

To: Mayor and Members of Town of Ingersoll Council

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

Applications for Official Plan Amendment and Zone Change 1000418612 Ontario Inc. OP25-09-6 and ZN6-25-04

REPORT HIGHLIGHTS

- The application for Official Plan amendment has been received to redesignate the subject lands from 'Low Density Residential' to 'High Density Residential' to facilitate the development of two six storey apartment buildings in the Town of Ingersoll. It is proposed that one apartment building will contain 51 apartment dwelling units, while the second will contain 63 apartment dwelling units, for a total of 114 new apartment dwelling units.
- The associated application for zone change has been requested to rezone the subject lands from 'Development Zone (D)' to 'Special Residential Type 4 Zone (R4-sp)' to facilitate the proposal. Relief has been sought from the 'R4' zone provisions to permit reductions to parking and amenity space.
- 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: 1000419812 Ontario Inc.
399 North Town Line, Ingersoll ON, N5C 3J6

AGENT: Urban Insights Inc.,
Ryan Mounsey
40 King Street South, Unit 301, Waterloo ON, N2J 1N8

LOCATION:

The subject lands are described as Part Lot 291, Block 99, Plan 279 in the Town of Ingersoll. The subject lands are located on the south side of North Town Line, lying between Shelton Drive and Bell Street and have no current municipal address.

COUNTY OF OXFORD OFFICIAL PLAN:

Existing Designation:	Schedule "I-1"	Town of Ingersoll Land Use Plan	Residential and Open Space
Existing Designation:	Schedule "I-2"	Residential Density Plan	Low Density Residential and Open Space
Proposed Designation:	Schedule "I-1"	Town of Ingersoll Land Use Plan	Residential and Open Space (no change)
Proposed Designation:	Schedule "I-2"	Residential Density Plan	High Density Residential and Open Space

TOWN OF INGERSOLL ZONING BY-LAW 04-4160:

Existing Zoning:	'Development Zone (D)'
Proposed Zoning:	'Special Residential Type 4 Zone (R4-sp)'

PROPOSAL

The applications for Official Plan amendment and zone change have been requested to facilitate the construction of two new six-storey apartment buildings on the subject lands. Specifically, the proposed development consists of one 51 unit apartment building, located on the northeast portion of the subject lands, and one 63 unit apartment building, located on the westerly portion of the subject lands. The proposal includes the development of a new parking area, sanitary pumping station and a children's play area and no new development is proposed within the southeasterly portion of the subject lands.

It is proposed that the lands are to be redesignated from 'Low Density Residential' to 'High Density Residential' in the Official Plan to facilitate the proposed apartment buildings, with no changes proposed to the existing 'Open Space' designation.

The associated application for zone change proposes to rezone the subject lands from 'Development Zone (D)' to 'Special Residential Type 4 Zone (R4-sp)' to facilitate the proposed development. Special provisions to reduce the parking and amenity space requirements have been requested as follows:

- a reduction to the minimum required number of parking spaces from 1.5 spaces per unit (171 spaces) to 1.38 spaces per unit (158 spaces), inclusive of barrier free spaces;
- a reduction to the amenity space requirement per unit, from 40 m² (460.6 ft²) to 35 m² (376.7 ft²).

The applicant has provided a Planning Justification Report (including a shadow study), an Environmental Site Assessment, a Functional Servicing Report, a Traffic Impact Study and an Environmental Impact Study, which have been reviewed by staff and our traffic and environmental consultants. The applicant has also submitted a conceptual site plan and it is noted that a detailed stormwater management plan would be required at the time of site plan approval (together with the full site submission including grading/servicing plans and landscaping/photometric plans).

The subject lands are approximately 2.72 ha (6.7 ac) in size and were previously occupied by a landscape business and garden centre. The subject lands are traversed by the Sutherland Creek and contain areas of flood and erosion hazards, regulated by the Upper Thames River

Conservation Authority (UTRCA). Surrounding land uses consist of low density residential uses to the south and east and agricultural lands in the Township of Zorra to the north and west.

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

Plate 2, Aerial Photo (2020), provides an aerial view of the subject property and surrounding land uses as of the spring of 2020.

Plate 3, Applicant's Concept Sketch, illustrates the conceptual site plan with proposed building layout and parking area, as submitted by the applicant.

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. In respect of the exercise of any authority that affects a planning matter, Section 3 of the Planning Act requires that decisions affecting planning matters shall be consistent with policies 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 2.2 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 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.

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.

