

To: Mayor and Members of Town of Ingersoll Council

From: Heather St. Clair, Senior Development Planner, Community Planning

Application for Zone Change ZN6-25-03 – BW Conn Homes Ltd.

REPORT HIGHLIGHTS

- The application for zone change proposes to rezone the subject lands from 'Residential Type 1 Zone (R1)' to 'Special Residential Type 2 Zone (R2-sp)' to facilitate the development of two semi-detached dwellings (2 units total) and to permit a reduction to the minimum exterior side yard width from 6 m (19.7 ft) to 3 m (9.8 ft) to facilitate the proposed dwelling units.
- Planning staff are recommending support of the application as it is generally consistent with the direction of the Provincial Planning Statement for the development of lands located within a designated settlement area and conforms to the Official Plan policy direction for infill development on lands designated 'Low Density Residential'.

DISCUSSION

Background

OWNER: BW Conn Homes Ltd. (Brian Conn)
58 Clarke Road East, Ingersoll ON, N5C 3R9

LOCATION:

The subject lands are described as Part Lot 21, Concession 2 (West Oxford) in the Town of Ingersoll. The subject lands are located on the south side of Clark Road East, lying between Cash Crescent and Whiting Street and are municipally known as 60 Clark Road East, Ingersoll.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule "I-1"	Town of Ingersoll Land Use Plan	Residential
Schedule "I-2"	Residential Density Plan	Low Density Residential

ZONING BY-LAW:

Existing Zoning: 'Residential Type 1 Zone (R1)'

Proposed Zoning: 'Special Residential Type 2 Zone (R2-sp)'

PROPOSAL:

An application for zone change has been received to rezone the subject lands from 'Residential Type 1 Zone (R1)' to 'Special Residential Type 2 Zone (R2-sp)' to facilitate the development of two new semi-detached dwelling units on the subject lands. A site-specific provision will be required to permit a reduction to the exterior side yard width from 6 m (19.7 ft) to 3 m (9.8 ft).

The rear portion of the subject lands were recently severed from the property and added to the adjacent lands to the immediate west. The applicant is now proposing the development of the semi-detached dwellings on the retained portion. The subject lands are currently vacant and are approximately 1,423.2 m² (15,319.8 ft²) in size, with 29.4 m (96.7 ft) of frontage on Clark Road and a depth of 49.2 m (161.4 ft). Surrounding land uses are predominately single detached dwellings on the north and south side of Clark Road, with the Ingersoll Golf Course located to the north and street fronting townhouses to the east on Cash Crescent.

Plate 1, Location Map with Existing Zoning, shows the location and new configuration of the subject and the existing zoning in the immediate area.

Plate 2, Aerial Photo (2025), provides an aerial view of the subject property and the immediate area.

Plate 3, Applicant's Sketch, shows the layout of the subject lands and identifies the location of the proposed semi-detached dwellings and proposed setbacks, as submitted by the applicant.

APPLICATION REVIEW

2024 PROVINCIAL PLANNING STATEMENT (PPS)

The 2024 Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Under Section 3 of the Planning Act, where a municipality is exercising its authority affecting a planning matter, such decisions shall be consistent with all policy statements issued under the Act. The following outlines the key PPS policies that have been considered but is not intended to be an exhaustive list.

Section 2.2 provides that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the immediate area by:

- a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;
- b) permitting and facilitating:
 - 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and

2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;
- c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and
- d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas. Land use patterns within settlement areas should be based on densities and a mix of land uses which;

- a) efficiently use land and resources;
- b) optimize existing and planned infrastructure and public service facilities;
- c) support active transportation;
- d) are transit-supportive, as appropriate; and
- e) are freight-supportive.

OFFICIAL PLAN

The subject property is located within the 'Low Density Residential' designation according to the Town of Ingersoll Residential Density Plan, as contained in the Official Plan. Low Density Residential areas include those lands that are primarily developed or planned for a variety of low rise, low density housing forms including single detached dwellings, semi-detached dwellings, duplexes, converted dwellings, quadraplexes, townhouses and low-density cluster development. In these districts, it is intended that there will be a mixing and integration of different forms of housing to achieve a low overall density of use.

It is an objective of the residential designations to provide for a supply of residential land that is sufficient to accommodate the anticipated demand for a broad range of new dwelling types over the planning period through intensification. It is a further objective to support the provision dwelling choices according to type, location, size, cost, tenure, design and accessibility and to designate lands for a range of densities and structural types throughout the Town to satisfy a broad range of housing requirements. It is also an objective of the Official Plan to support the development of residential facilities that meet the housing needs of people requiring special care and to ensure orderly residential development throughout the Town.

