

TOWN OF INGERSOLL

COUNCIL APPROVED BY-LAWS

The following is a list of by-laws that have been passed since the most recent comprehensive by-law consolidation, but have not yet be consolidated into the comprehensive by-law.
Copies of the Council approved by-laws listed here, follow immediately behind this page.

By-Law #	Third Reading	Location	Zone Change
24-5304	April 8, 2024	Lot 40, Block 61, Plan 279	Section 12.3.8, HC-8
24-5318	June 10, 2024	Town Wide (Additional Residential Units)	Sections 4.0, 5.10.1, 5.10.8, 5.10.9, 5.14.1, 5.19.2.1, 5.35, 6.1, 6.2, 6.3, 7.1, 7.2, 7.2.1, 8.1, 8.2, 11.1, 11.2
24-5329	July 8, 2024	Town Wide (Housekeeping)	Sections 1.6, 1.9, 2.1, 2.5, 2.6, 3.1.7, 4.0, 5.1.1.4.1, 5.1.1.4.2, 5.1.2, 5.5, 5.8, 5.10, 5.10.9, 5.10.10, 5.14, 5.19.2.2.4, 5.19.5, 5.19.6, 5.19.2.2.4, 5.21, 5.33.1.1, 5.34, 5.35, 5.36, 5.37, 5.38, 6.2, 6.3, R1-G, 6.4.13, R1- 13(T), 7.2, 7.3.22, R2-22, 7.3.29, R2-29, 8.2, 8.3.26, R3-26, 8.3.33, R3-33, 9.2, 10.1, 10.2, 10.3.12, CC-12, 11.2A, 11.2B, 12.1, 15.3.1, D-1, 17.3.4, IN2-4
24-5340	September 9, 2024	Pt Lts 3, 4 & 5, Block 50, Plan 279	Section 7.3.30, R2-30
25-5367	January 13, 2025	Lots 223, 224 & 226, Block 63, Plan 279	Sections 6.4.19, R1-19, 8.3.34, R3-34, 8.3.35, R3-35

*By-Law is under appeal to OLT.

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Corporation of the Town of Ingersoll

By-Law 24-5318

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 Section 4.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting the definition of 'converted dwelling'.
2. That Section 4.0 to By-law Number 04-4160, as amended, is hereby further amended by adding the following definitions in alphabetical order:

"ADDITIONAL RESIDENTIAL UNIT", means a *dwelling unit* located within the *principal dwelling* on the *lot* or in a permanent detached *accessory building* on the *lot*, and which is secondary and subordinate to the *principal dwelling* on the *lot*. *Additional residential unit(s)* shall not include a *trailer*, a *mobile home*, a *motor home* or *recreational vehicle* as defined herein.

"CONVERTED DWELLING", means a *single detached dwelling* which has been altered or converted to contain no more than four *dwelling units*, unless otherwise specified in this By-law.

"DWELLING UNIT AREA", means a habitable area contained within the inside walls of a *dwelling unit*, excluding any *private garage* or *carport*, porch, veranda or sunroom (unless such sunroom is habitable in all seasons of the year), *attic*, *cellar* or *basement*, or portions thereof, that is unfinished, used only for storage or mechanical equipment, and/or with ceiling height less than 1.95 m (6.5 ft), public or common halls or areas, and, stairwells and elevator shafts.

"INDIVIDUAL ON-SITE SEWAGE SYSTEM", means sewage systems, as defined in O. Reg. 332/12 under the Building Code Act, 1992, that are owned, operated and managed by the owner of the *lot* upon which the system is located.

"INDIVIDUAL ON-SITE WATER SYSTEM", means individual water supply systems that are owned, operated and managed by the owner of the *lot* upon which the system is located.

"MUNICIPAL SEWAGE SYSTEM", means a sewage works within the meaning of Section 1 the Ontario Water Resources Act that is owned or operated by the *County*, including centralized and decentralized systems.

"MUNICIPAL WATER SYSTEM", means a drinking-water system within the meaning of Section 2 of the Safe Drinking Water Act, 2002, that is owned or operated by the *County*, including centralized and decentralized systems.

"NATURAL HAZARDS", means property or lands that could be unsafe for development due to naturally occurring processes and includes riverine flooding hazards, riverine erosion hazards, and wetlands regulated under the Conservation Authorities Act and associated regulations.

"PARKING SPACE, TANDEM", means a *parking space*, which can only be accessed by passing through another *parking space* using the same *parking aisle*.

“PRINCIPAL DWELLING”, means the *single detached dwelling, semi-detached dwelling, or street fronting townhouse dwelling* that has been *altered* to contain *additional residential unit(s)* and/or is located on the same *lot* as an *additional residential unit* in an *accessory building*.

“PRIVATE COMMUNAL SEWAGE SYSTEM”, means a sewage works within the meaning of section 1 of the Ontario Water Resources Act that serves six or more *lots* or private residences and is not owned by a municipality.

“PRIVATE COMMUNAL WATER SYSTEM”, means a non-municipal drinking-water system within the meaning of section 2 of the Safe Drinking Water Act, 2002 that serves six or more *lots* or private residences.

3. That Section 5.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting subsection 5.10.1 and replacing it with the following new subsection 5.10.1:

5.10.1 WHERE PERMITTED

A *home occupation* is *permitted*, subject to complying with all appropriate zoning provisions, in all zones permitting a *residential dwelling unit* and shall be *permitted* within the *residential dwelling unit*. A *home occupation* is not permitted within an *additional residential unit, converted dwelling, or garden suite*.

4. That Section 5.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting subsections 5.10.8 and 5.10.9 and replacing them with the following new subsections 5.10.8 and 5.10.9:

5.10.8 BED AND BREAKFAST ESTABLISHMENT

A *bed and breakfast establishment* shall be considered a *home occupation* where located in a *single detached dwelling*. Notwithstanding the *gross floor area* limit for a *home occupation* in subsection 5.10.2, a *bed and breakfast establishment* shall be limited to three *guest rooms*. A *bed and breakfast establishment* is not permitted on a *lot* containing an *additional residential unit(s), a converted dwelling, or a garden suite*.

5.10.9 HOME DAYCARE

A *private home daycare*, located in a *single detached dwelling, a semi-detached dwelling, or a duplex dwelling* with accommodation for up to and including 5 children, shall be considered a *home occupation*. For the purpose of this subsection, the *gross floor area* limit for a *home occupation* in subsection 5.10.2 shall not apply to a *private home daycare*. A *home daycare* is not permitted on a *lot* containing an *additional residential unit(s), a converted dwelling, or a garden suite*.

5. That Section 5.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting subsection 5.14.1 and replacing it with the following new subsection 5.14.1:

5.14.1 No land shall be used or built upon and no *building or structure* shall be altered, erected, used or expanded for any purpose unless the land is serviced by municipal services, including, as applicable, *municipal water system, municipal sewage system, drainage systems and improved streets*, which meet all applicable *County and/or Town standards*. Adequacy of *municipal water system and municipal sewage system* capacity shall be confirmed by the *County* prior to issuance of a Building Permit.

