

THE CORPORATION OF THE
TOWN OF INGERSOLL
BY-LAW NUMBER 13-4703

A By-law to amend Zoning By-law Number 04-4160, as amended.

WHEREAS the Municipal Council of the Corporation of the Town of Ingersoll deems it advisable to amend By-law Number 04-4160, as amended.

THEREFORE, the Municipal Council of the Corporation of the Town of Ingersoll, enacts as follows:

1. That Schedule "A" to By-law Number 04-4160, as amended, is hereby amended by changing to "R2" and "OS-3" the zone symbol of the lands so designated "R2" and "OS-3" on Schedule "A" attached hereto.
2. That Section 19.3 to By-Law Number 04-4160, as amended, is hereby amended by adding the following subsection at the end thereof.

"19.3.3 LOCATION: PART LOT 260, PLAN 717, (WHITING STREET) OS-3

19.3.3.1 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any OS-3 Zone use any lot, or *erect, alter* or use any *building or structure* for any purpose except for the following:

all uses permitted in Section 19.1 to the By-law.

19.3.3.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any OS-3 Zone use any lot, or *erect, alter* or use any *building or structure* except in accordance with the following provisions.

19.3.3.2.1 LOT FRONTAGE

Minimum	None.
---------	-------

19.3.3.2.2 LOT AREA

Minimum	720 m ² (7,750.2 ft ²).
---------	--

19.3.3.2.3 LOT DEPTH

Minimum	None.
---------	-------

19.3.3.2.4 That all the provisions of the OS Zone in Section 19.2 to By-Law Number 04-4160, as amended, shall apply, and further that all other provisions of By-Law Number 04-4160, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis."

3. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 14th day of January, 2013.

READ a third time and finally passed this 14th day of January, 2013.

Mayor
Ted Comiskey

Clerk
Marsha Paley

ZON 6-12-03

TOWN OF INGERSOLL

BY-LAW NUMBER 13-4703

EXPLANATORY NOTE

The purpose of By-Law Number 13-4703 is to rezone property consisting of lands described as being Part of Lot 260 and Lots 261, 266, 267 and 268, Registered Plan 717, and located on the west side of Whiting Street, between Chisholm Drive and Thomas Street, in the Town of Ingersoll, from "Restricted Industrial Zone (MG)" to "Residential Type 2 Zone (R2)" and "Special Open Space Zone (OS-3)" to permit the development of a draft plan of residential subdivision with 21 single detached lots and an open space block. Special provisions are required for the open space block to recognize no lot frontage and no lot depth and a reduced lot area. The subject property is currently owned by ATSA Corporation Inc.

The Town of Ingersoll, after conducting the public hearing necessary to consider the Zone Change application, adopted the amending By-law Number 13-4703. The public hearing was held on December 10, 2012.

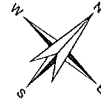
Any person wishing further information relative to Zoning By-Law Number 13-4703 may contact the undersigned.

Ms. Marsha Paley, MCIP RPP CMO
Clerk - Deputy Administrator
Town of Ingersoll
130 Oxford Street, 2nd Floor
Ingersoll, Ontario
N5C 2V5

