

PUBLIC NOTICE

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

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT, DRAFT PLAN OF SUBDIVISION AND ZONE CHANGE  
in the  
TOWN OF INGERSOLL

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

Town of Ingersoll  
130 Oxford Street, 2nd Floor  
Ingersoll, ON N5C 2V5  
Telephone: 519-485-0120

**DATE:** Tuesday, June 23, 2026

**FILES:** SB 24-03-6; OP 24-08-6 and ZN 6-24-03  
(South Thames Developments Inc)

**Purpose and Effect of the Proposed Official Plan Amendment, Draft Plan of Subdivision and Zone Change:**

The applications for Official Plan amendment and Zone Change have been requested to facilitate a residential plan of subdivision on the subject lands (File No. SB24-03-6). The plan of subdivision proposes the creation of 38 blocks for medium and low-density residential development (ranging 345-639 dwelling units) consisting of a range of single detached dwellings, semi-detached dwellings and street fronting townhouses. The plan of subdivision would also include 2 new park blocks, a block for stormwater management and the creation of a new local street network and the retention of an existing woodlot.

The requested Official Plan amendment proposes to amend the existing 'Low Density Residential' and 'Medium Density Residential' designations, as they apply to the subject lands, to permit an increase to the maximum net residential density from 30 units/ha to 40 units/ha to facilitate the proposed residential subdivision. A special policy has been requested to permit a Class 4 noise category for the residential block on the southerly portion of the subject lands.

The proposed zone change has been requested to rezone the subject lands from 'General Agricultural Zone (A2)' to 'Special Residential Type 2 Zone (R2-sp)', 'Special Residential Type 3 Zone (R3-sp)' and 'Open Space Zone (OS)' for the blocks proposed for parkland and stormwater management.

Site specific provisions have been requested from the 'R2' and 'R3' zone provisions, as follows:

- reductions to the minimum lot area requirements;
- reductions to the minimum lot frontage requirements;
- reductions to the minimum lot depth requirements;
- reductions to the minimum front yard depths and exterior side yard widths;
- reductions to the minimum rear yard depths;
- reductions to the minimum interior side yard widths;
- increase to the maximum lot coverage allowance;
- maximum driveway width allowances;
- sightline setbacks, and
- minimum distances between driveways and intersections.

The effect of the applications will be to facilitate the proposed residential plan of subdivision in the Town of Ingersoll.

The subject lands are legally described as Part of Lots 24 and 25, Broken Front Concession and Part of Road Allowance, West Oxford. The subject lands are located on the south side of Hamilton Road, lying west of Oakwood Street and are municipally known as 583530 Hamilton Road, Ingersoll.

**Public Meetings:**

The Council of the Town of Ingersoll held a public meeting to hear comments from the public related to the applications on September 8, 2025. The Council of the Town of Ingersoll will hold a second meeting to consider the proposed Official Plan Amendment and Zone Change, however, PLEASE NOTE, this will *not* be a public meeting as per the requirements of the *Planning Act*. If you wish to speak or make a presentation to Town Council regarding these applications, you must advise the Clerk of your reasons, in writing, no later than 4:00 PM on the Wednesday prior to the meeting. Copies of any presentations must be provided at the time of the request to the Town Clerk, and can be forwarded by email to [clerks@ingersoll.ca](mailto:clerks@ingersoll.ca).

This meeting will be held on:

**Date:** Monday, July 13, 2026  
**Time:** 6:00 p.m.  
**Place:** Council Chambers, 2nd Floor, The Town Centre  
130 Oxford Street, Ingersoll, ON N5C 2V5

PLEASE NOTE: The Council of the Town of Ingersoll will make a recommendation to County Council in regard to the Official Plan Amendment and Draft Plan of Subdivision applications. The applications will be considered for decision by County Council at a regular meeting as noted below.

**ACCESSIBILITY NOTICE — ELEVATOR OUT OF SERVICE**

Please be advised that the elevator at Town Hall will be out of service on July 13, 2026. The Council Chambers, where this meeting will be held, is located on the second floor and is accessible only by stairs while the elevator is out of service. This may affect the ability of individuals with accessibility needs to attend the meeting.  
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Individuals who wish to attend the meeting but are otherwise prevented from doing so due to the elevator outage are encouraged to watch the meeting via the live stream link on the Council agenda. Those who request delegation status will have their accommodation needs met through the delegation form.