6. That Section 5.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting the provisions in Table 5.19.2.1 - Parking Standards for the Land Use Category “Residential Uses” and replacing them with the following new provisions for “Residential Uses”:

TABLE 5.19.2.1 - PARKING STANDARDS		
Land Use Category	Use	Number of Vehicle <i>Parking spaces</i> Required
Residential Uses	<i>single detached dwelling</i> <i>duplex dwelling</i> <i>semi-detached dwelling</i> <i>mobile home</i> <i>street fronting townhouse dwelling</i>	2 per <i>dwelling unit</i>
	<i>home occupation, except a bed and breakfast establishment</i>	1 space
	<i>bed and breakfast establishment</i> <i>boarding or lodging house</i>	1 per <i>guest room</i>
	<i>garden suite</i>	1 per <i>garden suite</i>
	<i>additional residential unit</i>	1 per <i>dwelling unit</i>
	<i>residential unit in a portion of a non-residential building</i> <i>multiple unit dwelling</i> <i>apartment dwelling</i> <i>converted dwelling</i>	1.5 per <i>dwelling unit</i>

7. That Section 5.0 to By-law Number 04-4160, as amended, is hereby further amended by adding the following subsection at the end:

“5.35 CONVERTED DWELLINGS AND ADDITIONAL RESIDENTIAL UNITS

5.35.1 CONVERTED DWELLINGS

5.35.1.1 WHERE PERMITTED

Where listed as a permitted use in the Zone, a *converted dwelling* containing up to four *dwelling units* is permitted subject to compliance with the provisions of this Section and all other provisions of the Zone in which the *lot* is located.

5.35.1.2 WHERE NOT PERMITTED

Converted dwellings shall not be permitted:

- i) on any *lot* containing an *additional residential unit* or a *garden suite*;
- ii) on any *lot* unless adequate *municipal water system* and/or *municipal sewage system* capacity to service the *converted dwelling* has been determined and/or confirmed by the *County*; or,
- iii) on any *lot* containing *natural hazards*, unless clearance or approval from the *Conservation Authority* having jurisdiction has been obtained, or on any *lot* that does not meet *Provincial access standards* during a *regulatory flood event*.

5.35.1.3 ALTERATIONS TO DWELLING

Alterations to an *existing single detached dwelling* shall meet the following requirements:

- i) entrances on the front of the building shall be limited to one, which may be shared by *dwelling units* via an internal vestibule or corridor separated by required fire separation;
- ii) additional exterior entrance(s) shall only be located in the *rear yard* or *interior side yard*; and,
- iii) there shall be no exterior stairways or balconies except one open emergency exit which shall be located only in the *rear yard* or *interior side yard*.

5.35.2 ADDITIONAL RESIDENTIAL UNITS (ARUs)

5.35.2.1 WHERE PERMITTED

Where listed as a permitted use in the Zone, *additional residential units* are permitted as an *accessory use* to a *single detached dwelling, semi-detached dwelling, or street fronting townhouse dwelling* subject to the provisions of this Section and compliance with all other provisions of the Zone in which the *lot* is located.

5.35.2.2 WHERE NOT PERMITTED

Additional residential units shall not be permitted:

- i) on any *lot* containing a *boarding or lodging house, a group home, a garden suite, a converted dwelling, a duplex dwelling, a mobile home, or a bed and breakfast establishment*;
- iii) on any *lot* unless adequate *municipal water system* and/or *municipal sewage system* capacity to service the *additional residential unit(s)* has been confirmed by the *County*;
- iv) on any *lot* containing *natural hazards*, unless clearance or approval from the Conservation Authority having jurisdiction has been obtained, or on any *lot* that does not meet Provincial access standards during a regulatory flood event; and,
- v) on any *lot* serviced by an *individual on-site sewage system, individual on-site water system, private communal water system, and/or private communal sewage system*.

5.35.2.3 PROVISIONS FOR ALL ADDITIONAL RESIDENTIAL UNITS

All *additional residential units* shall comply with the provisions of Table 5.35.2.3.

TABLE 5.35.2.3 – PROVISIONS FOR ADDITIONAL RESIDENTIAL UNITS (ARUs)	
Number of ARUs per lot, Maximum	2, with 1 of the ARUs permitted to be located within an <i>accessory building</i> on the same <i>lot</i> .
Cumulative Dwelling Unit Area for all ARUs, Maximum	50% of the <i>dwelling unit area</i> of the <i>principal dwelling</i> on the <i>lot</i> , or 100 m ² (1076 ft ²) of <i>dwelling unit area</i> , whichever is the lesser. For the purposes of calculating the maximum <i>dwelling unit area</i> for <i>additional residential unit(s)</i> within the <i>principal dwelling</i> or in an <i>accessory building</i> on the same <i>lot</i> , the <i>dwelling unit area</i> of the <i>principal dwelling</i> shall be determined as of the date of establishment of the <i>additional residential unit(s)</i> . Notwithstanding the maximum <i>dwelling unit area</i> provision, the entire <i>basement</i> or <i>cellar</i> of the <i>principal dwelling</i> may be used for the purposes of an <i>additional residential unit</i> , provided there are no other <i>additional residential units</i> or <i>garden suites</i> on the <i>lot</i> .
Parking spaces, Minimum	1, that may be a <i>tandem parking space</i>
Location of Entrances	All <i>dwelling units</i> shall be accessed through a common entrance from a common corridor or vestibule, separated by required fire separations except that separate entrance(s) may be located in a <i>rear yard</i> or <i>interior side yard</i> .
Location of Exterior Stairways	There shall be no exterior stairways except a required emergency exit which shall be located only in the <i>rear yard</i> or <i>interior side yard</i> , subject to the provisions of Section 5.34.
Unobstructed Pathway to Entrance of Unit(s)	Minimum 0.9 m (2.9 ft) wide unobstructed pathway from the <i>front lot line</i> to the entrance. Unobstructed means no obstruction or encroachments, to a height of up to 2.3 m (7.5 ft), and constructed of a continuous, hard surface.

	Except in no case shall a pathway encroach closer than 0.3 m (1 ft), to the interior <i>side lot line</i> and shall not <i>alter</i> any drainage swale required by an approved lot grading plan.
ARUs in Detached Accessory Structures	<i>ARUs</i> within a <i>building accessory</i> to a residential use shall comply with the provisions for <i>accessory uses</i> in Section 5.1.