Section 5.1 of the PPS provides that development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards. Further, the PPS provides in Section 5.2 that planning authorities shall, in collaboration with conservation authorities where they exist, identify hazardous lands and sites and manage development in these areas, in accordance with provincial guidance.

To this end, development shall generally be directed to areas outside of hazardous lands adjacent river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards. Further, development and site alteration shall not be permitted within areas that would be rendered inaccessible to people and vehicles during times of flooding and/or erosion hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development.

OFFICIAL PLAN:

Section 2.1.1 of the Official Plan provides that growth and development will be focused in settlement areas and their vitality and regeneration will be promoted. Development will be directed to settlements with centralized waste water and water supply facilities to minimize risks of contamination to air, land, surface water and groundwater to preserve agricultural land and to reduce the cost of public service facilities and infrastructure. Settlements will be required to develop with land use patterns and a mix of uses and densities that efficiently use land and resources, are appropriate for, and efficiently use, existing or planned infrastructure and public service facilities, support active transportation and minimize negative impacts to air quality and climate change and promote energy efficiency.

Intensification will be promoted in appropriate locations within settlements, particularly those served by centralized waste water and water supply facilities and all forms of housing required to meet the social, health and well-being needs of current and future residents will be permitted and facilitated in appropriate locations throughout the County.

The subject lands are traversed by Sutherland Creek. The lands adjacent to the Sutherland Creek are designated 'Open Space' in the County's Official Plan due to the associated regulated flood plain and erosion hazard area and a portion of the lands in the southwest corner have been identified as Significantly Ecologically Important Woodlands.

It is an objective of the Official Plan to maintain and enhance important ecological functions such as the linking of Environmental Protection Areas, the storage and filtration of ground and surface water and soil conservation and to recognize the role of these lands having natural constraints to development in the conservation of the natural environment and to provide opportunities for both active recreation and passive enjoyment of the environment in its natural state. No new development is proposed within this area, however given the presence of the woodlands, a Environmental Impact Study was provided in accordance with Section 3.2.6 of the Official Plan.

Section 9.2 provides that it is a strategic approach of the Official Plan to accommodate the present and future demand for housing in Ingersoll through the efficient use of vacant, residentially-designated lands, including 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.

These policies are also intended to facilitate a choice of housing type, tenure, cost and location to meet the changing needs of all types of households by providing for a variety and mix of housing options throughout the Town, while ensuring that new housing is of a human scale and is sensitive

to and improves the existing physical character of the area, using the criteria established in the Official Plan to guide new development. This Section further supports the promotion of compact urban form and intensification as a means of maximizing the use of existing services, promoting energy efficiency and protecting agricultural lands and natural areas.

Further, Section 9.2.2.2 provides policy direction for residential tenure mix, and states that it is an objective of the Official Plan to promote a range of tenure forms throughout the Town, consistent with demand and to maintain an appropriate supply of affordable rental and ownership housing, while recognizing that housing needs to be suitably maintained and adequate for habitation.

Town Council shall encourage the creation of housing opportunities that may result in a mix of tenure forms and 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.

It is further an objective of the Official Plan to promote residential intensification in appropriate locations to make more efficient use of existing land, infrastructure and public services. Residential intensification is permitted within residential areas of the Town, subject to compliance with the policies of the associated land use designations pertaining to the density, form and scale of residential development proposed. It is not intended that residential intensification will occur uniformly throughout the Town. The location and form of residential intensification will be determined by the policies of the various land use designations, with the intention of permitting smaller scale developments in areas designated as Low Density Residential, while directing larger scale projects to areas designated as Medium or High Density Residential and the Central Area.

Majority of the subject lands are designated 'Residential' on Schedule 'I-1' of the Official Plan. 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 from detached homes to apartment dwellings. In order to provide opportunities for the development of a broad range of dwelling types, to facilitate the efficient use of residentially designated land and to provide for compatibility between housing of different residential densities, three categories of residential land uses are identified in the Official Plan; Low, Medium and High Density, and are differentiated according to function, permitted uses, locational criteria and scale of development.

It is an objective for all 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 and if necessary, designated growth areas and to support the provision of a choice of dwelling types according to 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.

Orderly development within Residential areas shall be established by directing the expansion of residential development to appropriate areas according to the availability of municipal services, soil condition, topographic features, environmental constraints and in a form which can be integrated with established land use patterns, while ensuring that approvals for residential development are consistent with servicing capabilities and providing for the efficient allocation of municipal infrastructure to ensure that the expansion of services does not occur prematurely.