Telephone: (519) 485-0120
Fax: (519) 485-3543

File: ZON 6-12-03
Report No: 2012-316

KEY MAP



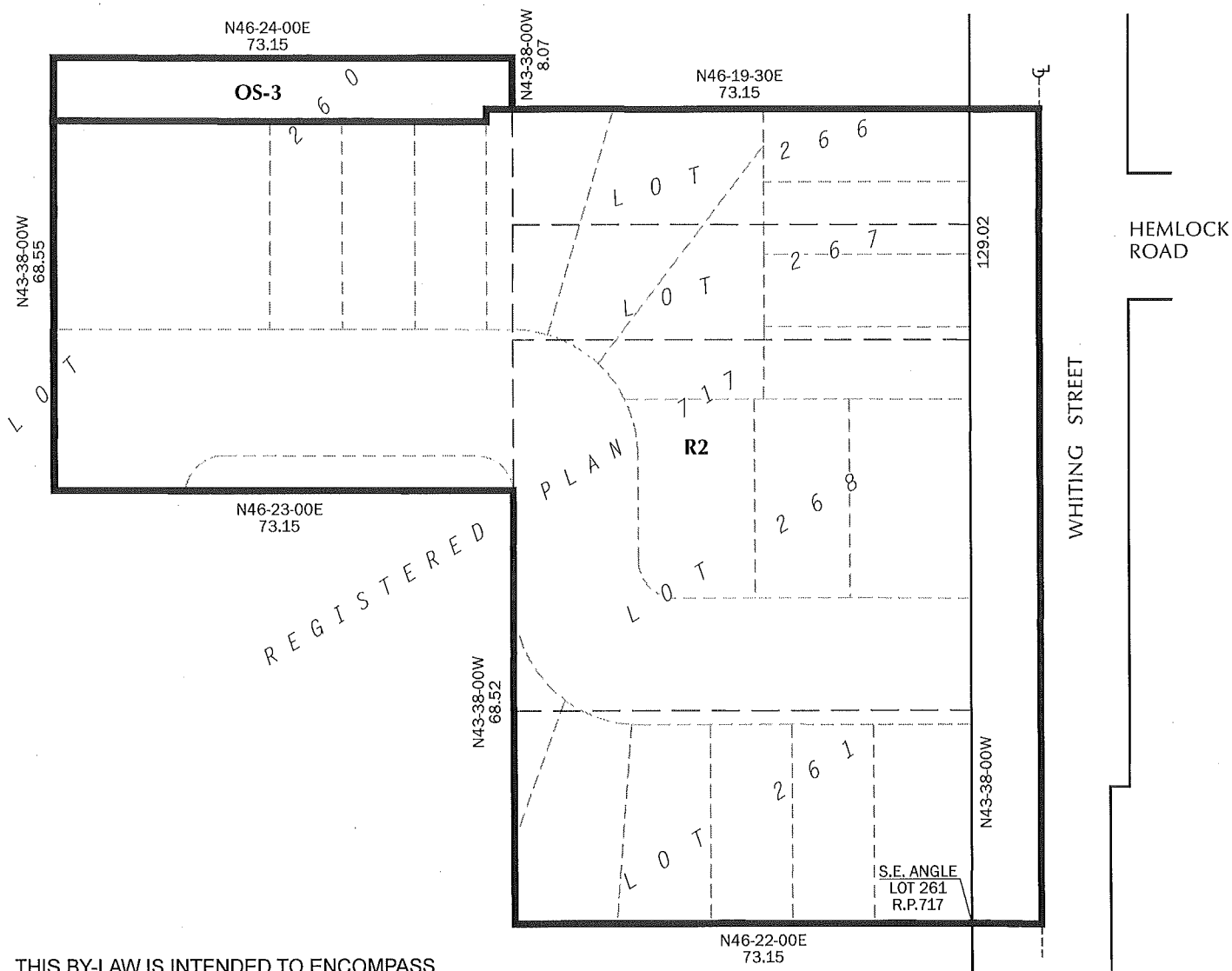
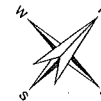
 LANDS TO WHICH BY-LAW No. 13-4703 APPLIES

SCHEDULE "A"

TO BY-LAW No. 13-4703

LOTS 261, 266, 267 AND 268, AND PART OF LOT 260,
REGISTERED PLAN 717

TOWN OF INGERSOLL



THIS BY-LAW IS INTENDED TO ENCOMPASS
ALL OF DRAFT PLAN OF SUBDIVISION SB12-03-6

R2 AREA OF ZONE CHANGE TO R2

OS-3 AREA OF ZONE CHANGE TO OS-3

NOTE: ALL DIMENSIONS IN METRES

THIS IS SCHEDULE "A"

TO BYLAW No. 13-4703, PASSED
THE 14TH DAY OF JANUARY, 2013

MAYOR

CLERK