

To: Mayor and Members of Town of Ingersoll Council

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

Applications for Amendment to Draft Plan of Subdivision and Zone Change – 2352628 Ontario Inc. 32T-87004 and ZN6-26-02

REPORT HIGHLIGHTS

- The application for amendment to draft plan of subdivision has been requested to increase the number of proposed lots on a draft approved plan of subdivision from 20 lots for single detached dwellings to 35 new lots (being 32 lots for semi-detached dwellings and 3 lots for single detached dwellings), accessed by a new local road that will terminate in a cul-de-sac.
- The associated application for zone change has been requested to rezone the subject lands from 'Residential Type 1 Zone (R1)' to 'Residential Type 2 Zone (R2)' to facilitate the future development of single detached and semi-detached dwellings.
- This report is intended to provide an overview of the proposed amendments, together with the land use policies and zoning details relevant to the proposal.

DISCUSSION

Background

OWNER: 2352628 Ontario Inc.
Harjeet Mander
4525 Lakeshore Road, Burlington ON, L7L 1B3

APPLICANT: Sanjeev Kumar
3053 Harold Sheard Drive, Mississauga ON, L4T 1V5

LOCATION:

The subject lands are described as Part of Lot 17, Concession 1, West Oxford, Part Lot 227, Block 63, Plan 279 and Parts 2-10, Plan 41R-8646, in the Town of Ingersoll. The subject lands are located on the west side of Walker Road, lying between David Street and Fuller Drive and are not yet municipally addressed.

COUNTY OF OXFORD OFFICIAL PLAN:

Existing	Schedule "C-3"	County of Oxford	Large Urban Centre
Designation:		Settlement Strategy Plan	

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

TOWN OF INGERSOLL ZONING BY-LAW 04-4160:

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

Proposed Zoning: 'Residential Type 2 Zone (R2)'

PROPOSAL

The application for amendment to a draft plan of subdivision has been requested to facilitate the creation of 32 lots for semi-detached dwellings and 3 lots for single detached dwellings, for a total of 35 new residential lots on the subject lands. The subject lands are part of a larger subdivision development that was initially approved in 1991 and has been developed in phases since that time, with multiple amendments to the various phases being granted. The subject lands, which were initially approved for the development of 20 parcels for single detached dwellings, represent one of the final developments of the overall subdivision, save Part of Block 27, Plan 41M-307, being the apartment block at the southeast corner of David Street and Walker Road. Development of this phase of the subdivision was conditional on completion of the northerly portion of Walker Road. The Town is now satisfied that this has been successfully completed, and development of this phase can now commence.

The subject lands are now under new ownership and a request has been made to amend the existing draft plan of subdivision, as noted above, and an associated application for zone change has also been received to rezone the subject lands from 'Residential Type 1 Zone (R1)' to 'Residential Type 2 Zone (R2)' to facilitate the future development of both single and semi-detached dwellings.

The initial approval of this subdivision was granted before March 27, 1995. In an effort to ensure that finite servicing capacity is used in an efficient manner, the Province enacted legislative changes through Bill 185 (*Cutting Red Tape to Build More Homes Act*) that apply to inactive draft approved plans of subdivision throughout the province. These changes result in any draft plan of subdivision approved on or before March 27, 1995 automatically lapsing as of June 6, 2027. If approved, the applicant will need to fulfill their conditions and register the subdivision on or before this date, or a new application for subdivision will be required to facilitate the proposal.

The subject lands are currently vacant and are approximately 2.12 ha (5.2 ac) in size, with approximately 57.4 m (188.3 ft) of frontage on Walker Road. Surrounding land uses are predominately single detached dwellings to the west, east and south, with street fronting townhouses to the northeast and Lorne Moon Park to the north.

In support of the proposed amendment, the applicant has provided a number of technical documents to consider the additional dwelling units, including a functional servicing report, a site grading plan, a site servicing plan, a stormwater management plan and a traffic impact brief.

Plate 1, Location Map with Existing Zoning, shows the location of the subject lands and the zoning in the immediate vicinity.

Plate 2, Aerial Map (2025), provides an aerial view of the subject property and surrounding land uses as of the spring of 2025.

Plate 3, Proposed Draft Plan of Subdivision, illustrates the proposed amendments to the road network and lot configuration of the subdivision.