8. That Section 6.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting Section 6.1: Uses Permitted and replacing it with the following new Section 6.1: Uses Permitted:

6.1 USES PERMITTED

No person shall within any R1 Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the R1 *uses* presented in Table 6.1:

TABLE 6.1: USES PERMITTED	
•	an <i>additional residential unit</i> , in accordance with Section 5.35.2;
•	a <i>group home</i> , in accordance with Section 5.9;
•	a <i>home occupation</i> , in accordance with Section 5.10;
•	a <i>public use</i> , in accordance with Section 5.22;
•	a <i>single detached dwelling</i>

9. That Section 6.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting Section 6.2: Zone Provisions and replacing it with the following new Section 6.2: Zone Provisions:

6.2 ZONE PROVISIONS

No person shall within any R1 Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the provisions in Table 6.2:

TABLE 6.2: ZONE PROVISIONS	
Zone Provision	Uses
Number of Dwellings Per Lot, Maximum	1 <i>dwelling</i> ¹
Lot Area	450 m² (4,844 ft ²) or 540 m² (5,812.7 ft ²) in the case of a <i>corner lot</i>
Lot Frontage	15 m (49.2 ft) or 18 m (59.1 ft) in the case of a <i>corner lot</i>
Lot Depth	30 m (98.4 ft)
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	6 m (19.7 ft)
Rear Yard, Minimum Depth	7.5 m (24.6 ft)
Interior Side Yard, Minimum Width	3 m (9.8 ft) on one side and 1.2 m (3.9 ft) on the narrow side, provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the <i>main building</i> , or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be 1.2 m (3.9 ft).
Setback, Minimum distance from the Centreline of an Arterial Road as designated on Schedule "B" of this By-Law	19 m (62.3 ft)

TABLE 6.2: ZONE PROVISIONS	
Zone Provision	Uses
Lot Coverage, Maximum	35% of the <i>lot area</i>
Landscaped Open Space, Minimum	30% of the <i>lot area</i>
Height of Building, Maximum	11 m (36.1 ft)
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5

1. except where an *Additional Residential Unit* is established in accordance with Section 5.35.2
10. That Section 6.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting Section 6.3: Special Provisions for a Garden Suite (R1-G).
11. That Section 7.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting Section 7.1: Uses Permitted and replacing it with the following new Section 7.1: Uses Permitted:

7.1 USES PERMITTED

No person shall within any R2 Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the R2 uses in Table 7.1:

TABLE 7.1: USES PERMITTED
• an <i>additional residential unit</i> , in accordance with Section 5.35.2;
• a <i>duplex dwelling</i> ;
• a <i>group home</i> , in accordance with Section 5.9;
• a <i>home occupation</i> , in accordance with Section 5.10;
• a <i>public use</i> in accordance with Section 5.22;
• a <i>semi-detached dwelling</i> ;
• a <i>single detached dwelling</i> .

12. That Section 7.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting Section 7.2: Zone Provisions and replacing it with the following new Section 7.2: Zone Provisions:

7.2 ZONE PROVISIONS

No person shall within any R2 Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the provisions in Table 7.2:

TABLE 7.2: ZONE PROVISIONS			
Zone Provision	Single Detached Dwelling	Semi-detached Dwelling	Duplex Dwelling, or public use
Number of Dwellings or Dwelling Units Per Lot, Maximum	1 <i>dwelling</i> ¹	2 <i>dwelling units</i> ¹	2 <i>dwelling units</i>
Lot Area, Minimum	345 m ² (3,713.7 ft ²) or 450 m ² (4,843.9 ft ²) in the case of a corner lot	270 m ² (2,906.3 ft ²) per unit or 360 m ² (3,875.1 ft ²) per unit in the case of a corner lot	540 m ² (5,812.7 ft ²)

TABLE 7.2: ZONE PROVISIONS			
Zone Provision	Single Detached Dwelling	Semi-detached Dwelling	Duplex Dwelling, or public use
Lot Frontage, Minimum	11.5 m (37.7 ft) or 15 m (49.2 ft) in the case of a corner lot	9 m (29.5 ft) per unit or 12 m (39.4 ft) per unit in the case of a corner lot	18 m (59.1 ft)
Lot Depth, Minimum	30 m (98.4 ft)		
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	6.0 m (19.7 ft)		
Rear Yard, Minimum Depth	7.5 m (24.6 ft)		
Interior Side Yard, Minimum Width	3 m (9.8 ft) on one side and 1.2 m (3.9 ft) on the narrow side, provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the <i>main building</i> or the lot is a corner lot, the minimum width shall be 1.2 m (3.9 ft)	3.0 m (9.8 ft) for the side not attached to the other <i>dwelling</i>, provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the <i>main building</i>, the minimum width shall be 1.2 m (3.9 ft)	3 m (9.8 ft) on one side and 1.2 m (3.9 ft) on the narrow side, provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the <i>main building</i>, or the lot is a corner lot, the minimum width shall be 1.2 m (3.9 ft)
Setback, Minimum distance from the centreline of an Arterial Road as designated on Schedule "B" of this By-Law	19.0 m (62.3 ft)		
Lot Coverage, Maximum	40% of the <i>lot area</i>		
Landscaped Open Space, Minimum	30% of the <i>lot area</i>		
Height of Building, Maximum	11 m (36.1 ft)		
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5		

1. except where an *Additional Residential Unit* is established in accordance with Section 5.35.2

13. That Section 7.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting subsection 7.2.1.
14. That Section 8.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting Section 8.1: Uses Permitted and replacing it with the following Section 8.1: Uses Permitted:

8.1 USES PERMITTED

No person shall within any R3 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the R3 uses in Table 8.1:

TABLE 8.1: USES PERMITTED
• an <i>additional residential unit</i> , in accordance with Section 5.35.2;
• an <i>apartment dwelling</i> ;
• a <i>boarding or lodging house</i> ;
• a <i>converted dwelling</i> , containing up to four <i>dwelling units</i> , in accordance with Section 5.35;
• a <i>home occupation</i> , in accordance with Section 5.10;
• a <i>group home</i> , in accordance with Section 5.9;
• a <i>multiple unit dwelling</i> ;
• a <i>public use</i> in accordance with Section 5.22;
• a <i>special needs home</i> ;
• a <i>street fronting townhouse dwelling</i> .

15. That Section 8.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting Section 8.2: Zone Provisions and replacing it with the following new Section 8.2: Zone Provisions:

8.2 ZONE PROVISIONS

No person shall within any R3 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the provisions in Table 8.2:

TABLE 8.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, Group Home, Special Needs Home or Public Use	Apartment Dwelling	Multiple Unit Dwelling
Number of Dwellings or Dwelling Units, Maximum	8 <i>dwelling units</i> per <i>building</i> . ¹	1 <i>dwelling</i> per lot	no provision	
Lot Area, Minimum	150 m ² (1,614.6 ft ²) per <i>dwelling unit</i> or 240 m ² (2,583.4ft ²) for an end unit, except in no case shall the <i>lot area</i> for an end unit on a <i>corner lot</i> be less than 330 m ² (3,552.2ft ²)	600 m ² (6,458.6 ft ²)	150 m ² (1,614.6 ft ²) per <i>dwelling unit</i>	