Infill housing is defined as the placement of new residential development into the established built-up areas on vacant or underutilized land. In order to efficiently utilize the designated residential land and municipal servicing infrastructure, infill housing will be supported in the Low Density Residential designation. The introduction of new residential housing into an established streetscape pattern will only be permitted if the proposal is deemed to be consistent with the characteristics of existing development on both sides of the same street. In order that street oriented infill projects are sensitive to the continuity of the existing residential streetscape, Town Council will ensure that:

- the proposal is consistent with street frontage, lot area, setbacks and spacing of existing development within the immediate area;
- existing municipal servicing and public facilities will be adequate to accommodate the proposed infill project;
- stormwater run-off from the proposal will be adequately controlled and will not negatively affect adjacent properties;

- adequate off-street parking and outdoor amenity areas will be provided;
- the location of vehicular access points, the likely impact of traffic generated by the proposal on public streets and potential traffic impacts on pedestrian and vehicular safety and surrounding properties are acceptable;
- the extent to which the proposed development provides for the retention of any desirable vegetation or natural features that contribute to the visual character of the surrounding area;
- the effect of the proposed development on environmental resources and the effects of environmental constraints on the proposed development will be addressed and mitigated;
- consideration of the potential effect of the development on natural and heritage resources and their settings;
- compliance of the proposed development with the provisions of the Zoning By-law of the Town and other municipal by-laws.

The subject lands are also located within the South Ingersoll Secondary Plan special policy area and are subject to the policies of Section 9.2.4.4.1 of the Official Plan, however these policies detail future large scale development criteria that is not applicable to the proposed infill development and therefore has not been included in this review.

ZONING BY-LAW

The subject lands are currently zoned 'Residential Type 1 Zone (R1)' in the Town of Ingersoll Zoning By-law, which permits a single detached dwelling. The applicant is proposing to rezone the subject lands to 'Special Residential Type 2 Zone (R2-sp)' to facilitate the development of two semi-detached dwelling units with a reduction to the exterior side yard width requirement.

The 'R2' zone permits a range of low density residential uses, including a converted dwelling, a duplex dwelling, a home occupation, a single detached dwelling and a semi-detached dwelling. The 'R2' zone permits a maximum of two semi-detached dwelling units per lot and requires a minimum lot area of 270 m² (2,906.3 ft²) per unit or 360 m² (3,875.1 ft²) for a unit on a corner lot. The 'R2' zone also requires a minimum lot frontage of 9 m (29.5 ft) per unit or 12 m (39.4 ft) for a semi-detached dwelling on a corner lot and a lot depth of 30 m (98.4 ft). Based on the site plan submitted by the applicant, the subject lands will comply with the lot area, frontage and depth requirements of the 'R2' zone for the development of two semi-detached dwelling units.

The subject lands are adjacent to the Cash Crescent road allowance and are therefore considered to be a corner lot. The 'R2' zone requires a minimum exterior side yard width of 6 m (19.7 ft) for the development of a semi-detached dwelling on a corner lot, however the applicant has requested an exterior side yard width of 3 m (9.8 ft).

AGENCY COMMENTS:

The Town of Ingersoll Chief Building Official requested that the applicant provide a grading plan showing how overland stormwater management is to be achieved for the proposed development. The plan should include elevations, required swales, direction of flow and outlet points for stormwater, driveways and any structures to be located on the property. The grading plan should also show existing and proposed site services to the property.

The Town of Ingersoll Engineering Department has commented that they have no concerns with the requested zone change, but have provided the following comments with respect to future permit information to be provided:

1. A lot grading and servicing plan shall be prepared by a qualified professional engineer or land surveyor and submitted to the Town for review and approval. The plan shall detail the proposed grading and servicing. Grading must ensure that all surface runoff is fully contained, does not negatively impact on adjoining property, is directed away from existing and future building footprints, and is directed to an adequate stormwater outlet, all to the satisfaction of the Town.
2. Driveway access for the lot is to be relocated to be outside of a 7.5 m x 7.5 m sight triangle at Cash Crescent and Clarke Road.
3. All depressed curbs and gutters not utilized for driveways shall be replaced with barrier curbs and gutters within the Clarke Road right of way.

