

To: Chair and Members of Oxford County Land Division Committee

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

## Application for Consent B26-12-6 – Romo Properties Inc.

### REPORT HIGHLIGHTS

---

- The purpose of the application for consent is to create one lot for future commercial development, and retain a lot containing an existing commercial use, consisting of a home building supply store and lumber yard.
- Planning staff are recommending approval of the application as it is generally consistent with the policy direction of the Provincial Planning Statement respecting employment uses and the site-specific policies of the County Official Plan as they pertain to the subject lands.

### DISCUSSION

---

#### Background

OWNER: Romo Properties Inc.  
Adam and Ralph Moulton  
344 Lake Street, P.O. Box 1600, St. Catherines ON, L2K 7J9

APPLICANT: Ali Campaniaris  
1147 Dundas Street East, Woodstock ON, N4S 8W3

LOCATION:

The subject lands are described as Block 1, Plan 41M-129 in the Town of Ingersoll. The lands are located on the east side of Culloden Road, lying between Samnah Crescent and are municipally known as 15 Samnah Crescent in Ingersoll.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule "I-1"	Town of Ingersoll Land Use Plan	Industrial (with special policies – Section 9.3.4.5.4.)
----------------	---------------------------------	---

INGERSOLL ZONING BY-LAW NO. 04-4160:

Existing Zoning: 'Special Restricted Industrial Zone (MR-2)'

EXISTING USE OF SUBJECT PROPERTY:

Lot to be Severed: Vacant  
Lot to be Retained: Service Commercial – home building supply retailer and lumber yard

SERVICES:

Lots to be Severed and Retained: municipal water and municipal sanitary sewer

ROAD ACCESS:

Lots to be Severed and Retained: paved, Town road (Samnah Crescent)

PROPOSAL:

	<u>Lot to be Severed</u>	<u>Lot to be Retained</u>
Area:	1,510 m <sup>2</sup> (15,254 ft <sup>2</sup> )	2.24 ha (5.5 ac)
Frontage:	28.74 m (94.29 ft) (Culloden Road)	55.4 m (181.75 ft) (Samnah Crescent)
Depth:	47.69 m (159.46 ft)	Irregular

The application has been requested to create one new commercial parcel in the Town of Ingersoll for future service commercial development and retain a parcel containing an existing home building supply store and lumber yard, built in approximately 2005. The dimensions of the proposed lots are detailed above. The lot to be severed is currently vacant however the subject lands do contain an existing easement along the frontage of Culloden Road, approximately 11.5 m (37.7 ft) wide, in favour of Oxford County for sanitary sewer purposes.

Surrounding land uses are predominately service commercial uses to the south and west, residential uses to the north and industrial uses to the east.

Plate 1, Location Map with Existing Zoning, indicates the location of the subject lands, as well as the existing zoning in the immediate vicinity.

Plate 2, Aerial Photo (2025), provides an aerial view of the subject lands as of the spring of 2025.

Plate 3, Applicant's Sketch, shows the configuration of the proposed severed and retained lots, 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 it is not intended to be an exhaustive list.

Section 2.1,6 of the PPS states that Planning authorities should support the achievement of complete communities by accommodating an appropriate range and mix of land uses, housing and transportation options, employment, public services facilities, recreation and parks, and open space to meet long-term needs. Further, complete communities improve accessibility for people of all ages and abilities and improve social equity and overall quality of life.

Section 2.3.1 of the PPS indicates that settlement areas shall be the focus of growth and development and land use patterns within settlement areas shall 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.

Section 2.8.1 provides that Planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- c) identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;
- d) encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and
- e) addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.

Industrial, manufacturing and small-scale warehousing uses that could be located adjacent to sensitive land uses without adverse effects are encouraged in strategic growth areas and other mixed-use areas where frequent transit service is available, outside of employment areas.

### OFFICIAL PLAN

The subject lands are designated ‘Industrial Area’ in the County’s Official Plan. Industrial Areas include those lands that are designated for the full range of industrial type activity including light,

medium and heavy industrial uses. Such uses may generate on and off-site effects such as traffic, noise, vibration, odours and/or visual appearance.

Permitted uses include assembling, manufacturing, fabricating, processing, repair activities, environmental industries, wholesaling, storage and warehousing industries, construction industries, communication and utility industries, transportation and cartage industries and technological service industries. Industries will also be permitted to combine technological, manufacturing or processing, office, sales and management activities.

