner
Community Planning Office
County of Oxford
21 Reeve Street
Woodstock ON N4S 3G1
Telephone: 519-539-9800 / Fax 519-421-4712



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



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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

June 24, 2026