It is also an objective of the Official Plan to facilitate the efficient use of the existing housing stock, underutilized residential parcels and vacant land designated as Residential to accommodate the future demand for housing and to reduce energy consumption, efficiently utilize municipal services and maximize public open space opportunities. Council shall also be satisfied that the built form, massing and profile of new housing is well integrated and compatible with existing housing and that a compatible transition between lands of different residential densities is achieved.

The application proposes to redesignate the subject lands to 'High Density Residential' to facilitate the construction of the proposed apartment buildings. High Density Residential areas are those lands primarily developed or planned for a limited range of intensive, large-scale, multiple unit residential development. This designation shall be applied in a localized and site-specific manner in locations where high density, high-rise development can:

- result in the preservation of features of the natural environment which may otherwise be compromised with more dispersed low rise development, or;
- result in the efficient use of land which may be difficult to develop at lower residential density due to the presence of environmental constraints and the cost of mitigating such constraints, or;
- constitute community landmarks or reference points, or;
- support the viability and functionality of the Central Area.

The height and density limitations applicable to the various forms of development allowed in the High Density Residential area shall be determined on the basis of the nature, character and scale of adjacent land uses. Height and density limitations will be specified in the Zoning By-law and may vary from location to location. Unless there are specific site or area characteristics which favour higher limits, net residential density will normally not exceed 111 units per hectare (45 units per acre). Under no circumstance shall development within a High Density Residential area be less than 63 units per hectare (26 units per acre) without an amendment to the Official Plan.

The Official Plan provides that in addition to areas predominately composed of existing or planned High Density Residential areas, any further designations will be consistent with the following location criteria:

- sites which abut arterial or collector roads and will have direct access to the arterial or collector road;
- on vacant or under-utilized sites adjacent to development which is already built at medium or high densities;
- close to shopping, recreation, cultural and community facilities;
- within or near the periphery of the Central Area in accordance with the policies of Section 9.3.2.3.

High Density Residential development will generally be discouraged adjacent to Low Density Residential development except where such low density development is proposed for redevelopment to higher density land uses or where considerable separation between Low Density Residential areas and the proposed high density development exists.

Any lands proposed for High Density Residential development not identified on Schedule I-2 of the Official Plan will require an amendment to the Official Plan. In addition to the location policies outlined in this Section, when considering proposals to designate lands for High Density Residential development, Town Council and County Council will be guided by the following site specific criteria:

- the size, configuration and topography of the site is such that there is sufficient flexibility for site design to mitigate adverse effects on the amenities and character of any adjacent residential development through adequate setbacks, buffering and screening;
- the development results in a gradual transition from low profile residential buildings to higher profile residential buildings and vice versa;
- the location of vehicular access points and the likely effects of the traffic generated by the proposal on public streets has been assessed and is acceptable;
- adequate service capacity including water distribution, sanitary and storm sewers, power and gas distribution facilities is or will be available to accommodate the proposed development;

- adequate off-street parking and outdoor amenity areas can be provided;
- the effect of the proposed development on environmental resources or the effect of environmental constraints on the proposed development will be addressed and mitigated as outlined in Section 3.2.

Section 9.2.7 – Site Design Policies for Multiple Unit Residential Development, provides detailed site design guidance to ensure that multiple unit residential development provides a high quality of life for residents, and that consistent design standards are applied to new multiple unit residential development.

TOWN OF INGERSOLL ZONING BY-LAW:

The subject lands are zoned ‘Development Zone (D)’ in the Town Zoning By-law, which is intended to act as a restrictive zone to prohibit development until such time as a detailed application for development is submitted for review. The ‘D’ zone allows for limited land uses such as a farm and seasonal fruit stand, a public use and a single detached dwelling existing at the date of passing of the Zoning By-law.

The application proposes to rezone the subject lands from the ‘Development Zone (D)’ to ‘Special Residential Type 4 Zone (R4-sp)’, which permits the development of an apartment building. Site specific development provisions have been requested to facilitate the proposed development, as follows;

- a reduction to the minimum required number of parking spaces per unit from 1.5 spaces per unit to 1.32 spaces per unit (minimum visitor and barrier free parking requirements will be maintained)
- a reduction to the amenity space requirement from 40 m² (430.6 ft²) per unit to 35.3 m² (380.9 ft²) per unit.

Amenity area is defined in the Zoning By-law to mean an area or areas intended for use for recreation or aesthetic purposes within the boundaries of a lot and may include landscaped open space, patios, balconies, communal lounges, swimming pools, recreation facilities and any other area which may be used for recreation or aesthetic purposes, but shall not include a driveway or parking area.