TABLE 8.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, Group Home, Special Needs Home or Public Use	Apartment Dwelling	Multiple Unit Dwelling
Lot Frontage, Minimum	5 m (16.4 ft) per dwelling unit or 8 m (26.2 ft) for an end unit, except in no case shall the lot frontage for the end unit on a corner lot be less than 11 m (36.1 ft)	20 m (65.5 ft)	20 m (65.5 ft)	
Lot Depth, Minimum	30 m (98.4 ft)		no provision	
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	6.0 m (19.7 ft)		7.5 m (24.6 ft)	
Rear Yard, Minimum Depth	7.5 m (24.6 ft)	10 m (32.8 ft)	10 m (32.8 ft) provided that a rear yard adjoining an end wall containing no habitable room windows may be reduced to 3 m (9.8 ft) except that if the rear lot line adjoins an R1 or R2 Zone then this reduction shall not apply.	
Interior Side Yard, Minimum Width	3 m (9.8 ft) for end dwelling units	3 m (9.8 ft) on one side and 1.5 m (4.9 ft) on the narrow side, provided that where a garage or carport is attached to or within the main building, or the lot is a corner lot, the minimum width shall be 1.5 m (4.9 ft).	6 m (19.7 ft), provided that an interior side yard adjoining an end wall containing no habitable room windows may be reduced to 3 m (9.8 ft), except that if the interior side lot line adjoins an R1 or R2 Zone then this reduction shall not apply	4.0 m (13.1 ft)

TABLE 8.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, Group Home, Special Needs Home or Public Use	Apartment Dwelling	Multiple Unit Dwelling
Setback, Minimum Distance from the Centre-line of an Arterial Road as designated on Schedule "B" of this By-Law	19.0 m (62.3 ft)		20.5 m (67.3 ft)	
Lot Coverage, Maximum	40% of lot area			
Landscaped Open Space, Minimum	30% of lot area			
Height of Building, Maximum	11 m (36.1 ft)		3 storeys	
Amenity Area, Minimum	40 m ² (430.6 ft ²) per dwelling unit	no provision	40 m ² (430.6 ft ²) per dwelling unit	
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5.19.			

1. except where an *Additional Residential Unit* is established in accordance with Section 5.35.2

16. That Section 11.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting Section 11.1: Uses Permitted and replacing it with the following new Section 11.1: Uses Permitted:

11.1 USES PERMITTED

No person shall within any EC Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the EC uses in Table 11.1:

TABLE 11.1: USES PERMITTED
Residential Uses:
• an <i>additional residential unit</i> , in accordance with Section 5.35.2;
• a <i>bed and breakfast establishment</i> ;
• a <i>boarding or lodging house</i> ;
• a <i>converted dwelling</i> , containing up to four <i>dwelling units</i> , in accordance with Section 5.35;
• a <i>duplex dwelling</i> ;
• a <i>dwelling unit accessory to a permitted non-residential use</i> ;
• a <i>group home</i> , in accordance with Section 5.9;
• a <i>home occupation</i> , in accordance with Section 5.10;
• a <i>long term care facility</i> ;
• a <i>semi-detached dwelling</i> ;
• a <i>single detached dwelling</i> ;
• a <i>street fronting townhouse dwelling</i> ;

TABLE 11.1: USES PERMITTED	
Non-Residential Uses:	
• a <i>business or professional office</i> ;	
• a <i>business service establishment</i> ;	
• a <i>commercial school</i> ;	
• a <i>computer and data processing business</i> ;	
• a <i>daycare centre</i> ;	
• a <i>funeral home</i> ;	
• a <i>government administrative office</i> ;	
• a <i>medical centre</i> ;	
• a <i>parking lot</i> ;	
• a <i>place of worship</i> ;	
• a <i>personal service establishment</i> ;	
• a <i>public use</i> , in accordance with Section 5.22;	
• a <i>service shop</i> ;	
• a <i>studio</i> ;	
• a <i>veterinary clinic</i> .	

17. That Section 11.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting Section 11.2: Zone Provisions and replacing it with the following new Section 11.2: Zone Provisions:

11.2 ZONE PROVISIONS

No *person* shall within any EC Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the provisions in Tables 11.2A and 11.2B:

TABLE 11.2A: ZONE PROVISIONS				
Zone Provision	Single Detached Dwelling	Semi-Detached Dwelling	Duplex Dwelling	Street Fronting Townhouse
Number of Dwellings or Dwelling Units, Maximum	1 <i>dwelling</i> per lot ¹	2 <i>dwelling units</i> per lot ¹	2 <i>dwelling units</i> per lot	8 <i>dwelling units</i> per building ¹
Lot Area, Minimum	345 m² (3,713.7 ft ²) or 450 m² (4,843.9 ft ²) in the case of a <i>corner lot</i>	270 m² (2,906.3 ft ²) per unit or 360 m² (3,875.1 ft ²) per unit in the case of a <i>corner lot</i>	540 m² (5,812.7 ft ²)	150 m² (1,614.6 ft ²) per <i>dwelling unit</i> or 240 m² (2,583.4 ft ²) for an end unit, except in no case shall the <i>lot area</i> for an end unit on a <i>corner lot</i> be less than 330 m² (3,552.2 ft ²)
Lot Frontage, Minimum	11.5 m (37.7 ft) or 15 m (49.2 ft) in the case of a <i>corner lot</i>	9 m (29.5 ft) per unit or 12 m (39.4 ft) per unit in the case of a <i>corner lot</i>	18 m (59.1 ft)	5 m (16.4 ft) per <i>dwelling unit</i> or 8 m (26.2 ft) for an end unit, except in no case shall the <i>lot frontage</i> for the end unit on a

TABLE 11.2A: ZONE PROVISIONS				
Zone Provision	Single Detached Dwelling	Semi-Detached Dwelling	Duplex Dwelling	Street Fronting Townhouse
				<i>corner lot</i> be less than 11 m (36.1 ft)
Lot Depth, Minimum	30 m (98.4 ft)			
Front Yard, Minimum Depth	6.0 m (19.7 ft)			
Exterior Side Yard, Minimum Width				
Rear Yard, Minimum Depth	7.5 m (24.6 ft)			
Interior Side Yard, Minimum Width	3 m (9.8 ft) on one side and 1.2 m (3.9 ft) on the narrow side, provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the <i>main building</i> or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be 1.2 m (3.9 ft).	3 m (9.8 ft) for the side not attached to the other <i>dwelling</i> , provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the <i>main building</i> , the minimum width shall be 1.2 m (3.9 ft).	3 m (9.8 ft) on one side and 1.2 m (3.9 ft) on the narrow side, provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the <i>main building</i> , or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be 1.2 m (3.9 ft)	3 m (9.8 ft) for end <i>dwelling units</i>
Setback, Minimum distance from the centreline of an Arterial Road as designated on Schedule "B" of this By-Law	19.0 m (62.3 ft)			
Lot Coverage, Maximum	40% of the <i>lot area</i>			
Landscaped Open Space, Minimum	30% of the <i>lot area</i>			
Dwelling Unit Area, Minimum	75 m ² (807.3 ft ²) per unit		65 m ² (699.7 ft ²) per unit	
Height of Building, Maximum	11 m (36.1 ft)			
Amenity Area	No Provision			In accordance with the provisions of Section 11.2.4
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5.19.			

