

pursuant to Sections 17(15) and 34(12)
of the Planning Act, R.S.O. 1990, as amended

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND ZONE CHANGE

TOWN OF INGERSOLL

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

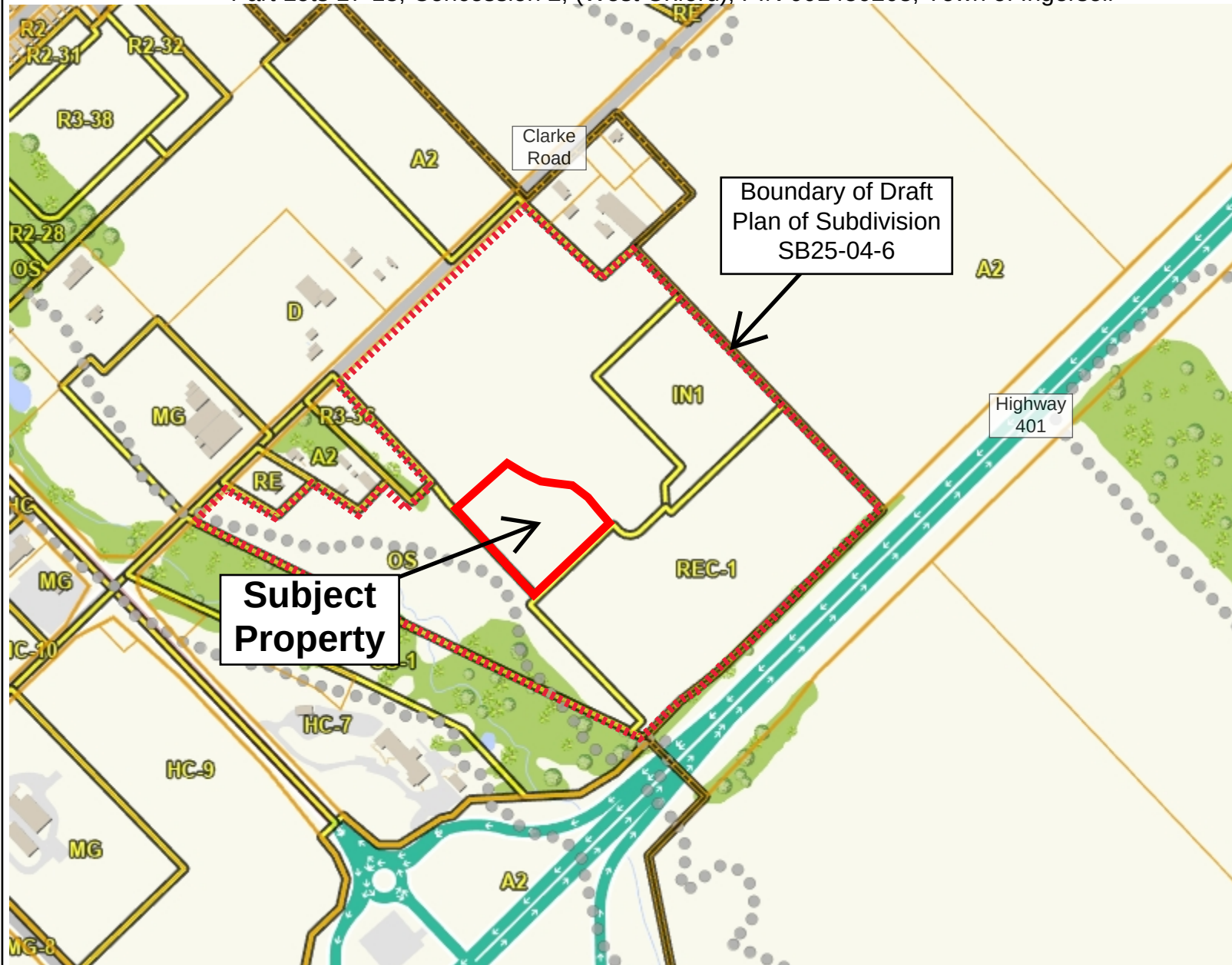
File No.:	OP 26-15-6 and ZN 6-26-05
Owner:	The Corporation of the Town of Ingersoll
Applicant:	GSP Group Inc.
Location of Property:	The subject lands are described as Part Lots 17-18, Concession 2 (West Oxford) in the Town of Ingersoll. The subject lands are further described as Block 1 on a draft approved plan of subdivision, File No. SB25-04-6. The subject lands are located on the south side of Clarke Road, lying between Harris Street and Foldens Line and currently have no municipal address.
Description of Application:	The purpose of the application for Official Plan Amendment is to redesignate the subject lands from ‘Medium Density Residential’ to ‘Community Facilities’ to facilitate the development of a long-term care facility consisting of a long-term care use and retirement residence. The purpose of the application for zone change is to rezone the subject lands from ‘Development Zone (D)’ to ‘Special Major Institutional Zone (IN2-sp)’ to facilitate the development of the proposed long-term care facility and retirement residence with a number of site-specific provisions to facilitate the proposed development, including: • a reduction to the minimum required landscape open space from 30% lot area to 28% lot area; • a reduction to the minimum required planting strip width from 3 m (9.8 ft) to 2.3 m (7.5 ft); • an increase to the maximum height allowance from 11 m (36 ft) to 18 m (59 ft); • a special provision to permit ancillary service retain and a café to a maximum gross floor area of 250 m² (2,691 ft²); • relief from Table 5.19.4 – Location and Setback Requirement for Parking Areas, to exempt the proposed parking areas from the applicable parking setbacks; • relief from Section 5.19.3.2 – Parking Space Location on Other Lot, to permit the required parking for the proposed retirement residence on a separate lot; • a site-specific provision to consider two separate parcels as one parcel to permit the subject lands to be separated while still functioning as one parcel for the purpose of determining zoning provisions.

(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 applications, 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.

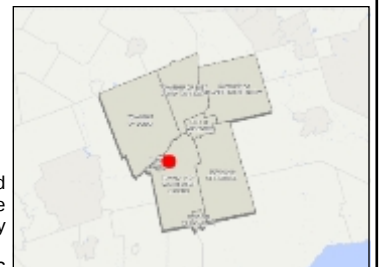
Heather St. Clair
Senior Development Planner
Community Planning
County of Oxford
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Woodstock ON N4S 7Y3
phone: 519-539-9800 x 3206
email: planning@oxfordcounty.ca



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



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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 3, 2026