

**APPLICATION(S) FOR OFFICIAL PLAN AMENDMENT & ZONE CHANGE**

**TOWN OF INGERSOLL**

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

<b>File Nos.:</b>	OP 23-01-6 & ZN 6-23-02
<b>Applicant:</b>	Town of Ingersoll
<b>Location of Property:</b>	The proposed Official Plan amendment and amendments to the Town of Ingersoll Zoning By-Law would affect all lands within the Town of Ingersoll.
<b>Description of Application:</b>	<p>The Town of Ingersoll has initiated amendments to the Official Plan and Town Zoning By-Law to include polices with respect to the establishment of Additional Residential Units (ARUs) within the Town of Ingersoll.</p> <p>The Planning Act requires that municipalities authorize the establishment of ARUs in single detached, semi-detached and street townhouse dwellings, and/or in a structure ancillary to such dwellings. The proposed policies are intended to enable the implementation of current provincial direction on ARUs, while also providing review criteria to inform and support the development of zoning provisions and other implementation measures within Ingersoll.</p> <p>The proposed zoning changes would permit ARUs on lots zoned R1, R2, &amp; R3, subject to the following provisions:</p> <ul style="list-style-type: none"> <li>• Maximum of 3 ARUs per lot;</li> <li>• No greater than 40% of the gross floor area of the principal dwelling;</li> <li>• 1 parking space required per ARU;</li> <li>• ARUs are subject to the relevant zone provisions within the zone;</li> <li>• ARUs are not permitted on lots within areas identified as a UTRCA Regulation Limit;</li> <li>• ARUs are not permitted on a lot that does not have frontage on an improved street;</li> <li>• ARUs are not permitted on a lot that is not connected to municipal services; and</li> <li>• ARUs are not permitted on any lot containing a boarding or lodging house, a group home, a converted dwelling, a duplex dwelling, a mobile home, or a bed and breakfast establishment.</li> </ul>

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 application(s), please contact this office to arrange an appointment with **Ron Versteegen, Senior 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.

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