Plate 4, Previously Approved Draft Plan of Subdivision, illustrates the existing draft plan configuration.

APPLICATION REVIEW

2024 PROVINCIAL PLANNING STATEMENT (PPS)

The Provincial Planning Statement is a policy statement issued under Section 3 of the *Planning Act* that came into effect on October 20, 2024. The PPS applies to all decisions in respect of the exercise of any authority that affects a planning matter made on or after October 20, 2024. The following outlines the key PPS policies that have been considered, but it is not intended to be an exhaustive list.

Section 2.2 of the PPS 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 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 supports the use of active transportation.

Section 2.3 of the PPS states that settlement areas shall be the focus of growth and development and land use patterns within settlement areas should be based on densities and a mix of land uses which efficiently use land and resources, optimize existing and planned infrastructure and public service facilities, support active transportation, are transit-supportive and are freight supportive. Planning authorities shall support general intensification to support the achievement of complete communities, including planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public services facilities.

OFFICIAL PLAN:

The subject lands are designated 'Residential' on Schedule "I-1" of the Official Plan and are further designated 'Low Density Residential' on Schedule "I-2" of the Official Plan.

As per Section 9.2.3, Residential Areas are those lands primarily designated for housing purposes which may also include other land uses which are integral to and supportive of a residential environment. Within the Residential Area housing will include the full range of dwelling types and three categories of residential land uses are identified, differentiated according to function, permitted uses, location criteria, density and scale of development.

The subject property is located within the 'Low Density Residential' designation according to the Official Plan. Low Density Residential areas are those lands that are primarily developed or planned for a variety of low-rise, low density housing forms including single detached, semi-detached, duplex, converted dwellings, quadraplexes, townhouses, and low density cluster development.

The maximum net residential density for an individual development in the Low Density Residential areas is 30 units/ha (12 units/ac) and no building shall exceed three stories in height at grade. Also, within areas of new Low Density Residential development, the minimum overall net residential density shall be 15 units/ha (6 units/ac).

Section 9.2.1 of the Official Plan – Housing Development and Residential Areas, Strategic Approach, identifies a number of strategies to provide present and future residents of Ingersoll with a choice of adequate and affordable housing which meets their needs. The strategies developed to achieve this goal include:

- Accommodating the present and future demand for housing in Ingersoll through the efficient use of vacant residentially-designated lands, underutilized parcels in built-up areas and existing housing stock in all neighbourhoods, with the objective of also reducing energy consumption, decreasing the financial burden of underutilized municipal services, and relieving pressure for development of natural areas and open spaces;
- Facilitating a choice of housing type, tenure, cost and location that meets the changing needs of all types of households by providing for a variety and mix of housing throughout the Town;
- Increasing the supply of affordable housing by integrating adequate housing for low and moderate income households and those with special needs throughout the Town and establish and monitor minimum affordable housing targets to ensure that the percentage of affordable housing is maintained or enhanced;
- Promoting and facilitating the provision of affordable housing through the co-operative efforts of all levels of government, the private sector and volunteer interest groups through such means as technical assistance, land conveyances, joint ventures, regulatory measures, and incentives.

Section 9.2.2.1 – Affordability, states that it is an objective of the Official Plan to ensure that adequate, affordable housing for low and moderate income households and those with special needs is available in the Town.

Additionally, opportunities for the development of housing types to meet the needs of low and moderate income households will be provided by facilitating the creation of new dwelling units through development and particularly through residential intensification, as well as designating

sufficient lands on a Town-wide basis, for multiple unit accommodation to meet projected housing needs. Further, it shall be ensured that opportunities exist to increase the variety and affordability of dwelling types in the built-up portion of the Town by permitting appropriate forms of residential intensification.

The policies in Section 9.2.2.2 – Tenure Mix, direct that it is an objective to promote a range of tenure forms of housing throughout the Town that is consistent with demand. These policies also provide that Town Council shall encourage the creation of housing opportunities that may result in a mix of tenure forms, such as ownership, rental and cooperative, throughout the Town.

Such encouragement will include the provision of opportunities for the development of a variety of housing forms in newly developing areas and by permitting sensitive infilling and accessory apartments in built-up areas.

Section 9.2.2.5 – Residential Intensification, promotes residential intensification in appropriate locations to make more efficient use of existing land, infrastructure and public services.