1. except where an *Additional Residential Unit* is established in accordance with the provisions of Section 5.35.2

TABLE 11.2B: ZONE PROVISIONS			
Zone Provision	Bed and Breakfast, Converted Dwelling, Boarding or Lodging House or Group Home	Dwelling Unit in a Portion of a Non-Residential Building	Non-Residential Uses
Lot Area: Minimum	600 m² (6,458.5 ft²)	No Provision	
Lot Frontage: Minimum	20 m (65.6 ft)	No Provision	
Lot Depth, Minimum	30 m (98.4 ft)	No Provision	
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	6.0 m (19.7 ft)	6 m (19.7 ft)	
Rear Yard, Minimum Depth	10 m (32.8 ft)	6 m (19.7 ft)	
Interior Side Yard, Minimum Width	3 m (9.8 ft) and 1.2 m (3.9 ft) on the narrow side, or in accordance with Section 11.2.1		
Side Yard Setback, adjacent to a Residential Zone, Minimum	No Provision		5 m (16.4 ft)
Setback, Minimum Distance from the Centreline of an Arterial Road as shown on Schedule 'C'	19.0 m (62.3 ft)	No Provision	19.0 m (62.3 ft)
Lot Coverage, Maximum	40 % of the lot area	No Provision	
Landscaped Open Space, Minimum	30 % of the lot area	10 %	
Height of Building, Maximum	11 m (36.1 ft)	No Provision	3 storeys
Amenity Area, Minimum	No Provision	No Provision	
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5.19.		

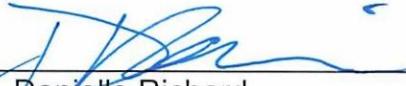
18. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 10th day of June, 2024.

READ a third time and finally passed this 10th day of June, 2024.



Mayor, Brian Petrie



Clerk, Danielle Richard



**Corporation of the Town of Ingersoll
By-Law 24-5329**

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 Section 1.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting Subsection 1.6 in its entirety and replacing it with the following:

“1.6 **VALIDITY**

If any section, clause or provision of this By-Law, including anything contained in Schedules “A”, “B”, “C”, or “E” attached hereto, is for any reason declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the By-Law as a whole or any part thereof other than the section, clause or provision so declared to be invalid and it is hereby declared to be the intention that all the remaining sections, clauses or provisions of this By-Law shall remain in full force and effect until repealed, notwithstanding that one or more provisions thereof shall have been declared to be invalid.”

2. That Section 1.0 to By-Law Number 04-4160, as amended, is hereby further amended by deleting Subsection 1.9 in its entirety and replacing it with the following:

“1.9 **MINOR VARIANCES TO THE ZONING BY-LAW**

Notwithstanding subsection 1.8, all minor variances granted for relief from the provisions of By-Law 81-3054 of the Town of Ingersoll, the County of Oxford or the Ontario Municipal Board, Land Planning Appeal Tribunal or Ontario Land Tribunal shall remain in full force and effect and shall be considered minor variances to this By-Law and a building permit may be issued by the Chief Building Official provided that the terms and conditions of any decision of the Committee of Adjustment, the County or the Ontario Municipal Board, the Land Planning Appeal Tribunal or the Ontario Land Tribunal have been complied with.”

3. That Section 2.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting Subsection 2.1 in its entirety and replacing it with the following:

“2.1 **SCHEDULES TO THE BY-LAW**

The following schedules are included in and form part of this By-Law.

Schedule “A” - Zone Maps comprised of the Index Map, Key Map Legend and Key Maps 1 to 35 inclusive.

Schedule “B” - Roads Designation Plan

Schedule "C" - Parking Space Requirements comprising Schedule "C-1" and "C-2" inclusive.

Schedule "D" - Deleted

Schedule "E" - Accessible Parking Standards"

4. That Section 2.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting Subsection 2.5 in its entirety and replacing it with the following:

"2.5 CONSERVATION AUTHORITY REGULATION LIMIT

Mapping for the Conservation Authority Regulation Limit is provided, the extent of this limit has been estimated by the Upper Thames River Conservation Authority and has been included on Schedule "A". The Conservation Authority Regulation Limit may be updated from time to time as new information becomes available from the Upper Thames River Conservation Authority and Schedule "A" shall be updated accordingly without the requirement for an amendment to this Zoning By-law."

5. That Section 2.0 to By-Law Number 04-14160, as amended, is hereby amended by deleting Subsection 2.6 and replacing it with the following:

"2.6 SOURCE PROTECTION OVERLAYS

Mapping of the Source Protection Overlays on Schedule "A" of this By-law is intended to reflect the mapping of *Well Head Protection Areas A, B and C* in the most recently approved Source Protection Plans that apply to the *Corporation*. The mapping of the Source Protection Overlays on Schedule "A" of this By-Law shall be updated to reflect any updates to the location and/or extent of the *Well Head Protection Area* in the Source Protection Plan mapping without the requirement of an amendment to this Zoning By-law.

In the case of a conflict between the mapping of the Source Protection Overlays in this By-law and the applicable mapping in an approved Source Protection Plan, the latter shall prevail."

6. That Section 3.0, to By-law 04-4160, as amended, is hereby further amended by adding the following subsection at the end thereof:

"3.1.7 Where the Zone symbol is followed by the symbol "T", a Temporary Zoning By-law, permitted under Section 39 of the Planning Act, shall apply. Temporary zones or by-laws typically allow a use that would not be permitted otherwise on the applicable lands for a temporary period of time."

7. That Section 4.0, to By-law 04-4160, as amended, is hereby further amended by adding the following definitions, to be inserted so that each definition is placed in alphabetical order in relation to existing definitions:

"ANIMAL CARE ESTABLISHMENT", means any premises for the caring, grooming, and training of household pets without outdoor pens, exercise areas or the overnight accommodations, and shall not include an *animal kennel* or *animal shelter* as defined herein.

"RISK MANAGEMENT OFFICIAL", means the *risk management official* appointed under Part IV of the Clean Water Act, S.O. 2006, as amended.

"SEPTIC SYSTEM AND/OR HOLDING TANK", means a sewage system that stores and/or treats human waste on-site and is subject to approval under the Building Code Act, R.S.O. 1992, as amended, or the Ontario Water Resources Act, R.S.O. 1991, as amended. These systems shall include, but are not limited to, greywater

systems, cesspools, leaching bed systems and associated treatment units, and holding tanks, and shall not include sewage treatment plants.

“SIGNIFICANT DRINKING WATER THREAT”, means an activity that adversely affects, or has the potential to adversely affect, the quality and quantity of any water that is or may be used as a source of drinking water and according to a risk assessment, poses or has the potential to pose a significant risk (Source: Clean Water Act, 2006).

“WELLHEAD PROTECTION AREA”, is the area around a municipal drinking water supply well where certain land use activities may have the potential to affect the quality or quantity of water that flows into that well. The location and vulnerability of Wellhead Protection Areas is identified through the Source Protection Plans approved in accordance with Clean Water Act, 2006.”