The lands are also subject to the site-specific policies of Section 9.3.4.5.4 which state that notwithstanding the policies for 'Industrial Areas', in addition to the uses permitted in the 'Industrial Areas', an additional range of uses are permitted including service commercial uses such as restaurants, automobiles service stations, gas bars, public garages, hotels/motels and automobile dealerships, among other service commercial type uses.

Town Council may establish zoning regulations to control the scale of development by establishing minimum lot areas, maximum floor area ratios, building height restrictions and landscaping requirements. Land within this special policy area shall be subject to site plan control and shall be subject to the following design criteria:

- points of vehicle ingress and egress shall not be permitted onto Culloden Road, but shall be limited to Samnah Crescent and shall be restricted in location and number as determined by the Town of Ingersoll;
- parking between the building and the streetline will generally be limited to that necessary to adequately serve customers. Employee parking, loading bays, open storage, and service areas, where feasible, will be located in a yard that does not abut a street. The visual appearance of parking lots, loading bays, open storage, and service areas which are visible from the road and pedestrian system will be enhanced using a variety of methods such as fencing, vegetation and berming to provide visual relief and to screen the use from adjacent uses;
- the policies for landscaping, buffering and screening as outlined in this section, shall be observed with special attention paid to maintaining the front yards adjacent to Culloden Road in an attractive landscaped form and the screening and buffering of the side yards abutting residential lands for all buildings and outside storage;
- a storm water management report to ensure proper drainage to the satisfaction of the Town of Ingersoll;
- a satisfactory traffic impact study, depending upon the proposed use, as determined by the Town of Ingersoll. Such a study would be subject to a peer review, the cost of which shall be borne by the applicant/developer;
- light spill-over or glare from the lighting source including illuminated signs onto adjacent uses is minimized by such means as directed lighting;
- any outdoor mechanical equipment and facilities such as garbage containers will be adequately screened from view of public streets; and
- since the lands in this specific policy area are in the ownership of the Town of Ingersoll, the site plan process will be used to ensure that any terms or conditions pertaining to such matters as colour, texture, type of exterior materials, window detail and architectural detail of any buildings, which were agreed to at the time of sale to a purchaser, are complied with on the final site plans.

The subject lands are also located within an area that has been identified as a Source Water Protection Area. The County of Oxford Risk Management Officer has reviewed the proposal and has indicated that based on the information submitted as part of the application, the Source

Protection Plan policy restrictions do not apply at this time to the activities outlined in the application and the development application may proceed.

#### TOWN OF INGERSOLL ZONING BY-LAW

The subject lands are zoned 'Special Restricted Industrial Zone (MR-2)' in the Town of Ingersoll Zoning By-law. The 'MR-2' zone permits all restricted industrial uses outlined in Table 13.1, save a contractor's shop or yard. The 'MR-2' zone also permits a wide range of highway commercial uses, including an automobile dealership or leasing establishment, an automobile service station and supply establishment, a commercial school, a convenience retail store, an eating establishment (including drive-in and take out), a hotel/motel, a household power equipment sales and service establishment, an office supply and sales establishment and a veterinarian clinic.

The 'MR-2' zoning provides that the development of industrial uses shall be in accordance with the provisions of Table 13.2 – Restricted Industrial Zone Provisions, while the development of highway commercial uses shall be in accordance with the provisions of Table 12.2 – Highway Commercial Zone Provisions.

Given that the existing land use and proposed uses of the subject lands will be for commercial purposes, they would be subject to the provisions of the Highway Commercial Zone which require a minimum lot area of 450 m<sup>2</sup> (4,843.9 ft<sup>2</sup>), a minimum lot frontage of 20 m (65.6 ft) and a minimum lot depth of 30 m (98.4 ft) for the development of a highway commercial use. Based on the dimensions proposed by the applicant, both the severed and retained lands appear to comply with the 'HC' zone provisions, however it is noted that based on the proposed dimensions of the lot to be severed, industrial development would be restricted.

#### AGENCY COMMENTS

Enbridge Gas has commented that it is the responsibility of the applicant to verify the existing gas service does not encroach on more than one property when subdividing or severing an existing parcel of land. Any service relocation required due to a severance would be at the cost of the property owner. Further it is noted that an existing easement is located along the frontage of the subject lands abutting Culloden Road, in favour of the County of Oxford. No development would be permitted within the limits of this easement and any future owners should be made aware of the existence of this easement.