The Council of the County of Oxford will hold a public meeting to consider the proposed Official Plan Amendment and Draft Plan of Subdivision on:

**Date:** Wednesday, August 12, 2026  
**Time:** 9:30 a.m.  
**Place:** Oxford County Administration Bldg, Council Chambers, 1st Floor,  
 21 Reeve St., Woodstock, ON N4S 3G1

Virtual public meeting via live stream – [www.oxfordcounty.ca/livestream](http://www.oxfordcounty.ca/livestream)

County Council employs a hybrid meeting model. The public may attend the meeting in-person or may participate virtually. 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 encourage residents to provide written comments to [planning@oxfordcounty.ca](mailto:planning@oxfordcounty.ca). All written comments received may become part of the public agenda.

If you would like to participate in the public hearing, please email [clerksoffice@oxfordcounty.ca](mailto:clerksoffice@oxfordcounty.ca) or call 519-539-9800 ext. 3001 by Friday, August 7, 2026. 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. Arrangements can also be made to obtain a copy of the relevant planning report if you are unable to download a copy from <http://www.oxfordcounty.ca/Your-Government/Council>

If you require an alternate format or communication support, please contact the Clerk's Department with at least 7 days notice prior to the meeting, at 519-539-9800 ext 3910 or by e-mail at [clerksoffice@oxfordcounty.ca](mailto:clerksoffice@oxfordcounty.ca).

**Other Planning Act Applications: None**

Please be advised that the Councils may approve, modify or refuse the requested Official Plan Amendment, Draft Plan of Subdivision and Zone Change amendments at their respective meetings. If you do not attend or are not represented at the meetings, the Councils may proceed and may not advise you of any proposed modifications.

If you wish to be notified of the decision of the Town of Ingersoll or the County of Oxford on the proposed amendment, you must make a written request to either the Clerk of the Town of Ingersoll or to [planning@oxfordcounty.ca](mailto:planning@oxfordcounty.ca).

In order to appeal a decision of the Town of Ingersoll or the County of Oxford to the Ontario Land Tribunal, eligibility requirements must be met as outlined in the Planning Act, R.S.O. 1990, as amended. If a specified person or public body would otherwise have an ability to appeal the decision of the Town of Ingersoll or the County of Oxford to the Ontario Land Tribunal but does not make oral submissions at a public meeting or make written submissions to the Town of Ingersoll or the County of Oxford before the amendment is adopted, the specified person or public body is not entitled to appeal the decision. Third party appeals of any decision are not permitted.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Ingersoll or the County of Oxford before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Additional information relating to the proposed amendment is available for review at the County of Oxford Community Planning Office at the address below, Monday – Friday, 8:30 a.m. to 4:30 p.m., or by visiting the Community Planning website at [www.oxfordcounty.ca/en/services-for-you/land-use-development.aspx](http://www.oxfordcounty.ca/en/services-for-you/land-use-development.aspx).

If you have any questions regarding the above-noted applications, please contact **Heather St. Clair, Senior Development Planner**, Community Planning Office (519-539-0015 ext. 3206). Written comments may be forwarded to the address below or emailed to: [planning@oxfordcounty.ca](mailto:planning@oxfordcounty.ca) Please include the applicant's name and our File Number on all correspondence.



Yours truly,

/lb

Eric Gilbert, MCIP, RPP  
 Manager of Development Planning  
 Community Planning Office  
 County of Oxford  
 21 Reeve Street  
 Woodstock ON N4S 3G1  
 Telephone: 519-539-9800  
 Fax 519-421-4712

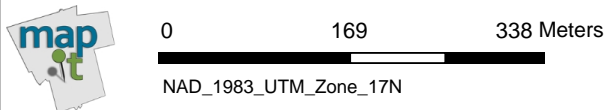


**Legend**

- 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)