The Oxford County Public Works Department, Southwest Public Health, Thames Valley District School Board and the Upper Thames River Conservation Authority have indicated they have no comments regarding the proposal.

PUBLIC CONSULTATION:

Notice of complete application regarding the proposal and notice of public meeting were provided to surrounding property owners in accordance with the requirements of the *Planning Act* on July 24, 2025 and October 21, 2025. Ingersoll Town Council held a public meeting to consider the application on November 10, 2025. One correspondence was received from a neighbouring property owner with concerns respecting the removal of any trees along the boundary of the subject lands. It has been confirmed that the trees in question are located on the municipal road allowance and will not be removed as part of this application.

Planning Analysis

The purpose of the application is to rezone the subject lands from 'Residential Type 1 Zone (R1)' to 'Special Residential Type 2 Zone (R2-sp)' to facilitate the development of a semi-detached dwelling on the subject lands with a reduced exterior side yard width.

Planning staff are of the opinion that the proposal can be considered appropriate with regard to the policies of the PPS as it will facilitate future residential development within a designated settlement area that will continue to efficiently utilize existing municipal land, infrastructure and public service facilities.

Further, Planning staff are satisfied that the proposal is consistent with the policy direction of the Official Plan with respect to infill development in the 'Low Density Residential' designation. Specifically, staff note that the proposed dwelling type will not be out of character with similar properties in the area, particularly along the east side of Cash Crescent, which contain both single detached dwellings and street fronting townhouses. Further, staff are satisfied that sufficient area exists on the subject lands to accommodate for the infill criteria outlined above, including sufficient area for off-street parking, lot grading and drainage (which will be reviewed in further detail as part of the building permitting process) and compliance with the provisions of the Town's Zoning By-law with respect to lot area, frontage and depth.

The subject lands are located adjacent to the Cash Crescent road allowance and are therefore considered to be a corner lot. The 'R2' zone requires a minimum 6 m (19.7 ft) exterior side yard width however, the applicant is proposing a 3 m (9.8 ft) exterior side yard width. The intent of the side yard width requirement is to ensure private development is appropriately setback from the public right-of-way to allow for typical road maintenance efforts and for vehicle and pedestrian safety. In this instance the Town owns a 4.1 m (13.4 ft) wide parcel for drainage purposes that

runs parallel to the subject lands, adjacent to Cash Crescent. Given this additional setback exists between the Cash Crescent right-of-way and the subject lands, staff are satisfied that the proposed exterior side yard reduction can be considered appropriate.

In light of the foregoing, Planning staff are of the opinion that the proposal is consistent with the policy direction of the Provincial Planning Statement and conforms to the intent of the Official Plan for lands designated 'Low Density Residential' and can be supported from a planning perspective.

RECOMMENDATION

That the Council of the Town of Ingersoll approve the zone change application submitted by BW Conn Homes Ltd., for the lands described as Part Lot 21, Concession 2 (West Oxford), to rezone the subject lands from 'Residential Type 1 Zone (R1)' to 'Special Residential Type 2 Zone (R2-sp)' to facilitate the development of a semi-detached dwelling with a reduction to the exterior side yard depth from 6 m (19.7 ft) to 3 m (9.8 ft).

SIGNATURES

Authored by:

