PUBLIC NOTICE

pursuant to Sections 53(5) & 45(5) of the Planning Act, R.S.O. 1990, as amended

APPLICATIONS FOR CONSENT AND MINOR VARIANCE

County of Oxford
21 Reeve Street
Woodstock, ON N4S 3G1
Telephone: 519-539-9800

DATE: Thursday, November 19, 2026 **FILE NOS:** B26-47-6; A26-04-6 (John and Yetty Joosse)

The County of Oxford Land Division Committee has received an Application for Consent and Minor Variance.

Purpose and Effect of the Applications for Consent and Minor Variance:

The purpose of the application for severance and minor variance is to create one new residential parcel containing an existing duplex dwelling in the Town of Ingersoll and retain a residential parcel containing an existing single detached dwelling.

It is proposed that the lot to be severed will be 2,068 m^2 (22,260.5 ft^2) in size, with approximately 29.6 m (97.1 ft) of frontage on Oxford Street and an average depth of approximately 70 m (229.6 ft). The lot to be severed contains an existing duplex dwelling and an existing carport and driveway entrance, and no new development is proposed for the severed lot at this time.

It is proposed that the lot to be retained will be 2,345.6 m^2 (25,248.6 ft^2) in size, with 8 m (26.2 ft) of frontage on Oxford Street and a depth of 116.7 m (380.5 ft). The lot to be retained contains an existing single detached dwelling and an existing detached accessory structure and driveway entrance, and no new development is proposed for the retained lands at this time.

A minor variance has been requested from the provisions of Table 7.2 of the Town of Ingersoll Zoning By-law to reduce the lot frontage for the lot to be retained from 11.5 m (37.7 ft) to 8 m (26.2 ft) to facilitate the proposal.

The subject lands are described as Lot 158, West Side of Oxford Street, Block 29, Plan 279 in the Town of Ingersoll. The subject lands are located on the west side of Oxford Street, lying between Dufferin Street and Ann Street and are municipally known as 296 and 298 Oxford Street in Ingersoll.

Public Meeting:

The Land Division Committee will consider the Applications for Consent and Minor Variance on:

Date: **Thursday, December 3, 2026**
Time: **9:30 a.m.**
Place: **Oxford County Administration Building, Council Chambers, 21 Reeve St, 1st Floor, Woodstock, ON N4S 3G1**

OR

Virtual public meeting via live stream –
www.oxfordcounty.ca/livestream

The format of Land Division Committee meetings is a hybrid meeting model. The public may attend the meeting in-person or may participate virtually, or by telephone. Public meetings and Council meetings may be viewed through a live stream feed at: http://www.oxfordcounty.ca/livestream, should you wish to view the meeting but not participate.

We welcome your comments and request they be submitted in writing to planning@oxfordcounty.ca. All written comments received will be provided for the Land Division Committee's consideration. It is recommended that written comments be submitted at least 24 hours prior to the meeting date in order to give the Land Division Committee members and Planning Staff adequate opportunity to review your comments. All comments received may become part of the public agenda. If you do not wish to participate in the meeting, the Committee may proceed and make a decision with respect to this application in your absence.

If you would like to participate in the public hearing virtually, please email the Land Division Committee Secretary-Treasurer at planning@oxfordcounty.ca or call 519-539-9800, ext. x 3202 by **Monday, November 30, 2026**. Please leave your name and phone number, as well as the application file number or address of the property you are calling about. Staff will return your call and provide participation options and details.

Please contact the Clerk's Department if you require an alternate format or communication support with at least 7 days' notice prior to the meeting, at 519-539-9800 ext 3910 or by e-mail at clerksoffice@oxfordcounty.ca.

Other Planning Act Applications: **None**

Cont'd…

Please be advised that the Land Division Committee may approve, modify or refuse the requested Consent and Minor Variance at the meeting. If you do not attend or are not represented at the meeting, the Committee may proceed and may not advise you of any proposed modifications.

Only the applicant, the Minister, a specified person or any public body may appeal decisions in respect of applications for consent to the Ontario Land Tribunal.

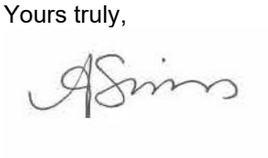
If the entities eligible to make an appeal of a decision of the Land Division Committee in respect of the proposed Consent and Minor Variance do not provide written submissions or make oral submissions at a public meeting before the Land Division Committee gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss all or part of the appeal.

If you have any questions regarding the above-noted application, 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.