Landscaped open space is defined to mean the open unobstructed space at grade on a lot and which is suitable for the growth and maintenance of grass, flowers, bushes, trees and other landscaping and includes any surfaced walk, patio or similar area but does not include any driveway or ramp, whether surfaced or not, any curb, retaining wall, parking area or any open space beneath or within any building or structure.

PUBLIC CONSULTATION:

Notice of complete application regarding the proposed Official Plan amendment and Zone Change was provided to surrounding property owners in accordance with the requirements of the Planning Act on July 10, 2025 and notice of public meeting was provided on November 18, 2025.

As of the writing of this report, a number of letters have been received with concerns regarding the proposal which have been attached to this report. It is also noted that the applicants held a separate open house for the purpose of providing information to the public and obtaining feedback, separate from the County and Town’s public process under the Planning Act.

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 of Town Council and a future public meeting of Oxford County Council will be held for consideration of the requested application for Official Plan amendment.

RECOMMENDATION

It is recommended that Council of the Town of Ingersoll receive Report No. CP 2025-336, as information.

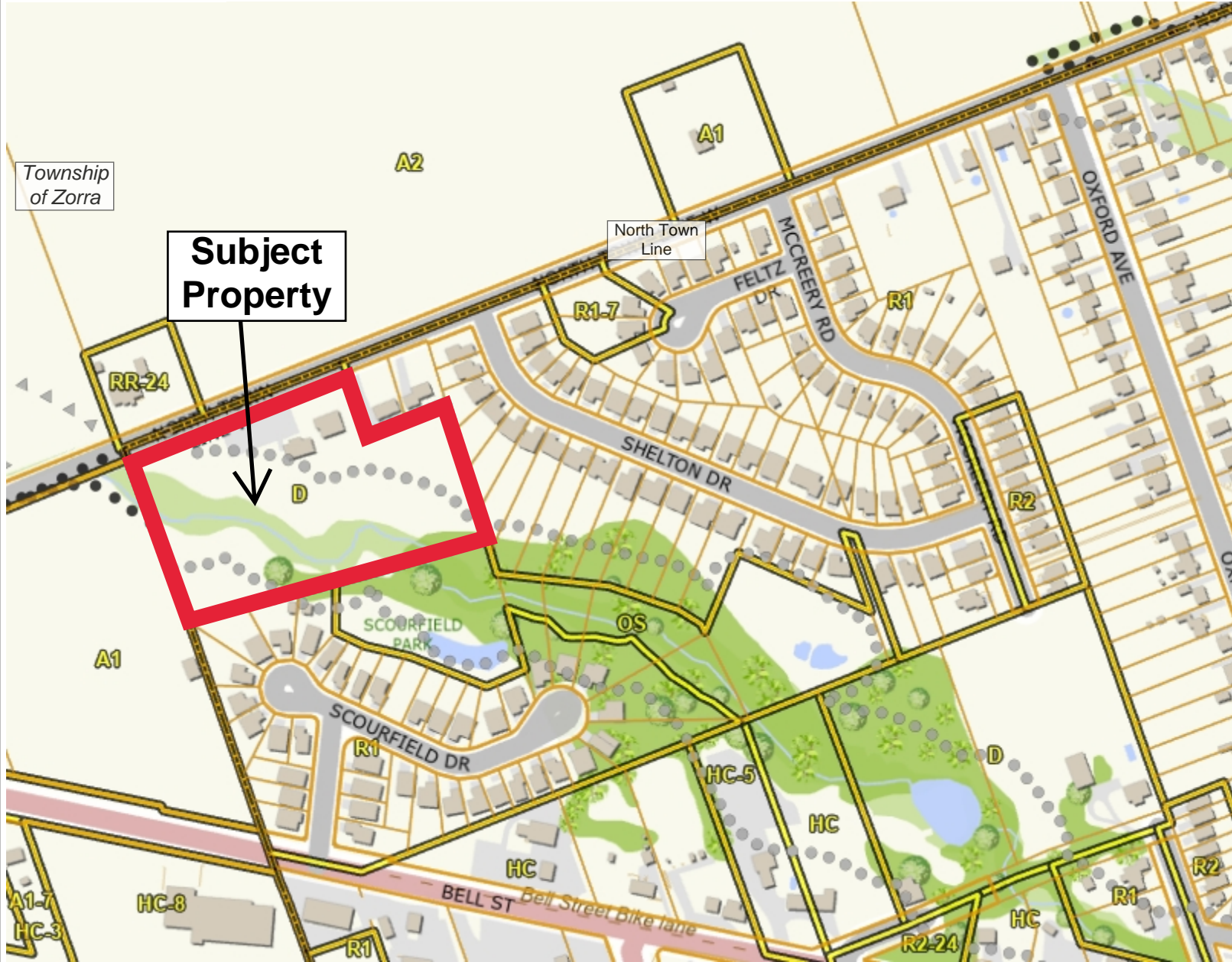
SIGNATURES

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



Township of Zorra

Subject Property

North Town Line

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



0 104 209 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

July 7, 2025



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



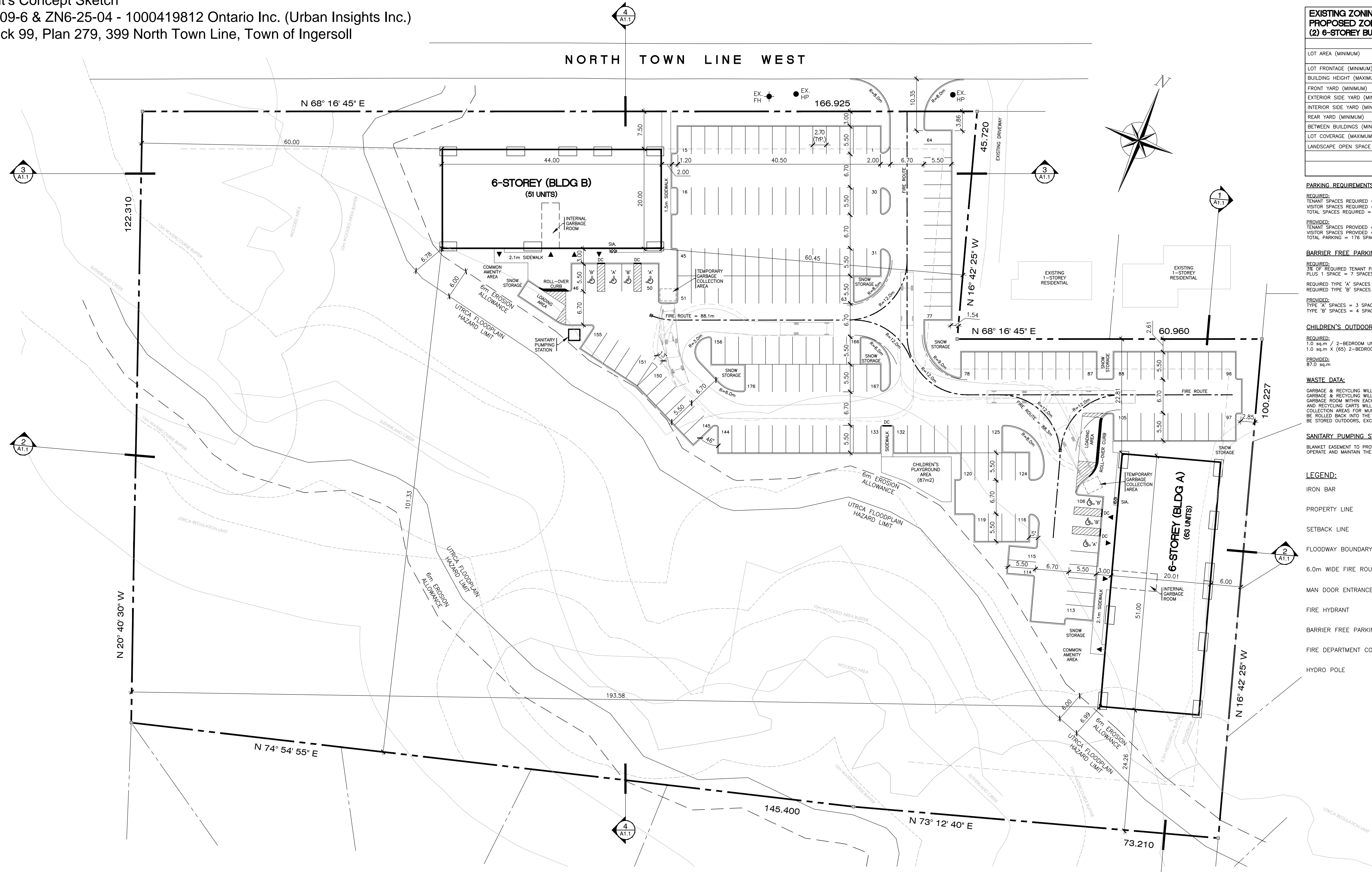
0 42 85 Meters

NAD_1983_UTM_Zone_17N



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November 24, 2025



EXISTING ZONING D		
PROPOSED ZONING R4		
(2) 6-STORY BUILDINGS = 114 UNITS TOTAL		
	REQUIRED	PROPOSED
LOT AREA (MINIMUM)	110 sq.m. / UNIT 114x110 = 12,540 sq.m.	27,269 sq.m./2.72 ha
LOT FRONTAGE (MINIMUM)	20 m	166.60 m
BUILDING HEIGHT (MAXIMUM)	6 STOREYS	6 STOREYS
FRONT YARD (MINIMUM)	7.5 m	7.5 m
EXTERIOR SIDE YARD (MINIMUM)	7.5 m	N/A
INTERIOR SIDE YARD (MINIMUM)	6.0 m	6.0 m
REAR YARD (MINIMUM)	10.0 m	24.26 m
BETWEEN BUILDINGS (MINIMUM)	18.0 m	100.6 m
LOT COVERAGE (MAXIMUM)	40%	1,900 sq.m (6.97%)
LANDSCAPE OPEN SPACE (MIN.)	30%	19,827.09 sq.m (72.71%)

PARKING REQUIREMENTS:
 REQUIRED:
 TENANT SPACES REQUIRED = 1.5 SPACES / 114 UNITS = 171 SPACES
 VISITOR SPACES REQUIRED = 1 / 10 REQUIRED SPACES = 18 SPACES
 TOTAL SPACES REQUIRED = 189 SPACES
 PROVIDED:
 TENANT SPACES PROVIDED = 158 SPACES (1.39 SPACES / UNIT)