8. That Section 4 to By-Law Number 04-4160, as amended, is hereby further amended by deleting the definition of an Animal Kennel and replacing it with the following:

“ANIMAL KENNEL”, means any *lot, building or structure*, where household pets, excluding exotic pets, are housed or are to be housed, groomed, bred, boarded, trained or sold and which may offer provisions for minor medical treatment, but shall not include an *animal care establishment* as defined herein.”

9. That Section 4 to By-Law Number 04-4160, as amended, is hereby further amended by deleting the definition of an Animal Shelter and replacing it with the following:

“ANIMAL SHELTER”, means premises used for the care of lost, abandoned or neglected animals, but shall not include an *animal kennel, veterinary clinic or animal care establishment* as defined herein.”

10. That Section 4 to By-law Number 04-4160, as amended, is hereby further amended by deleting the definition of a Carport and replacing it with the following:

“CARPORT”, means a *building or structure*, at least forty per cent (40%) of the area of the perimeter walls of which are open and unobstructed by any wall, door, post or pier,

- a) Which is used for the temporary parking or storage of private passenger *motor vehicles or commercial motor vehicles* of less than one (1) tonne maximum capacity; and
- b) Wherein neither servicing nor repairing is carried on for profit.

11. That Section 4 to By-law Number 04-4160, as amended, is hereby further amended by deleting the definition of a Daycare Centre and replacing it with the following:

“DAYCARE CENTRE”, means a facility licensed under Provincial statute which accommodates a minimum of 7 children for the purposes of providing temporary care for a period of time not exceeding 24 hours.”

12. That Section 4 to By-law Number 04-4160, as amended, is hereby further amended by deleting the definition of a Day Care, Private Home and replacing it with the following:

“DAYCARE, PRIVATE HOME”, means a facility licensed under Provincial statute which accommodates not more than 6 children under thirteen years of age in a private residence, other than the home of a parent or legal guardian of any such child, for a continuous period not exceeding 24 hours.”

13. That Section 4 to By-law Number 04-4160, as amended, is hereby further amended by deleting the definition of a Duplex Dwelling and replacing it with the following:

“DUPLEX DWELLING” means a *building* containing two *dwelling units*, on one *lot*, each of which has an independent entrance, either directly from the outside or through a common vestibule, but does not include a *semi-detached dwelling*.”

14. That Section 4 to By-law Number 04-4160, as amended, is hereby further amended by deleting the definition of Height and replacing it with the following:

“HEIGHT”, means the vertical distance of a *building* or *structure* from grade as detailed in Section 5.38 of this By-Law.”

15. That Section 4 to By-law Number 04-4160, as amended, is hereby further amended by deleting the definition of Home Occupation and replacing it with the following:

“HOME OCCUPATION”, means any occupation or business for gain or profit conducted entirely within a *dwelling*, but shall not include an *eating establishment* and shall be considered in accordance with Section 5.10 of this By-law.”

16. That Section 4 to By-Law Number 04-4160, as amended, is hereby further amended by deleting the definition of Lot Coverage and replacing it with the following:

“LOT COVERAGE”, means that percentage of the *lot area* of any *lot* upon which *buildings* or *structures* are erected, or may be *erected*, measured at grade level including all covered porches, verandas, terraces, decks, and overhang projections, but not including an uncovered deck, porch, veranda, terrace or an outside swimming pool or hot tub.”

17. That Section 4 to By-Law Number 04-4160, as amended, is hereby further amended by deleting the definition of Rear Yard and replacing it with the following:

“REAR YARD”, means a *yard* extending across the full width of the lot between the *rear lot line* and the nearest wall of the principal *building, structure* or *use* on the *lot*.”

18. That Section 4 to By-Law Number 04-4160, as amended, is hereby further amended by deleting the definition of a Semi-Detached Dwelling and replacing it with the following:

“SEMI-DETACHED DWELLING”, means a *building* divided vertically by a party wall, as defined in the Ontario Building Code, into two side by side *street* facing *dwelling units* above grade, each of which has a direct *street* facing entrance from the outside.”

19. That Section 4 to By-law Number 04-4160, as amended, is hereby further amended by deleting the definition of a Structure and replacing it with the following:

““STRUCTURE” means anything that is *erected, built* or constructed of parts joined together or any such erection fixed to or supported by or incorporated within the soil and/or any other *structure*, but which does not include a fence or a sign, a basketball standard or a flagpole, and, without limiting the generality of the foregoing, a heat pump, air exchanger, air conditioner and a swimming pool either above or below ground are *structures*.”

20. That Section 5 to By-law Number 04-4160, as amended, is hereby further amended by deleting Subsection 5.1.1.4.1 in its entirety and replacing it with the following:

“5.1.1.4.1 Notwithstanding any provision of Table 5.1.1.4 to the contrary, the following provisions shall also apply:

- i) on a residentially or entrepreneurial zoned *lot*, one *accessory building*, not exceeding **15 m²** (161.4 ft²) in *gross floor area*, may be excluded from the calculation of total *lot coverage*.
- ii) *accessory buildings* or *structures*, not exceeding **2.5 m** (8.2 ft) in *height*, may be located within a required *exterior side yard*, provided that a minimum *exterior side yard setback* of **3 m** (9.8 ft) is maintained and such *exterior side yard* is enclosed by a privacy fence or planting strip with a minimum *height* of **1.5 m** (6 ft).
- iii) covered and uncovered *decks*, patios, stoops and landings and other similar *structures* shall only be *permitted* in accordance with the provisions of Section 5.34.1.”

21. That Section 5 to By-Law Number 04-4160, as amended, is hereby further amended by deleting Subsection 5.1.1.4.2 in its entirety and replacing it with the following:

“5.1.1.4.2 CARGO CONTAINERS USED FOR STORAGE PURPOSES

Where a *cargo container* is used for the purpose of storage *accessory* to a principal use, the following provisions shall apply:

5.1.1.4.2.1 Cargo CONTAINERS (PERMANENT)

The following provisions apply to the use of *shipping containers* as a permanent *accessory building*:

- a) The placement of permanent *cargo containers* shall not be located in a Residential, CC or EC Zone;
- b) No permanent *cargo container* in any zone other than an Industrial Zone shall exceed **4 m** (13.1 ft.) in height;
- c) A *cargo container* may only be located in the *rear yard* and shall comply with the *rear yard depth* provisions of the zone in which the use is located;
- d) Other than the *rear yard depth* requirement as set out in subsection c), the placement of a *cargo container* shall comply with Table 5.1.1.4 Regulations for Accessory Uses;
- e) Permanent *cargo containers* shall not be stacked;
- f) Unless elsewhere stated in this Zoning By-law, a permanent *cargo container* shall not be located in a required *parking area*; and
- g) A permanent *cargo container* shall not be placed or used for the purpose of display or advertising.