The County of Oxford Public Works Department has commented that both properties must be serviced independently with water and sanitary services. Any and services crossing the proposed property line shall be disconnected to the satisfaction of the County Public Works Department.

The Town of Ingersoll Building Department has commented the following:

1. A site servicing drawing is required for the retained lot and proposed lot to be severed. Site services must be fully contained within the lot to be retained and the proposed lot to be severed. Services cannot traverse adjoining lots, and any conflicts must be redirected or an easement created, to the satisfaction of the Town of Ingersoll.
2. A grading plan is required (existing and proposed) for the retained lot and proposed lot to be severed.
3. Please supply information on what the registered easement shown on the west side of the proposed lot to be severed is for.

4. The driveway entrance for the proposed lot to be severed must be located with access off Samnah Crescent only. No driveway entrance is permitted off Culloden Road.
5. Please advise if the proposed lot to be severed will result in the loss of parking spaces for the retained lot. If parking spaces for the retained lot are being reduced, because of the proposed lot to be severed, calculations are required as per the requirements of the Zoning By-Law showing that the remaining parking spaces meet the minimum required parking spaces for the retained lot.
6. As per the requirements of the Zoning By-Law frontage of the proposed lot to be severed would be along Culloden Road and the exterior side yard would be along Samnah Crescent.
7. If the severance application is approved, separate surveys will be required for both the retained and severed lots, to the satisfaction the Town of Ingersoll.

The Town of Ingersoll Clerk's Department has commented that they have no comments on the application for severance, however the Town's Parkland Dedication By-law will be applicable at the time of future development.

The Town of Ingersoll Engineering Department has commented the following:

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 for both retained and severed lots. Grading must ensure that all surface runoff is fully contained, does not negatively impact on adjoining property, is directed away from existing and future buildings, and is directed to an adequate stormwater outlet, all to the satisfaction of the Town.
2. Only one entrance/exit will be permitted to the severed parcel, located off Samnah Crescent.
3. All work in the road allowance or servicing easement must be designed and constructed in accordance with the Town of Ingersoll Engineering Design Guidelines and Specifications for Municipal Work, latest revision.
4. A Town of Ingersoll "Road Occupancy Permit" will be required for all work within the Samnah Crescent right of way.
5. Demonstrate that any and all existing services crossing the "lot to be severed" to service the "lot to be retained" will be abandoned and new services be constructed as required to the satisfaction of the Town and County.
6. Demonstrate that any and all existing services crossing the "lot to be retained" to service the "lot to be severed" will be abandoned and new services be constructed as required to the satisfaction of the Town and County.
7. A Financial security deposit will be required based on the frontage of the created lot in the amount of \$20,000 as identified in the Town of Ingersoll Development Agreement Security Policy, Section 3.0 - Development Agreements (Severances)
8. The security deposit is payable to the Town of Ingersoll at the time of land severance.
9. As a condition of site plan, a 1.5 m concrete sidewalk is to be extended from Culloden Road across the frontage of the severed parcel on Samnah Crescent.
10. As a condition of site plan, the applicant will be required to relocate at their cost, any utility, mailbox, or signage that is an obstruction to new servicing, entrance/exit and sightlines.

The Town of Ingersoll Fire Services Department and Southwestern Public Health have indicated they have no comments or concerns respecting the proposal.

#### PUBLIC CONSULTATION

Public notice regarding the application was provided to surrounding property owners in accordance with the requirements of the *Planning Act* on May 21, 2026. As of the date of this

report, no correspondence was received from neighbouring property owners with respect to the proposed application.

## **Planning Analysis**

The application for consent proposes the creation of one new vacant commercial parcel in the Town of Ingersoll, and the retention of a commercial parcel containing an existing home building supply store and lumber yard.

Planning staff have reviewed the proposal under the policy direction of the Provincial Planning Statement and are generally satisfied that the proposal will facilitate the creation of one new commercial parcel in the Town of Ingersoll that will satisfy the intent of the PPS as it will aid in providing diversified economic opportunity that will maintain a range of employment uses for the Town and will efficiently utilize existing municipal infrastructure while respecting existing and planned employment uses.