Section 9.2.4.1, Infill Housing, defines infill housing as the placement of new residential development into established built-up areas on vacant or underutilized sites. In order to efficiently utilize the designated residential land and municipal servicing infrastructure, infill housing will be supported in Low Density Residential areas. Section 9.2.4.1.3 of the Official Plan includes policies specifically for the consideration of infill subdivisions. In addition to other relevant policies of the Official Plan, the subdivision of land, where infill development is proposed on vacant or underutilized sites within established residential areas by plan of subdivision, Town and County Councils will ensure that:

- The nature of the proposed residential development will be evaluated having regard to the type of housing found in the surrounding residential neighbourhood;
- Any new residential lots with direct exposure to an established residential street will be consistent with the size of lots within a two block area on the same street and new residential development will maintain setbacks and spacing between dwellings consistent with the established built pattern;
- Measures will be incorporated into the subdivision design to buffer and screen existing residential uses from the new development; and
- The proposed multiple-unit developments will comply with the multiple-unit requirements for Low Density Residential areas.

In addition to the above-noted requirements for infill subdivisions, Section 9.2.4..1.4 of the Official Plan regarding all infill proposals in Low Density Residential areas identifies additional criteria for all infill proposals in the Town and includes consideration of matters related to municipal services and public facilities, stormwater management, parking and amenity areas, vehicular access points, among others.

The policies of Section 10.3.3 – Plans of Subdivision and Condominium, provide that County and Town Council will evaluate applications for a plan of subdivision on the basis of the requirements of the Planning Act, as well as criteria including, but not limited to, the following:

- Conformity with the Official Plan;
- The availability of community services such as roads, water, storm and sanitary sewers, waste disposal, recyclable collection, public utilities, fire and police protection, parks, schools and other community facilities;
- The accommodation of Environmental Resources and the mitigation of environmental and

- human-made constraints;
- The reduction of any negative effects on surrounding land uses, transportation networks or significant natural features;
- The design of the plan can be integrated into adjacent developments, and;
- The design of the plan is to be compatible with the natural features and topography of the site, and proposals for extensive cut and fill will be discouraged.

As a condition of draft plan approval, Town and County Council will require an applicant to satisfy conditions prior to final approval and registration of the draft plan. The applicant will be required to meet the conditions of the draft approval within the specified time period, failing which, draft plan approval may lapse. Additionally, to provide for the fulfillment of these conditions, and for the installation of services according to municipal standards, County and Town Council shall require the applicant to enter into a subdivision agreement with the Town and, where necessary, the County, prior to final approval of the plan.

TOWN OF INGERSOLL ZONING BY-LAW:

The subject lands are currently zoned 'Residential Type 1 Zone (R1)' in the Town's Zoning By-law. The 'R1' zone permits a limited range of low density housing types, including a single detached dwelling, a group home, an additional residential unit (ARU) and a home occupation.

The applicant has submitted an application to rezone the subject lands to 'Residential Type 2 Zone (R2)' to facilitate the development of both semi-detached dwellings and single detached dwellings. It is proposed that Lots 9, 10 and 35 will be developed for single detached dwellings, while the remainder of the lots will be developed for semi-detached dwellings.

Single detached dwellings in the 'R2' zone require a minimum lot area of 345 m² (3,713.7 ft²) or 450 m² (4,843.9 ft²) for a corner lot, a minimum lot frontage of 11.5 m (37.7 ft) or 15 m (49.2 ft) for a corner lot and a minimum lot depth of 30 m (98.4 ft). Semi-detached dwellings in the 'R2' zone require a minimum lot area of 270 m² (2,906.3 ft²) per unit or 360 m² (3,875.1 ft²) for a corner lot, a minimum lot frontage of 9 m (29.5 ft) per unit or 12 m (39.4 ft) for a corner lot and a minimum lot depth of 30 m (98.4 ft). Based on the amended draft plan of subdivision submitted by the applicant, the proposed lots appear to comply with the development provisions of the 'R2' zone for single detached dwellings (Lots 9, 10 and 35) and semi-detached dwellings.

PUBLIC CONSULTATION:

Notice of complete application regarding the proposed draft plan of subdivision and zone change was provided to surrounding property owners in accordance with the requirements of the *Planning Act* on June 29, 2026 and notice of public meeting was provided on August 25, 2026. As of the writing of this report one comment in support of the application was received.

