

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 6-25-07 (Tru Built Construction)

Purpose and Effect of the Proposed Zone Change

The purpose of the application is to rezone the lot to be severed from an associated consent application (File No. B25- 45-6) from 'Residential Type 1 Zone (R1)' to 'Special Residential Type 3 Zone (R3-sp)' to permit a four unit multiple-unit residential dwelling.

The effect of the proposed rezoning would be to facilitate the construction of a four unit multiple-unit residential building with site-specific special provisions, as follows:

- a reduction to the required interior side yard width from 4 m (9.8 ft) to 1.2 m (2.9 ft) on the east side;
- a reduction to the required front yard depth from 7.5 m (24.6 ft) to 6 m (19.6 ft);
- a reduction to the required landscaped open space from 30% lot area to 25%, and;
- a special provision to include barrier free parking as part of the overall parking requirement.

No new development is proposed for the retained lands from the above-noted consent application (File B25-45-6), which contain an existing single detached dwelling that will remain.

The subject lands are legally described as Part Lot 21, Concession 1 (West Oxford), in the Town of Ingersoll. The subject lands are located on the north side of Clark Road East, lying between Thames Street South and Whiting Street and are municipally known as 65 Clark Road East in the Town of Ingersoll. The subject lands are further described as the lot to be severed from Consent Application B25-45-6.

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: B25-45-6

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,

A handwritten signature in black ink that reads "Heather St. Clair". The signature is written in a cursive, flowing style.

/ak

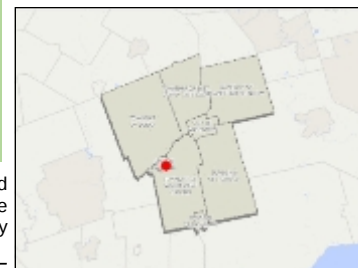
Heather St.Clair, MCIP, RPP
Senior Development Planner
Community Planning Office
County of Oxford
21 Reeve Street
Woodstock ON N4S 3G1
Telephone: 519-539-9800 / Fax 519-421-4712



Legend

- 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 48 95 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

September 9, 2025