While the subject lands are designated 'Industrial' in the Official Plan, Planning staff are of the opinion that the proposal is in-keeping with the site-specific policy direction that applies to the subject lands which permits a wide range of service commercial uses on the subject lands, consistent with the established uses permitted in the existing site-specific 'MR-2' zoning that applies to the subject lands. This zoning has been established to implement the site-specific policy that applies to the subject lands and future development of the severed lot will be consistent with this policy direction and applicable zoning provisions.

It is noted that based on the existing zoning provisions which have greater setback requirements for industrial uses, future development of the severed lands will be limited to highway commercial type uses, rather than light industrial uses, however staff are satisfied that sufficient development potential is available for highway commercial type uses for the severed lands, based on the site sketch submitted by the applicant. Further, any future development would be subject to the Town's site plan approval process to ensure such considerations as driveway access (which would be off of Samnah Crescent) and landscaping and buffering is consistent with the site-specific policy direction for the subject lands.

Overall Planning staff are satisfied that the requested severance will result in the efficient use of existing employment lands that is consistent with the site-specific policy and zoning criteria for service commercial type uses and can be supported from a planning perspective.

## **RECOMMENDATION**

---

**Whereas the application for consent is consistent with the 2024 Provincial Planning Statement, complies with the policies of the County Official Plan, and the lands are appropriately zoned, we are of the opinion that the application is acceptable from a planning perspective, and should be granted, subject to the following conditions:**

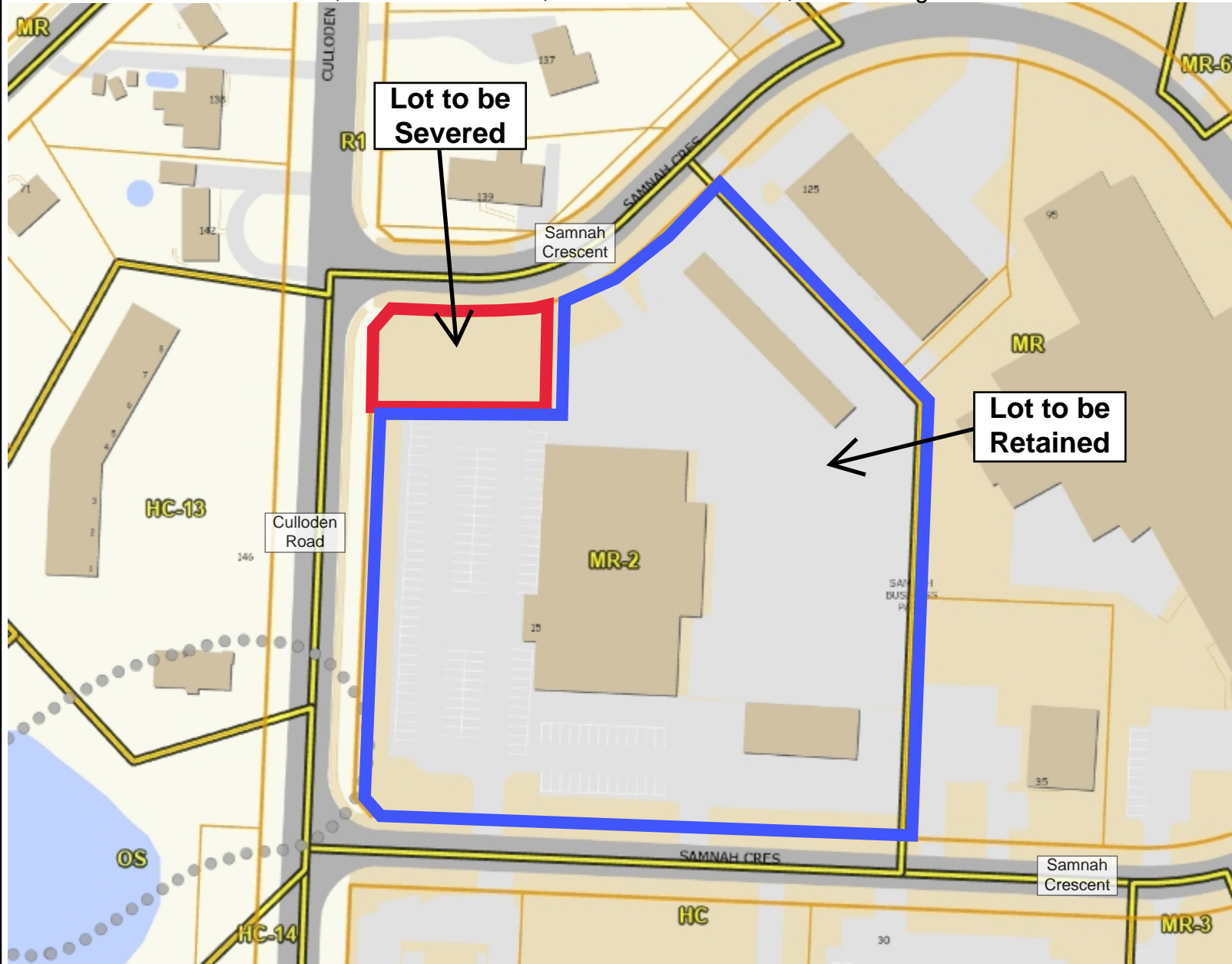
- 1. The County of Oxford Public Works Department advise the Secretary-Treasurer of the County of Oxford Land Division Committee that all financial requirements of the County of Oxford with respect to provision of water and sewer services to the lot to be severed have been complied with. To this end, each property must be serviced independently and any/all services crossing the proposed property line be disconnected, to the satisfaction of the Oxford County Public Works Department.**