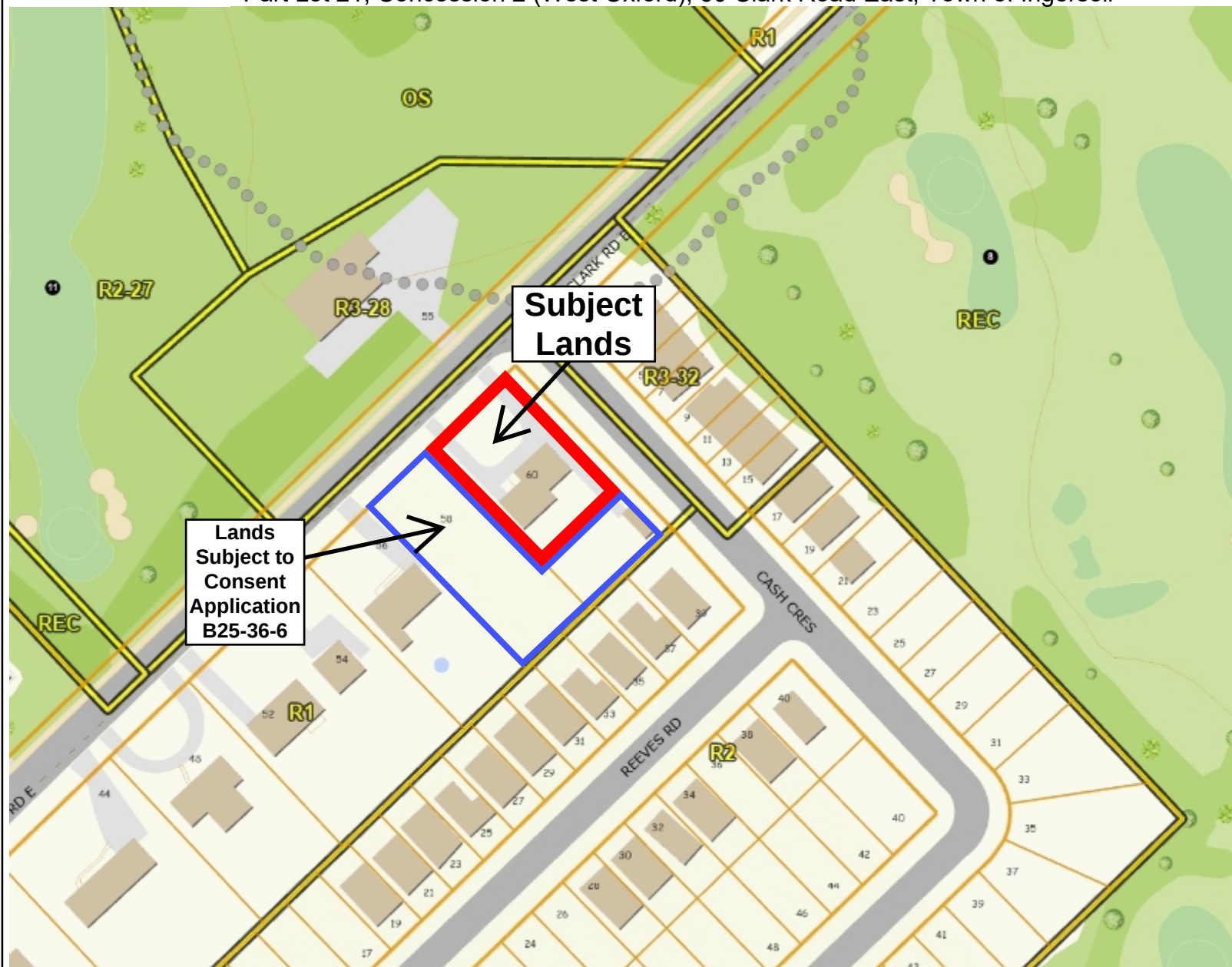
Original Signed By:

Heather St. Clair, MCIP, RPP
Senior Development Planner

Approved for submission:

Original Signed By:

Eric Gilbert, MCIP, RPP
Manager of Development Planning



Legend

Parcel Lines

- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary

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 42 85 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