Decision:

If you wish to be notified of the decision of the Land Division Committee in respect to the proposed application, you must make a written request to the Land Division Committee at the address noted below, or to planning@oxfordcounty.ca.

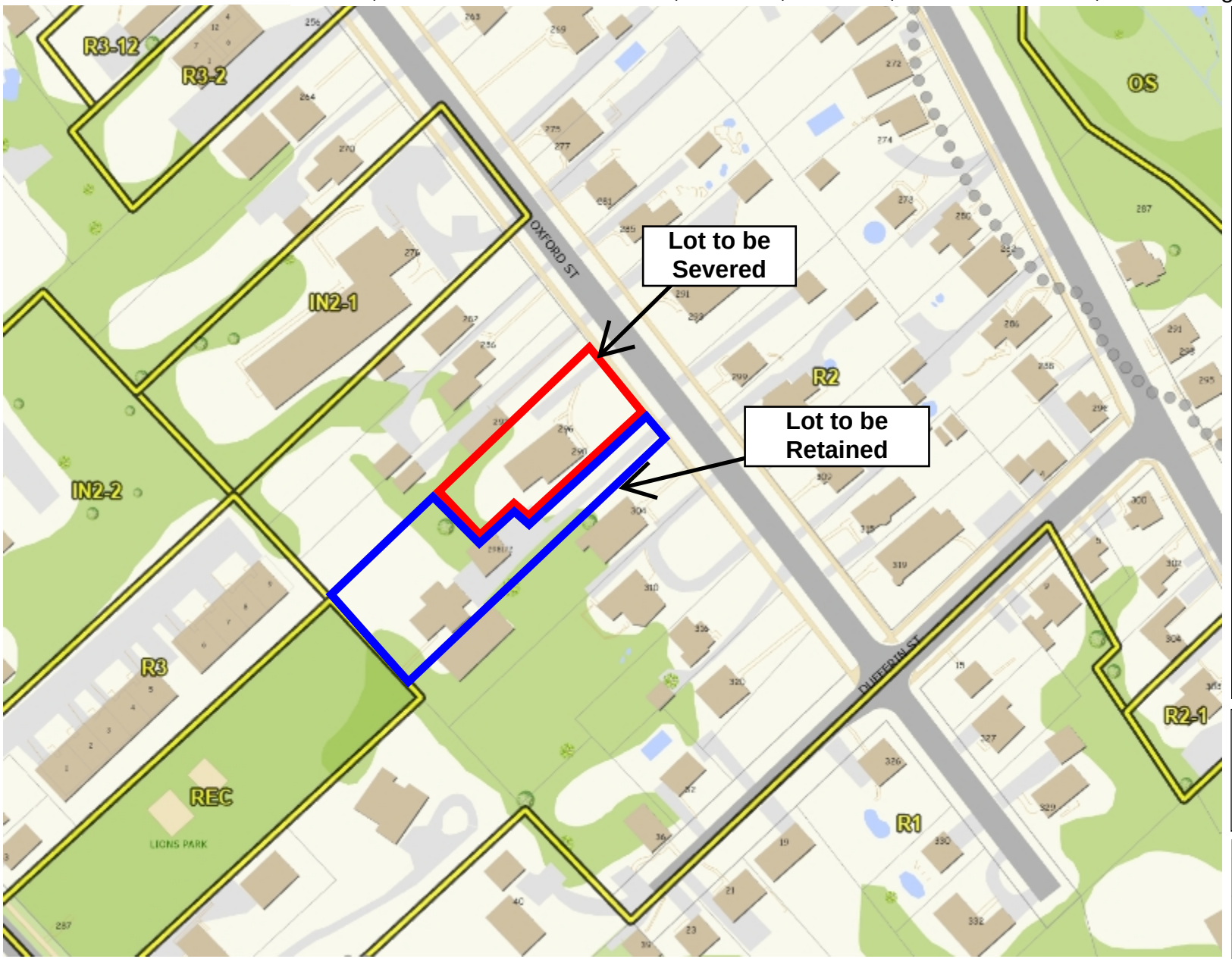
Yours truly,



Angela Karn Sims
Secretary-Treasurer
County of Oxford Land Division Committee
Community Planning Office
P.O. Box 1614, 21 Reeve Street
Woodstock, ON N4S 3G1
Telephone: (519) 539-9800 ext. 3202

Oxford County
Growing stronger together

Plate 1 - Location Map With Existing Zoning
File No: B26-47-6 and A26-04-6 - Joosse
Lot 158, West Side of Oxford Street, Block 29, Plan 279, 296 Oxford Street, Town of Ingersoll



Legend

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 48 96 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

October 6, 2026