2. If required, the Owner shall submit a grading plan, prepared by a Professional Engineer or Ontario Land Surveyor, for both the lot to be severed and retained to demonstrate that all surface run-off is fully contained, does not negatively impact on adjoining property, is directed away from all existing and future buildings and is directed to an adequate stormwater outlet, to the satisfaction of the Town of Ingersoll.
3. If required, the Owner shall submit a servicing plan to confirm of the location of any overhead or underground services installed to the severed and retained lots. Services cannot traverse the adjoining lots and any conflicts must be re-directed or an easement created, to the satisfaction of the Town of Ingersoll.
4. A financial security deposit will be required, in accordance with the Town of Ingersoll Development Agreement Security Policy, to the satisfaction of the Town of Ingersoll.
5. The owner shall submit a recent survey of both the severed and retained lots to confirm lot sizes and setbacks to existing buildings, to the satisfaction of the Town of Ingersoll.
6. The Clerk of the Town of Ingersoll advise the Secretary-Treasurer of the Land Division Committee that all requirements of the Town, financial, services and otherwise, have been complied with.

## SIGNATURES

---

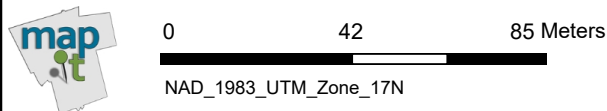
<b>Authored by:</b>	<i>"Original Signed by"</i>	Heather St. Clair, MCIP, RPP Senior Development Planner
<b>Approved for submission:</b>	<i>"Original Signed by"</i>	Eric Gilbert, MCIP, RPP Manager of Development Planning