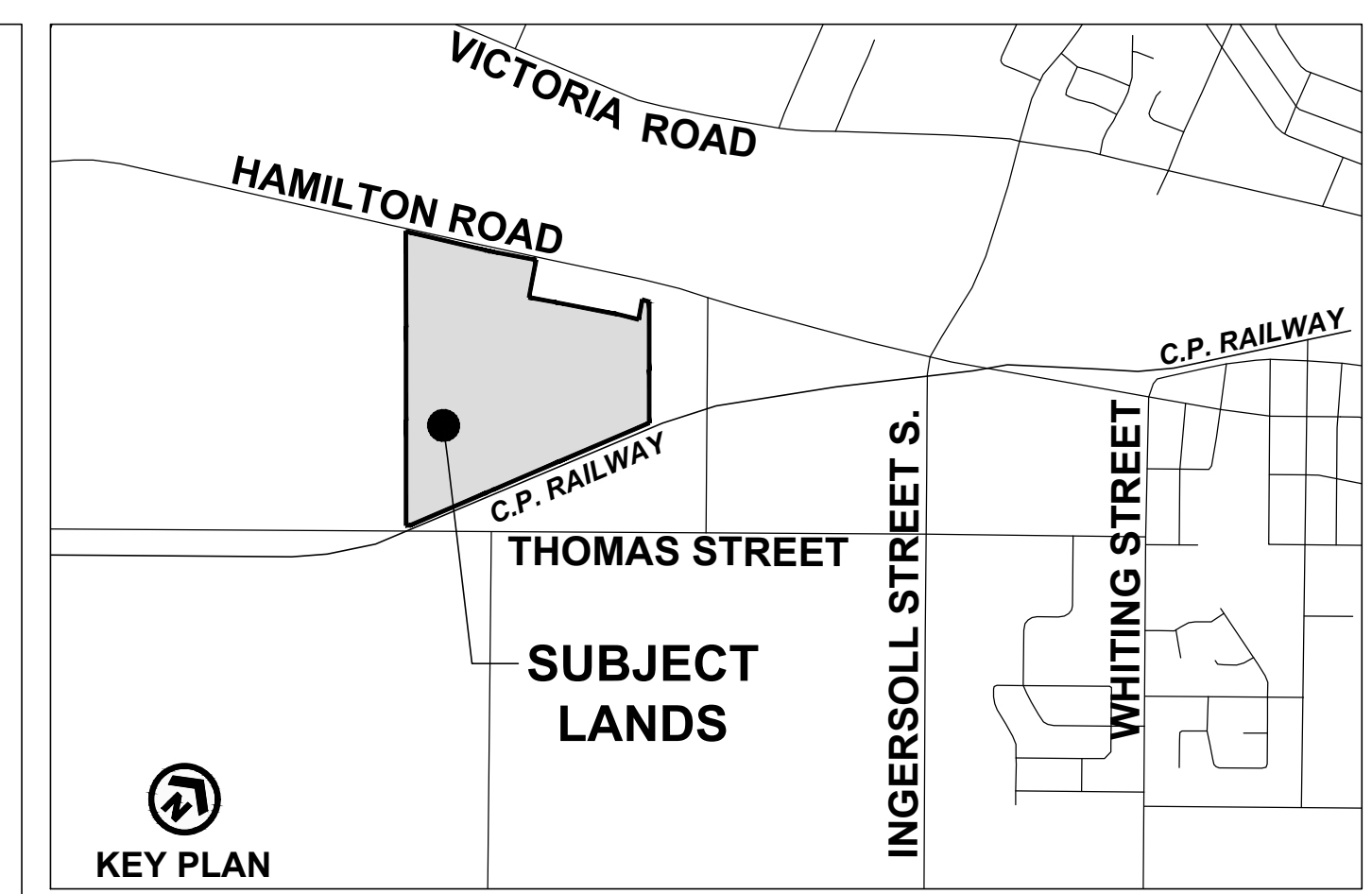
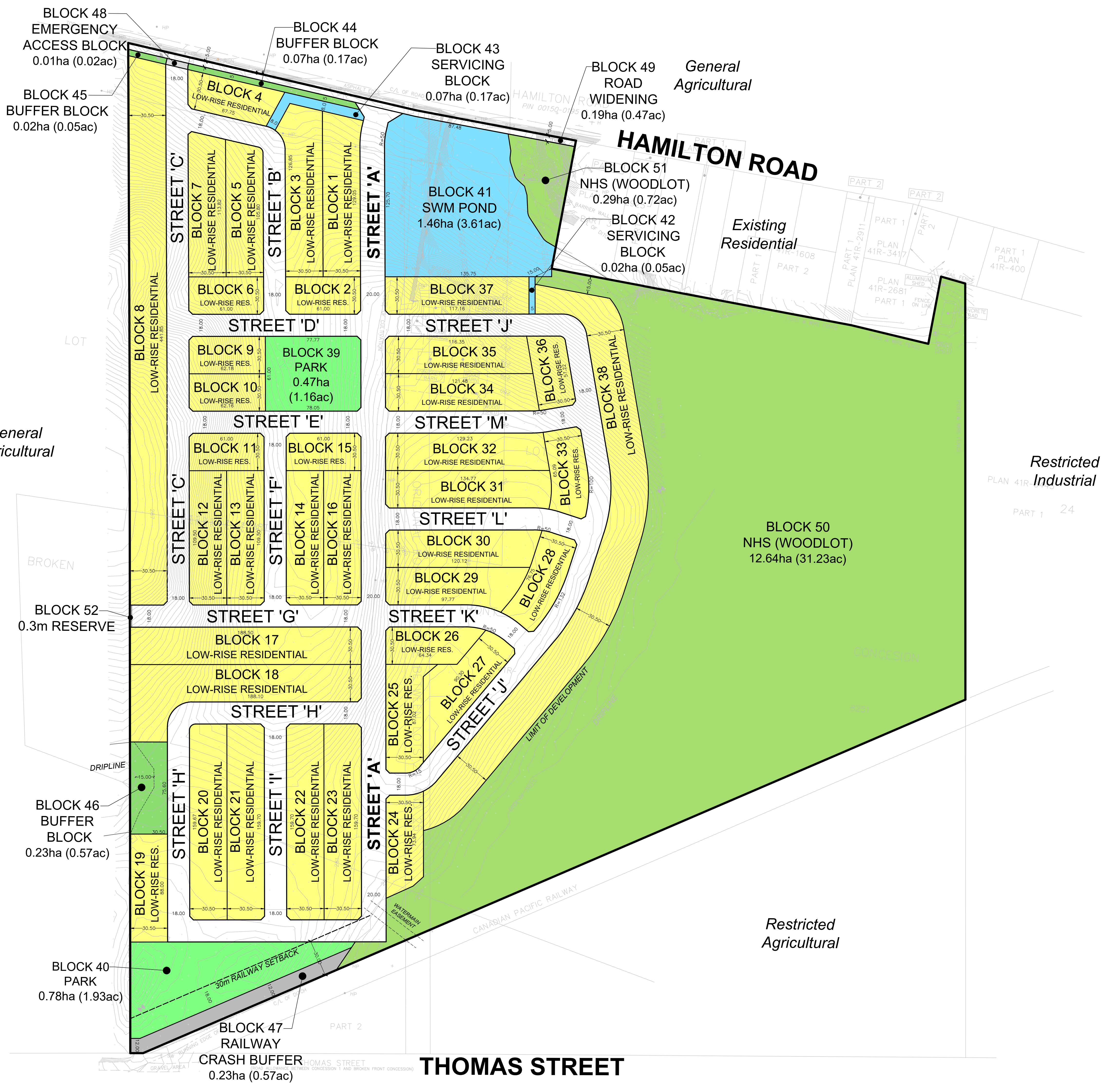
**Subject Lands**