SUMMARY:

The above-noted information is provided for Council's information. A subsequent report, including comments received via agency circulation, a summary of public input and Planning staff analysis and recommendations will be provided for Council's consideration at a future meeting and a public meeting of Oxford County Council for the draft plan of subdivision will follow.

RECOMMENDATION

It is recommended that Council of the Town of Ingersoll receive Report No. CP 2026-263, as information.

SIGNATURES

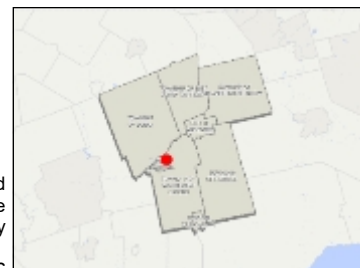
Authored by:	<i>'original signed by'</i>	Heather St. Clair, MCIP, RPP Senior Development Planner
Approved for submission:	<i>'original signed by'</i>	Eric Gilbert, MCIP, RPP Manager of Development Planning



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



0 110 220 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 24, 2026



Legend

- Parcel Lines**
 - Municipal Boundary
 - Property Boundary
 - - - Assessment Boundary
 - Road
 - Unit
- Zoning Floodlines**
- Regulation Limit**
 - ♦♦ 100 Year Flood Line
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- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



0 55 110 Meters

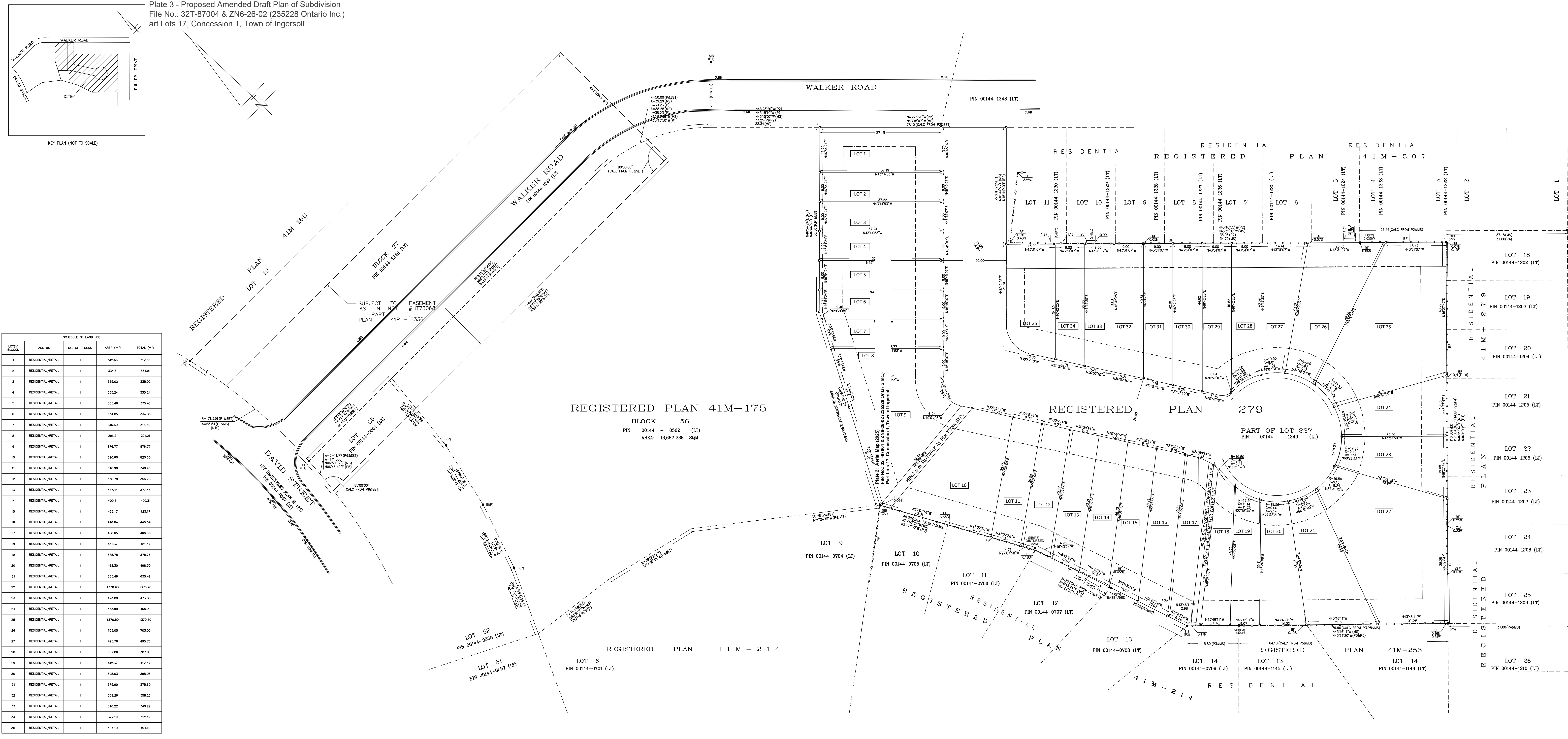
NAD_1983_UTM_Zone_17N