**Legend**

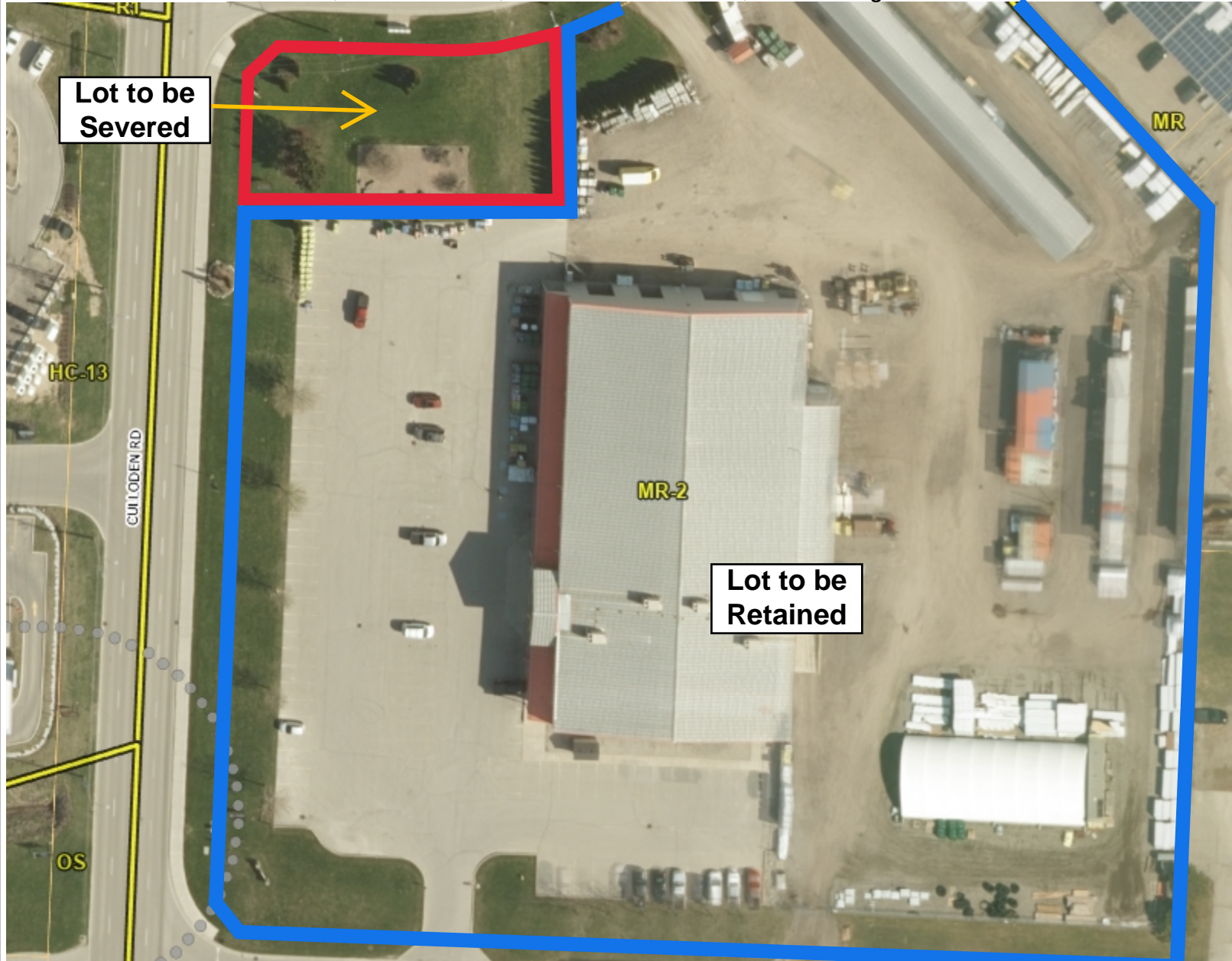
- Parcel Lines**
  - Municipal Boundary
  - Property Boundary
  - Assessment Boundary
  - Road
  - Unit
- Zoning Floodlines Regulation Limit**
  - ◆ 100 Year Flood Line
  - ▲ 30 Metre Setback
  - Conservation Authority Regulation Limit
  - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

**Notes**



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

March 13, 2026



Lot to be Severed

Lot to be Retained

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 24 48 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