 VISITOR SPACES PROVIDED = 18 SPACES
 TOTAL PARKING = 176 SPACES

BARRIER FREE PARKING REQUIREMENTS:
 REQUIRED:
 3% OF REQUIRED TENANT PARKING SPACES = 171 x 3% = 6 SPACES
 PLUS 1 SPACE = 7 SPACES TOTAL
 REQUIRED TYPE 'A' SPACES = 3 SPACES
 REQUIRED TYPE 'B' SPACES = 4 SPACES
 PROVIDED:
 TYPE 'A' SPACES = 3 SPACES
 TYPE 'B' SPACES = 4 SPACES

CHILDREN'S OUTDOOR PLAY AREA REQUIREMENTS:
 REQUIRED:
 1.0 sq.m / 2-BEDROOM UNIT OR MINIMUM 50 sq.m
 1.0 sq.m X (65) 2-BEDROOM UNITS = 65.0 sq.m
 PROVIDED:
 87.0 sq.m

WASTE DATA:
 GARBAGE & RECYCLING WILL BE COLLECTED BY THE MUNICIPALITY.
 GARBAGE & RECYCLING WILL BE LOCATED AND STORED WITHIN AN INTERNAL GARBAGE ROOM WITHIN EACH BUILDING. ON COLLECTION DAY GARBAGE BINS AND RECYCLING CARTS WILL BE TEMPORARILY ROLLED OUT TO SPECIFIED COLLECTION AREAS FOR MUNICIPAL COLLECTION. ONCE EMPTY, THE BINS WILL BE ROLLED BACK INTO THE INTERNAL GARBAGE ROOMS. NO GARBAGE IS TO BE STORED OUTDOORS, EXCEPT TEMPORARILY FOR COLLECTION PURPOSES.

SANITARY PUMPING STATION EASEMENT:
 BLANKET EASEMENT TO PROVIDE ACCESS IN FAVOUR OF OXFORD COUNTY TO OPERATE AND MAINTAIN THE SANITARY PUMPING STATION

- LEGEND:**
- IRON BAR
 - PROPERTY LINE
 - SETBACK LINE
 - FLOODWAY BOUNDARY
 - 6.0m WIDE FIRE ROUTE
 - MAN DOOR ENTRANCE / EXIT.
 - FIRE HYDRANT FH
 - BARRIER FREE PARKING SIGN BF
 - FIRE DEPARTMENT CONNECTION SIA
 - HYDRO POLE EX, HP

