

NOTICE OF RECEIPT OF COMPLETE APPLICATION

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

APPLICATION FOR ZONE CHANGE

TOWN OF INGERSOLL

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

File No.:	ZN6-25-07
Owner:	Tru-Built Construction Inc.
Applicant:	
Location of Property:	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.
Description of Application:	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 to reduce 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) and a reduction to the required landscaped open space from 30% lot area to 25%. A special provision will also be required 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.

(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 application(s), 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

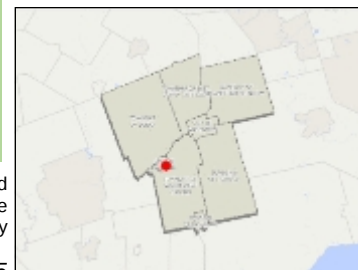
Dated: Friday, August 14, 2026



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