May 20, 2026

**SKETCH**

PREPARED ILLUSTRATING PROPOSED SEVERANCE  
 FOR: HOME HARDWARE BUILDING CENTER

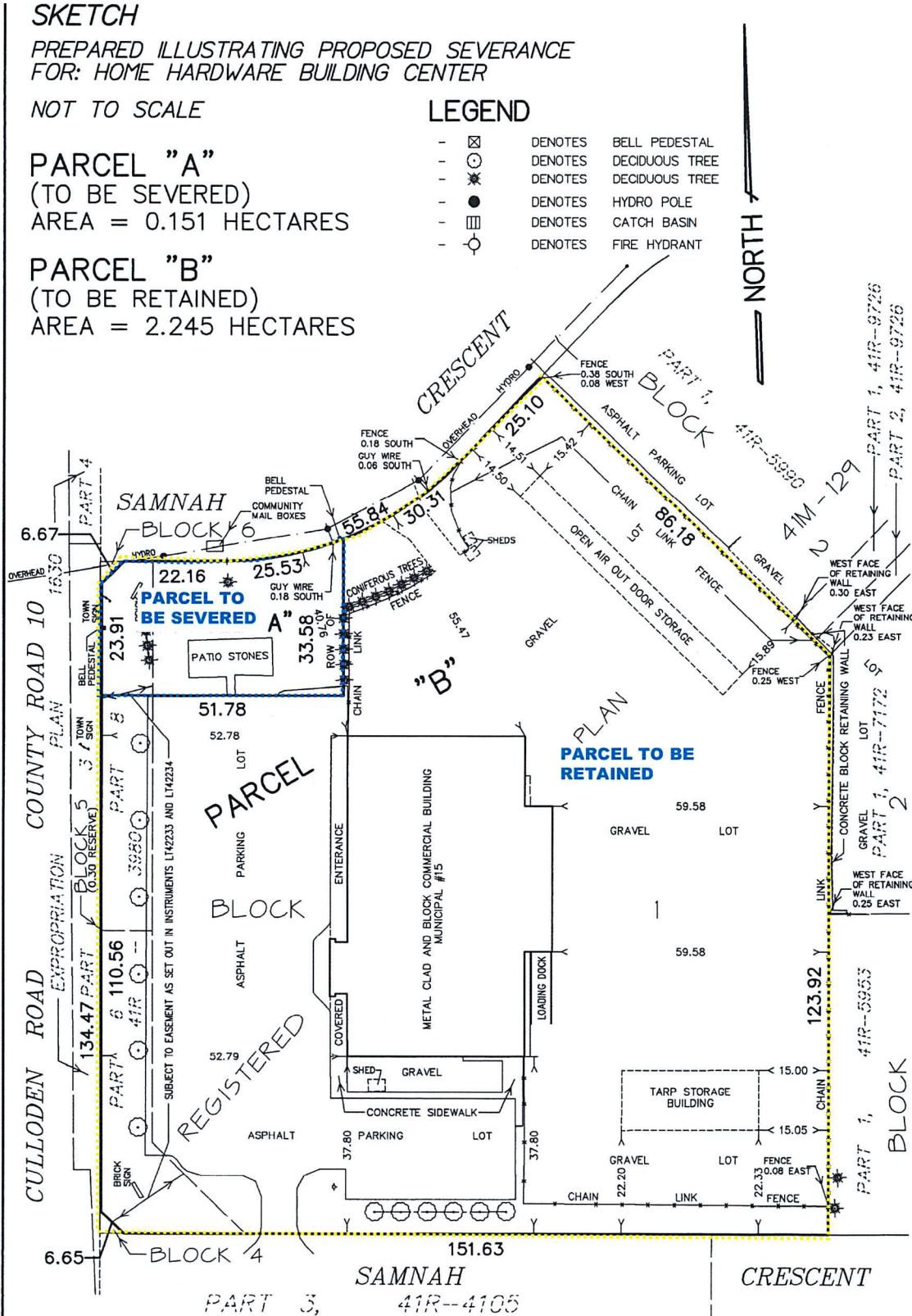
NOT TO SCALE

**PARCEL "A"**  
 (TO BE SEVERED)  
 AREA = 0.151 HECTARES

**PARCEL "B"**  
 (TO BE RETAINED)  
 AREA = 2.245 HECTARES

**LEGEND**

- [Symbol] DENOTES BELL PEDESTAL
- [Symbol] DENOTES DECIDUOUS TREE
- [Symbol] DENOTES DECIDUOUS TREE
- [Symbol] DENOTES HYDRO POLE
- [Symbol] DENOTES CATCH BASIN
- [Symbol] DENOTES FIRE HYDRANT



PROPERTY DESCRIPTION:  
 BLOCK 1  
 REGISTERED PLAN 41M-129  
 TOWN OF INGERSOLL  
 COUNTY OF OXFORD

**CAUTION**

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK

© COPYRIGHT 2025 KIM HUSTED SURVEYING LTD.

THE REPRODUCTION, ALTERATION, OR USE OF THIS REPORT IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF KIM HUSTED SURVEYING LTD. IS STRICTLY PROHIBITED



**KIM HUSTED**  
 SURVEYING LTD.  
 A wholly owned subsidiary of J.D. Barnes Limited

SURVEYING  
 MAPPING  
 OIS

30 Harvey St., Tillsonburg, ON N4G 3J8  
 T: (519) 842-3638 F: (519) 842-3639 www.jdbarnes.com

WLP	DRAWN
JGD	CHECKED
DATED: 05/07/25	
Ref. No. 25-53-650-00	