User Defined

Project Information

ALI FARAHANI
 TOWNLINE APARTMENTS
 399 NORTH TOWN LINE WEST, INGERSOLL, ON

Set Issuance

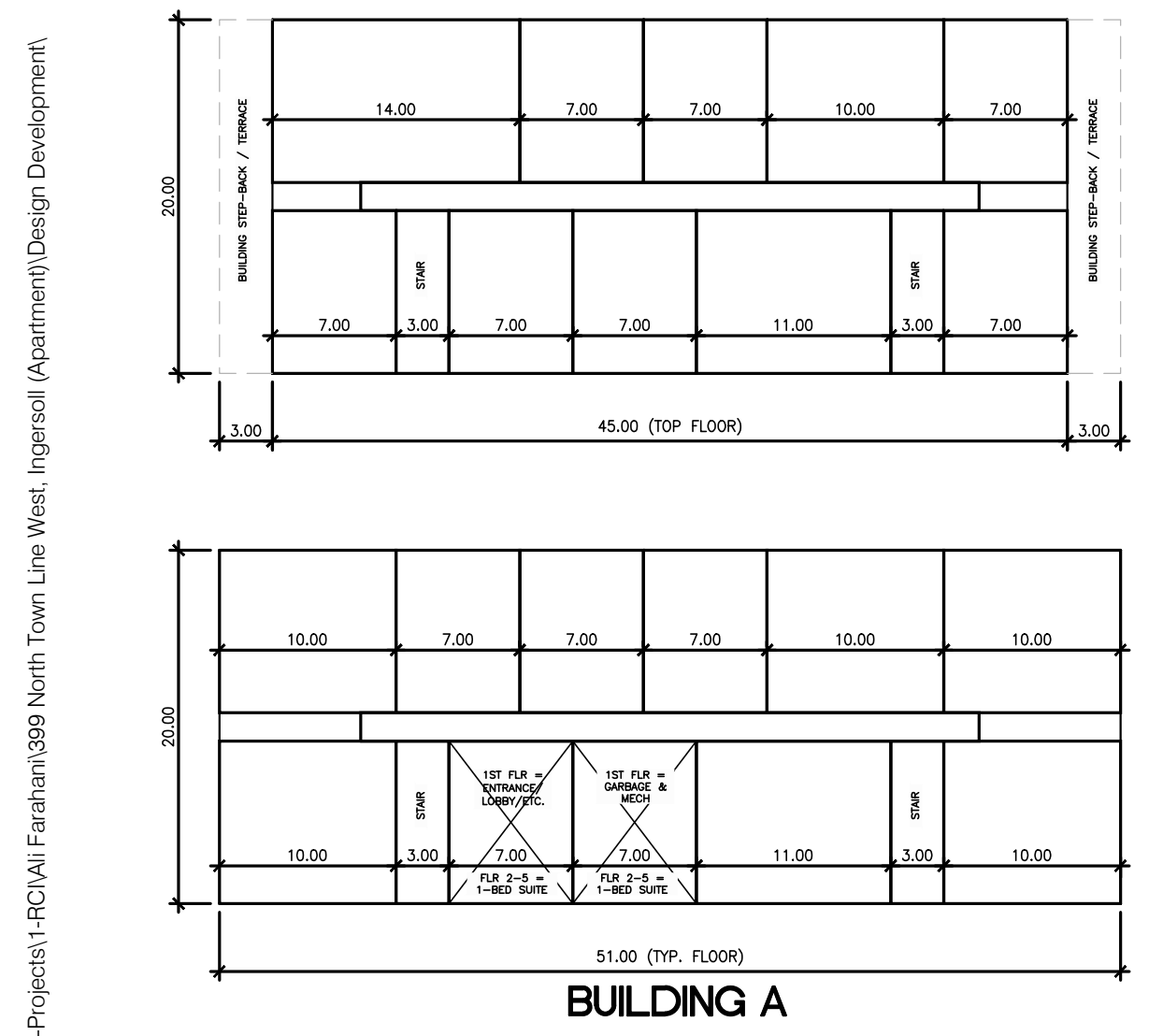
No.	Date	Description
1	2025-02-26	REVIEW
2	2025-3-12	REVIEW
3	2025-05-01	COORDINATION
4	2025-05-09	COORDINATION
5	2025-05-29	REVIEW / COORDINATION
6	2025-08-21	REVIEW / COORDINATION
7	2025-09-04	REVIEW / COORDINATION