5.1.1.4.2.3 CARGO CONTAINERS (TEMPORARY)

The following provisions apply to *cargo containers* as a temporary use:

- a) Notwithstanding any other provision of this Zoning By-law, a maximum of one (1) *cargo container* shall temporarily be permitted to be located in a driveway of a residentially zoned *lot* for the purpose of loading and unloading household items during the process of moving, provided that it is removed from the lot within thirty (30) consecutive days and no more than 60 total days within a 365-day timeframe;
- b) Notwithstanding any other provision of this By-law to the contrary, a *cargo container* shall temporarily be permitted on a non-residential property for the purpose of temporary storage or the loading and unloading of items, provided that it is removed from the lot within ninety (90) consecutive days and no more than 120 total days within a 365-day timeframe. The day restriction does not apply to industrial zones;
- (c) A temporary *cargo container* shall:
 - i. not encroach onto a public sidewalk or municipal right-of-way;
 - ii. not be located in a daylight corner; and
 - iii. not be located closer than **0.6 m** (2 ft.) from any *lot line*.
- (d) Notwithstanding any other provisions of this By-law, a temporary *cargo container* is permitted on a construction site in any Zone in accordance with Section 5.33 of this By-law.”

22. That Section 5 to By-law Number 04-4160, as amended, is hereby further amended by deleting Subsection 5.1.2 in its entirety and replacing it with the following:

“5.1.2 EXCEPTIONS FOR ACCESSORY USES

The following *accessory uses* are not subject to the provisions of Section 5.1.1.4., provided that they are in accordance with the provisions of Table 5.1.2:

TABLE 5.1.2 – ACCESSORY USE EXCEPTIONS AND RELATED PROVISIONS	
STRUCTURES	SPECIFIC PROVISIONS
clothes poles, flag poles and basketball standards; garden trellises; ornamental fountains, statues, cenotaphs, monuments and memorials; planters, benches and picnic tables; retaining walls, sidewalks, pavements, and curbs; patios, concrete pads, walkways and other similar <i>structures</i> comprising part of an outdoor <i>amenity area</i> and not exceeding 0.3 m (1 ft) in <i>height</i> ; and other similar <i>accessory structures</i> .	Shall not <i>alter</i> any drainage swale required by an approved lot grading plan.

TABLE 5.1.2 – ACCESSORY USE EXCEPTIONS AND RELATED PROVISIONS

STRUCTURES	SPECIFIC PROVISIONS
<i>fences and similar structures</i>	In accordance with the Town's Fencing By-Law, as amended, unless otherwise specifically noted in this By-Law.
<i>attached and freestanding signs</i>	In accordance with the Town's Sign By-Law, as amended, unless otherwise specifically noted in this By-Law."

23. That Section 5 to By-law Number 04-4160, as amended, is hereby further amended by deleting Subsection 5.5 in its entirety and replacing it with the following:

“5.5 CONSERVATION AUTHORITY REGULATION LIMIT

The Conservation Authority Regulation Limit applies to lands where regulations are in effect pursuant to the Conservation Authorities Act. This area is shown as a dotted line on Schedule “A” of this Zoning By-law.

5.5.1 LIMITATION ON PERMITTED USES

Notwithstanding any provisions of the underlying zone, no *building* or *structure* shall be *erected* or *used* on any lands that are subject to regulations in effect pursuant to the Conservation Authorities Act, unless a permit or other permission has been obtained from the Upper Thames River Conservation Authority.

And further, no new *buildings* or *structures*, with the exception of those designed, *used* or intended for flood or erosion control purposes, shall be permitted on any lands located within a flood, erosion, unstable soil, and/or other natural hazard area, as identified by the Upper Thames River Conservation Authority.”

24. That Section 5 to By-law Number 04-4160, as amended, is hereby further amended by deleting Subsection 5.8 in its entirety.

25. That Subsection 5.10 to By-law Number 04-4160, as amended, is hereby further amended by adding the following subsection:

“5.10.1.1 Uses Not Permitted:

- i) Animal Breeding;*
- ii) Animal Kennel;*
- iii) Animal Shelter;*
- iv) Automobile Body Repair Shop;*
- v) Body Rub Parlour;*
- vi) Medical Centre;*
- vii) Motor Vehicle Dealership;*
- viii) Motor Vehicle Rental Agency;*
- ix) Motor Vehicle Washing Establishment;*
- x) Place of Worship;*
- xi) Public Garage;*
- xii) Retail Store;*
- xiii) Small engine repair”*

26. That Section 5 to By-Law Number 04-4160, as amended, is hereby further amended by deleting Subsection 5.10.9 in its entirety and replacing it with the following:

“5.10.9 PRIVATE HOME DAYCARE

A *private home daycare*, located within a dwelling unit, with accommodation for the number of children permitted in accordance with the home-based child care requirements under the *Child Care and Early Years Act, 2014*, as amended, shall be considered a *home occupation*. For the purpose of this subsection, the *gross floor area* limit for a *home occupation* in subsection 5.10.2 shall not apply to a *private home daycare*.”

27. That Section 5 to By-law Number 04-4160, as amended, is hereby further amended by deleting Subsection 5.10.10 in its entirety and replacing it with the following:

“5.10.10 PARKING

Off-Street parking shall be provided in accordance with subsection 5.19.

Notwithstanding the above, required off-street parking for a *private home daycare* or *business office* operated solely by the occupant shall be exempt.”

28. That Section 5 to By-Law Number 04-4160, as amended, is hereby amended by deleting Subsection 5.14 in its entirety and replacing it with the following:

“5.14 MUNICIPAL SERVICES

5.14.1 No *building* or *structure* may be *erected* or enlarged unless the land is serviced by all municipal services (municipal water, sanitary sewers, electric power lines, drainage systems and *improved streets*).

5.14.2 Notwithstanding the foregoing, private sewage disposal systems are permitted for enlargements to existing residential *dwelling*s and construction of *buildings* and *structures* that are *accessory* to existing residential *dwelling*s, provided the said enlargements and/or construction of *accessory buildings* and *structures*:

- i) comply with all other provisions of the Zoning By-law;
- ii) do not require any other approval under the *Planning Act*, R.S.O. 1990, c P.13;
- iii) a notice, in accordance with Section 59 of the *Clean Water Act*, 2006, has been issued by the *Risk Management Official*, where required;
- iv) have been approved in writing by the authorities having jurisdiction; and
- v) municipal sanitary sewer is not available within 150 m of the property.

5.14.3 Notwithstanding any other provisions of this By-law, including Section 5.14.1. private sewage disposal systems are *permitted* for non-residential *use buildings* or *structures* in an MR or MG Zone subject to the written approval of the approval authority appointed by the *Corporation* to review and approve the installation of private sewage disposal systems.

5.14.4 Any *use, building* and/or *structure* that would require a new *septic system* and/or *holding tank* shall be considered in accordance with the Source Protection Areas provisions detailed in Section 5.35 of this By-Law.”