June 18, 2025



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 15 30 Meters

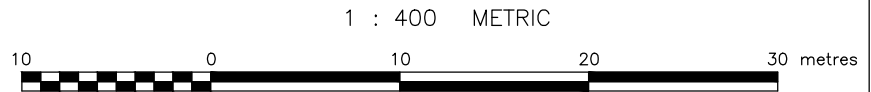
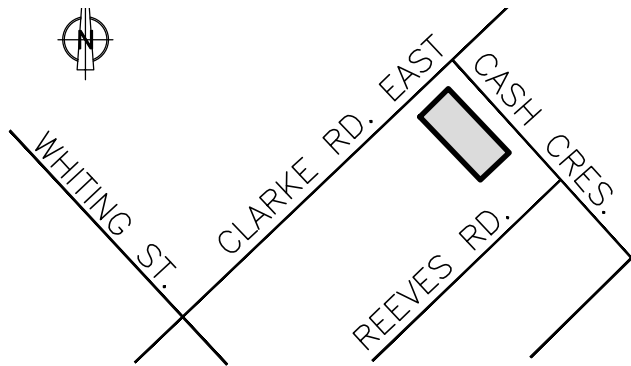
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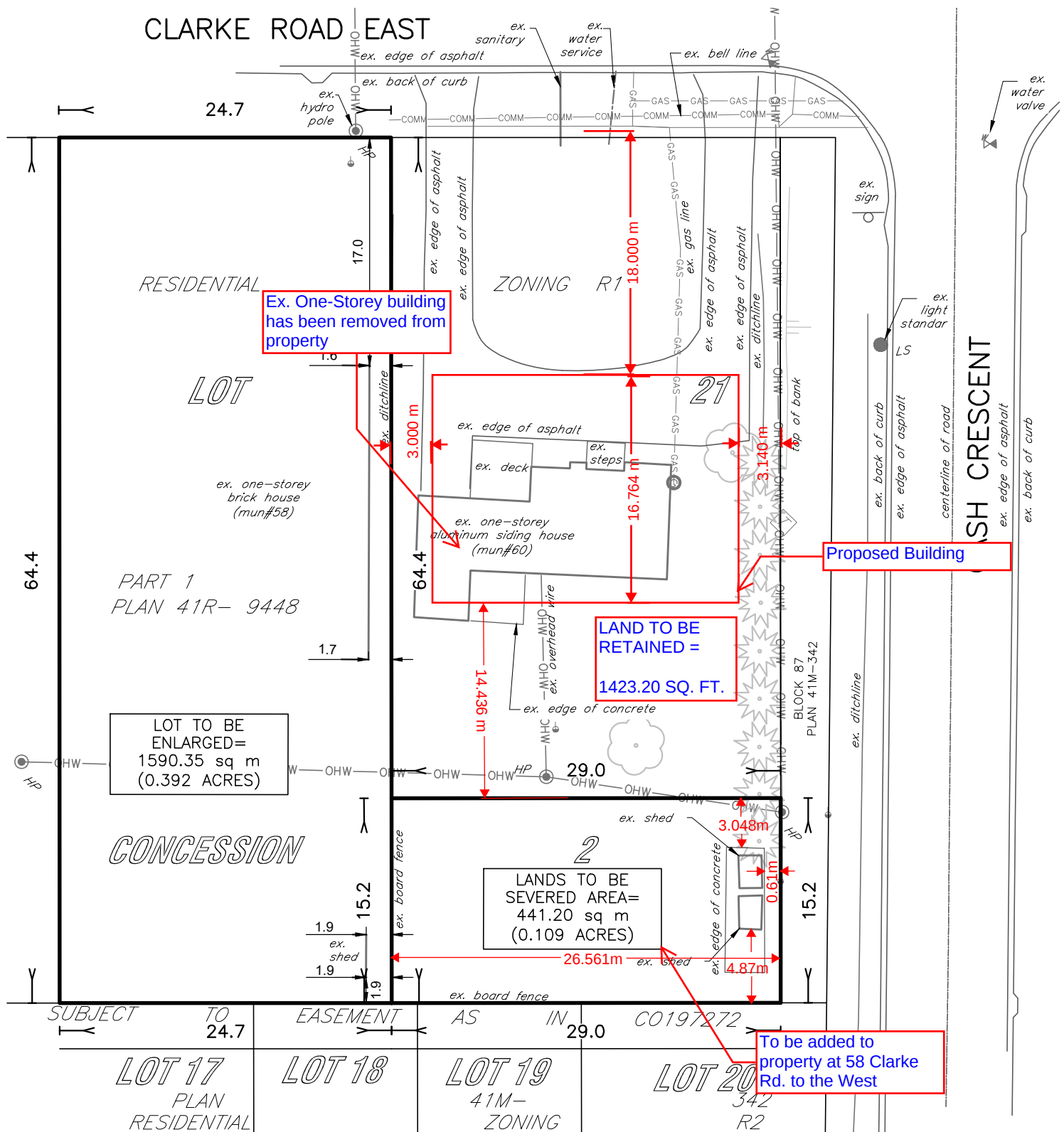
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July 3, 2026

SEVERANCE SKETCH FOR PROPERTY AT 58 CLARKE ROAD EAST TOWN OF INGERSOLL OXFORD COUNTY



(KEY MAP - N.T.S.)



Metric:

DISTANCES AND COORDINATES SHOWN ON THIS SKETCH ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

Caution:

THIS IS NOT A PLAN OF SURVEY. THIS SKETCH SHALL NOT BE USED FOR MORTGAGE OR TRANSACTION PURPOSES.

GRIT
SURVEYING
133 REGENT STREET
STRATFORD, ON
N5A 3W2
www.gritengineering.ca

Project: CLARKE ROAD EAST
LOT SEVERANCE
Client: BW CONN HOMES LTD.
Drawn By: C.M.V.
Checked By: J.A.N.

File No.: GE24-0745-1
DATE: APRIL 14, 2025