Sheet Information

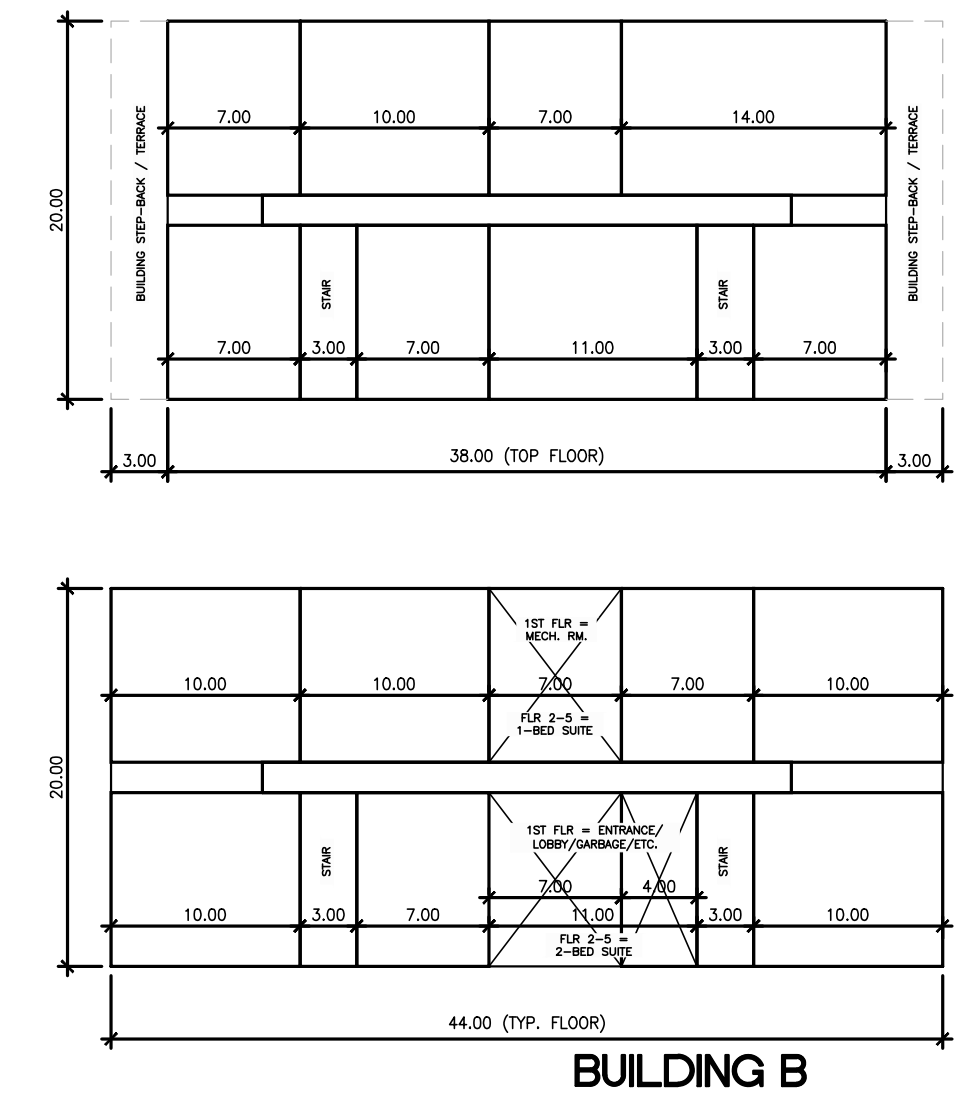
SITE PLAN

Project No. 15956
 Project Start Date: FEB 2025
 File: 399 North Town Line W-ingersoll - Apartment_Site Plan.dwg
 Drawn by: BH
 Scale: 1:400

PRELIMINARY
A1.0



BUILDING A - 6-STORIES
 1ST FLR = (3) 1-BED + (6) 2-BED = 9 UNITS
 TYP FLR = (5) 1-BED + (6) 2-BED = 11 UNITS
 TOP FLR = (7) 1-BED + (3) 2-BED = 10 UNITS
 TOTAL UNIT COUNT = 63 UNITS
 1-BED = 30 TOTAL (48%)
 2-BED = 33 TOTAL (52%)
 GFA = 6,000 m2



BUILDING B - 6-STORIES
 1ST FLR = (2) 1-BED + (5) 2-BED = 7 UNITS
 TYP FLR = (3) 1-BED + (6) 2-BED = 9 UNITS
 TOP FLR = (5) 1-BED + (3) 2-BED = 8 UNITS
 TOTAL UNIT COUNT = 51 UNITS
 1-BED = 19 TOTAL (37%)
 2-BED = 32 TOTAL (63%)
 GFA = 5,160 m2

BUILDING A = 63
BUILDING B = 51
TOTAL UNITS = 114
 1-BED = 49 TOTAL (43%)
 2-BED = 65 TOTAL (57%)