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June 24, 2026

Plate 3 - Proposed Amended Draft Plan of Subdivision
File No.: 32T-87004 & ZN6-26-02 (235228 Ontario Inc.)
art Lots 17, Concession 1, Town of Ingersoll



OWNER'S CERTIFICATE
I HEREBY AUTHORIZED A. AZIZ SURVEYORS INC., O.L.S. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE COUNTY OF OXFORD, ON.
DATE: JUNE 16, 2026
HARJEET WANDER
I HAVE THE AUTHORITY TO BIND THE CORPORATION
PROPERTY ADDRESS: LOTS 29-48 BETWEEN FULLER DRIVE & DAVID STREET
SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.
DATE: JUNE 16, 2026
A. ABDEL SHAHID
ONTARIO LAND SURVEYOR

DRAFT PLAN OF SUBDIVISION
PART OF LOT 227, BLOCK 63, REG'D PLAN 279
TOWN OF INGERSOLL
(COUNTY OF OXFORD)
SCALE = 1 : 400
METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

A. AZIZ SURVEYORS INC., O.L.S.
ADDITIONAL INFORMATION AS REQUIRED BY SECTION 51 (17) OF THE PLANNING ACT, CHAPTER P.13 (R.S.O. 1990):
(a)(b)(c)(d)(e) - AS SHOWN ON THE DRAFT PLAN SEE PLAN
(f)(g) - AS SHOWN ON THE DRAFT AND KEY PLAN
(h) - LAND TO BE USED IN ACCORDANCE WITH THE SCHEDULE OF LAND USE.
(i) - CLAY LOAM
(j) - PIPED WATER TO BE PROVIDED.
(k) - FULL MUNICIPAL SERVICES TO BE PROVIDED.

SCHEDULE OF ROADS				
ROAD NAME	ROAD TYPE	PUBLIC R.O.W. WIDTH (M)	LENGTH (M)	TOTAL (M ²)
	PUBLIC ROAD	20.00	170.78	4274.88