**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

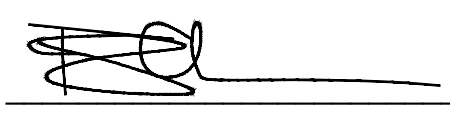
August 18, 2025



**DRAFT PLAN OF SUBDIVISION  
 CACHET HOMES**  
 FILE # 24T-

PART OF LOTS 24 AND 25,  
 BROKEN FRONT CONCESSION &  
 PART OF ORIGINAL ROAD ALLOWANCE  
 BETWEEN LOTS 24 AND 25  
 TOWNSHIP OF SOUTH-WEST OXFORD  
 COUNTY OF OXFORD

**OWNERS CERTIFICATE**  
 I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT  
 THIS DRAFT PLAN OF SUBDIVISION TO THE COUNTY OF OXFORD FOR APPROVAL.

SIGNED:  DATE: MAY 29, 2024  
 RAMSEY SHAHEEN  
 CACHET HOMES

**SURVEYORS CERTIFICATE**  
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS  
 SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE  
 CORRECTLY AND ACCURATELY SHOWN.

SIGNED:  DATE: MAY, 29, 2024  
 JASON ELLIOTT  
 J.D. BARNES LIMITED

**ADDITIONAL INFORMATION**  
 (UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY  
 CLAUSES A,B,C,D,E,F,G, J & L ARE SHOWN ON THE DRAFT AND KEY PLANS.

- H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
- I) SANDY LOAM AND CLAY LOAM
- K) SANITARY AND STORM SEWERS TO BE PROVIDED

**LAND USE SCHEDULE**

LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS
LOW-RISE RESIDENTIAL	1-38	14.88	36.77	0
PARK	39,40	1.25	3.09	
SWM POND	41	1.46	3.61	
SERVICING BLOCK	42,43	0.07	0.17	
BUFFER BLOCK	44-46	0.32	0.79	
RAILWAY CRASH BUFFER	47	0.23	0.57	
EMERGENCY ACCESS BLOCK	48	0.01	0.02	
ROAD WIDENING	49	0.19	0.47	
NHS (WOODLOT)	50,51	12.93	31.95	
0.3m RESERVE	52	0.00	0.00	
20.0m R.O.W. (680m Length)		1.37	3.39	
18.0m R.O.W. (2,944m Length)		5.30	13.10	
<b>TOTAL</b>	<b>52</b>	<b>38.01</b>	<b>93.92</b>	<b>##</b>

**NOTES**  
 -DAYLIGHT TRIANGLE FROM STREET 'A' TO HAMILTON ROAD: 10m x 10m  
 -ALL OTHER DAYLIGHT TRIANGLES: 3m x 3m  
 -ALL EXISTING STRUCTURES TO BE REMOVED