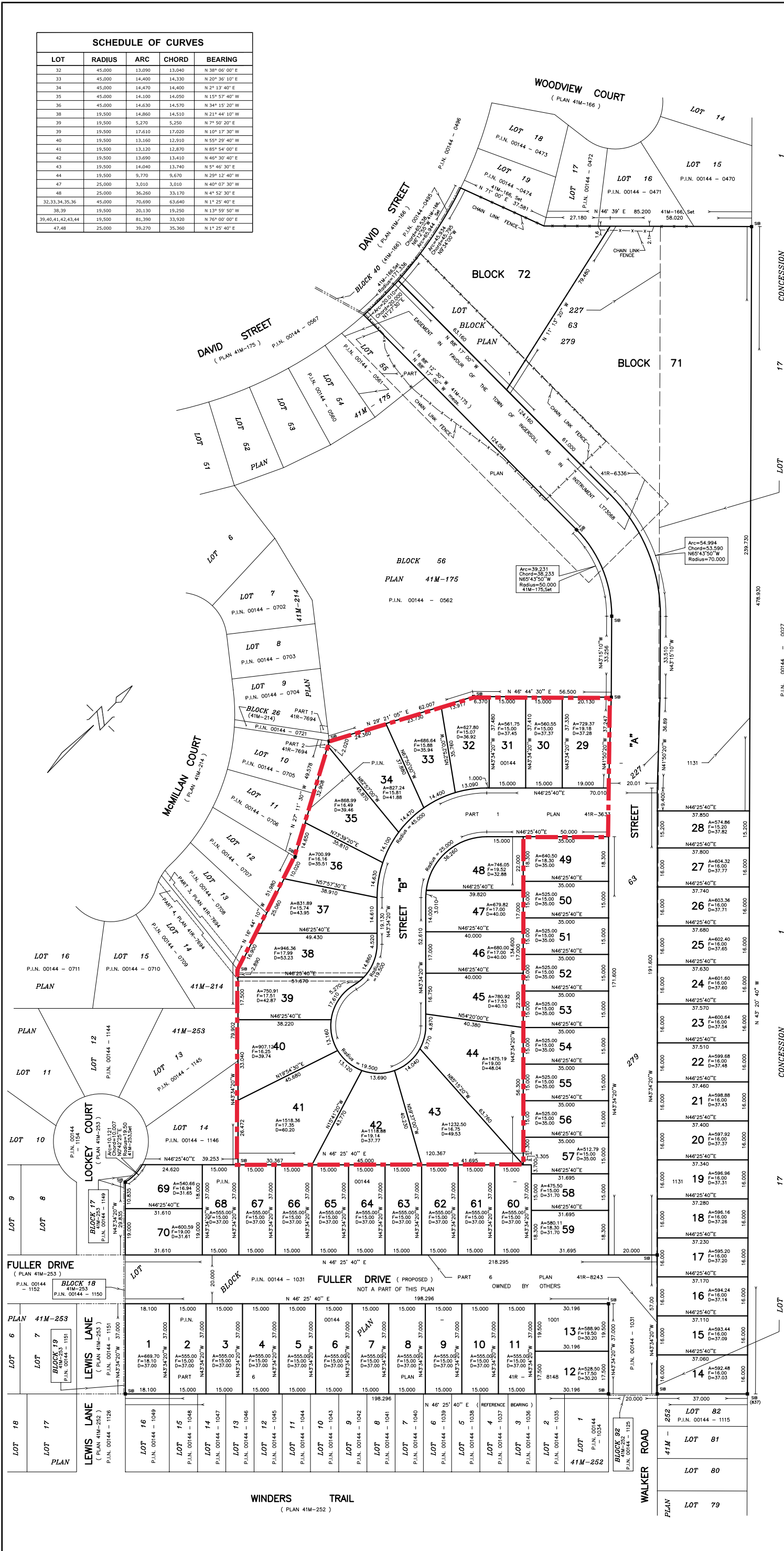
LEGEND:
■ DENOTES SURVEY MONUMENT FOUND
□ SURVEY MONUMENT SET
SIB " STANDARD IRON BAR
N,E,S,W " NORTH, EAST, SOUTH, WEST
BF " BOARD FENCE
P " PLAN 41M-175
P1 " PLAN 41M-8646
P2 " PLAN 41M-307
P3 " PLAN 41M-214
P4 " PLAN 41M-279
P5 " PLAN 41M-253
P6 " PLAN 41M-6336
OU " ORIGIN UNKNOWN
MS " MEASURED
CALC " CALCULATION
O/L " ON LINE
NTS " NOT TO SCALE
IB " IRON BAR

MUNICIPAL APPROVAL
APPROVED UNDER SECTION 51 OF THE PLANNING ACT, R.S.O. 1990
THIS DAY 2026
PAUL MICHELS
DIRECTOR COMMUNITY PLANNING
COUNTY OF OXFORD

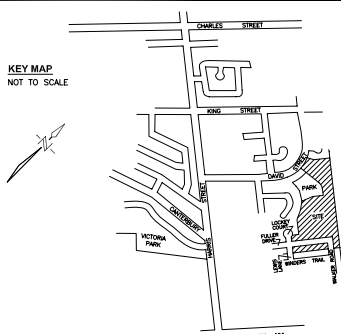
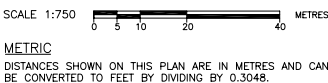
DATE	REVISION	BY

PROPOSED DRAFT PLAN FOR SUBDIVISION
A. AZIZ SURVEYORS INC.
ONTARIO LAND SURVEYORS
120 NEWKIRK ROAD, #31, RICHMOND HILL, ONT. L4C-9S7
Tel: (905) 237-8224 Fax: (416) 477-5465
Website: M-Azizsurveyors.ca
E-Mail: aziz@m-azizsurveyors.ca
PROJECT NUMBER: 22-394
PROJECT: WALKER ROAD
DRAWN BY: E.M. CHECKED BY: A.A.

SCHEDULE OF CURVES				
LOT	RADIUS	ARC	CHORD	BEARING
32	45,000	13,090	13,040	N 38° 06' 00" E
33	45,000	14,400	14,330	N 20° 36' 30" E
34	45,000	14,470	14,400	N 21° 43' 40" E
35	45,000	14,100	14,050	N 15° 57' 40" W
36	45,000	14,630	14,570	N 34° 15' 20" W
38	19,500	14,860	14,510	N 21° 44' 10" W
39	19,500	5,270	5,250	N 7° 59' 30" E
40	19,500	17,610	17,620	N 10° 17' 30" W
39	19,500	13,160	12,910	N 55° 29' 40" W
41	19,500	13,120	12,870	N 85° 54' 00" E
42	19,500	13,690	13,410	N 46° 30' 40" E
43	19,500	14,040	13,740	N 5° 46' 30" E
44	19,500	9,770	9,670	N 29° 12' 40" W
47	25,000	3,010	3,010	N 40° 07' 30" W
48	25,000	36,260	33,170	N 4° 52' 30" E
32,33,34,35,36	45,000	70,690	63,640	N 1° 55' 40" E
38,39	19,500	20,130	19,250	N 13° 59' 20" W
39,40,41,42,43,44	19,500	81,390	33,920	N 76° 00' 00" E
47,48	25,000	39,270	35,360	N 1° 25' 40" E



DRAFT PLAN OF SUBDIVISION
OF PART OF
LOT 227
BLOCK 63
PLAN 279
IN THE
TOWN OF INGERSOLL
AND PART OF
LOT 17
CONCESSION 1
IN THE GEOGRAPHIC
TOWNSHIP OF WEST OXFORD
FORMERLY IN THE
TOWNSHIP OF SOUTH—WEST OXFORD
NOW IN THE
TOWN OF INGERSOLL
COUNTY OF OXFORD



**INFORMATION REQUIRED UNDER
SECTION 51(2) OF THE PLANNING ACT**

(d) RESIDENTIAL
(h) MUNICIPAL WATER
(i) SOIL IS SANDY LOAM

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATE AND CORRECTLY SHOWN

MARCH 29th, 2011.
DATE

T.H. BROOKS
ONTARIO LAND SURVEYOR

I HEREBY AUTHORIZE T.H.BROOKS SURVEYING LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE MUNICIPALITY OF THE COUNTY OF OXFORD.

DATE _____

PAUL FLORICA
2156526 ONTARIO INC.

LAND USE SCHEDULE

LAND USE	LOTS/BLOCKS	AREA (SQUARE METRES)
SINGLE FAMILY	1 – 70	45,540
MULTIPLE UNIT DWELLING MEDIUM DENSITY	BLOCK 71	13,837
APARTMENT DWELLING HIGH DENSITY	BLOCK 72	3,554
STREETS		12,729
TOTAL		75,660

NOTE:

FRONTAGES WERE CALCULATED AT A 6 METRE SETBACK
AT RIGHT ANGLES TO THE LINE JOINING MID-POINTS

FILE COPY DATED MARCH 29, 2011

LEGEND AND NOTES:

BEARINGS ARE ASTRONOMIC AND ARE RELATED TO PART OF THE NORTH-WEST
LIMIT OF PLAN 41M-252 AS SHOWN HAVING A BEARING OF N46°25'40"E.

- | | |
|---|---|
| | DENOTES FOUND SURVEY MONUMENT (1375—unless otherwise noted) |
|  | DENOTES PLANTED SURVEY MONUMENT (1B unless otherwise noted) |
| SIB | DENOTES STANDARD IRON BAR |
| SSIB | DENOTES SHORT STANDARD IRON BAR |
| IB | DENOTES IRON BAR |



T.H.BROOKS SURVEYING LTD.
ONTARIO LAND SURVEYOR
WOODSTOCK - ONTARIO

DRAWN BY: J. STRICKLER	CHECKED BY:	DISK: 105	JOB No. B-8995
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