29. That Section 5 to By-law 04-4160, as amended, is hereby further amended by deleting Subsection 5.19.2.2.4 and replacing it with the following:

“5.19.2.2.4 REQUIRED NUMBER OF ACCESSIBLE PARKING SPACES

In addition to the requirements set out in Table 5.19.2.1 – Parking Standards, accessible *parking spaces* for non-residential and multiple residential *uses* shall be provided in compliance with Section 5.19.2.2.1 and Table 5.19.3 – Designated Accessible Parking Space Regulations.”

30. That Section 5 to By-law 04-4160, as amended, is hereby further amended by deleting Table 5.19.5 – Required Vehicle Queue Spaces, and replacing it with the following:

TABLE 5.19.5: REQUIRED VEHICLE QUEUE SPACE	
Land Use	Required Number of Spaces
Automated Bank Machine situated on the exterior of a <i>building</i> or free-standing kiosk.	3 before each Automated Bank Machine
<i>Automobile Service Station/Public Garage</i>	3 before each service bay 1 at service bay exit if a through-bay
<i>Motor vehicle Washing Establishment</i>	3 before each wash bay 2 after each wash bay
<i>Eating Establishment</i>	7 before order board 4 between order board and pick-up window 2 after pick-up window
Convenience Retail or Service Establishment	2 before service window

31. That Section 5 to By-law 04-4160, as amended, is hereby further amended by adding the following subsection at the end thereof:

“5.19.6 ATTACHED PRIVATE GARAGES AND CARPORTS FOR SINGLE DETACHED, SEMI-DETACHED, DUPLEX AND TOWNHOUSE DWELLINGS

5.19.6.1 Attached Private Garage or Carport Provisions

Where a *private garage* or *carport* is attached to a *dwelling unit* it shall not be considered an *accessory building* and it shall comply with the *yard* and area requirements of the residential or entrepreneurial zone in which the *use* is located and the following requirements and restrictions:

- (a) In no case shall the width of a *private garage attached to a single detached or duplex dwelling* exceed 60% of the width of the front façade closest to the *street* at ground level;
- (b) a *carport* or garage door opening shall not be located closer than **6 m (19.7 ft.)** from the front or *exterior lot line*; and,
- (c) the interior space of a *private garage* shall maintain a rectangular area not less than **2.7 m (8.9 ft.)** wide, **5.5 m (18 ft.)** long, and **2.1 m (6.9 ft.)** in height and shall be unobstructed area with the exception of one stair.”

32. That Section 5 to By-law 04-4160, as amended, is hereby further amended by deleting Subsection 5.19.2.2.4 and replacing it with the following:

“5.19.2.2.4 REQUIRED NUMBER OF ACCESSIBLE PARKING SPACES

In addition to the parking requirements of Table 5.19.2.1 – Parking Standards, accessible *parking spaces* for non-residential and multiple residential *uses* shall be provided in compliance with Section 5.19.2.2.1 and Table 5.19.3 – Designated Accessible Parking Space Regulations.”

33. That Section 5 to By-law 04-4160, as amended, is hereby further amended by deleting Subsection 5.21 in its entirety and replacing it with the following:

“5.21 PROHIBITED USES

No person shall, within the zoned area, use any land or construct, alter or use any building or structure for any of the following purposes:

- an arsenal;
- cement, lime or sulfur works;
- coke manufacture;
- distilling bones, blood boiling, bone boiling, tripe boiling or extracting fish from oil;
- fat, grease, lard or tallow rendering or refining but not including the manufacture of soap;
- incineration or reduction of dead animals or offal;
- kerosene refining;
- manufacturing or storing of explosives, ammunition or fireworks;
- a metal smelting use;
- open storage, except where specifically listed as a permitted use;
- petroleum refining;
- a rendering plant;
- a sand or gravel pit, other than a wayside sand or gravel pit;
- a tannery for the curing and storing of rawhide, skins, leather or hair;
- wool pulling or wool scouring;
- any trade, business or manufacture which is deemed to be an offensive trade within the meaning of the Health Protection and Promotion Act, RSO, 1990.”

34. That Subsection 5.33 to By-law Number 04-4160, as amended, is hereby further amended by deleting Subsection 5.33.1.1 in its entirety and replacing it with the following:

“5.33.1.1 a trailer, temporary construction camp, waste container, cargo container, tool shed, scaffold or other such building or other such temporary work camp;

- which is incidental to construction; and,
- provided it is located on the site where such work is underway; and,
- provided that it shall be removed from the site within 30 days of completing the work; and,
- the building or structure is located outside of any sight triangle; and, the building or structures is not used for human habitation;”

35. That Section 5 to By-law 04-4160, as amended, is hereby further amended by deleting Subsection 5.34 in its entirety and replacing it with the following:

“5.34 YARD, SETBACK AND HEIGHT - PERMITTED ENCROACHMENTS

5.34.1 PERMITTED PROJECTIONS INTO REQUIRED YARDS

Notwithstanding the yard requirements of this By-Law, the following projections are permitted from a main building in accordance with the provisions set out in Table 5.34.1.

TABLE 5.34.1 - PERMITTED PROJECTIONS INTO REQUIRED YARDS			
Structure	Yard in Which Projection Permitted	Maximum Projection Permitted into Required Yards	Minimum Setback Between Projection and Lot Line
Steps providing access to ground floor, uncovered and unenclosed decks,	Front	No limit	5.0 m (16.4 ft)
	Rear	No limit	1.2 m (3.9 ft)
	Side	No limit	0.6 m (2 ft)

balconies, stoops or landings not exceeding one storey in height.			
Ramps used for handicapped access.	All	No limit	0.6 m (2 ft)
Covered or uncovered decks, unenclosed decks, stoops or landings not exceeding one storey in height.	Front	1.5 m (4.9 ft)	---
	Rear	No limit	4.0 m (13.1 ft)

5.34.1.1 Notwithstanding subsection 5.34.1 no projections are *permitted* into a required *parking area* or easement.”

36. That Section 5 to By-law 04-4160, as amended, is hereby further amended by adding the following subsection at the end thereof:

“5.35 SOURCEWATER PROTECTION AREAS

5.35.1 IDENTIFICATION OF SOURCEWATER PROTECTION ZONES

The Source Protection Overlays (SP1 and SP2), shown on Schedule “A’ of this By-Law, identify the portions of the *Wellhead Protection Areas (WHPAs)* associated with the County’s municipal drinking water supply wells where a drinking water threat, as prescribed by the Clean Water Act, 2006, can be a *significant drinking water threat*. The mapping of these areas in this By-Law reflects the WHPA mapping contained in the applicable Source Protection Plans, approved under the Clean Water Act, 2006.

The Source Protection Overlay 1 (SP1) applies to the portion of the WHPA closest to the wellhead, where the majority of the prescribed *significant drinking water threats* can occur. The Source Protection Overlay 2 (SP2) applies to the remainder of the WHPA, where only certain chemical and waste related *significant drinking water threats* can generally occur.

5.35.2 PRESCRIBED DRINKING WATER THREATS

A list of drinking water threats, as prescribed under the Clean Water Act, 2006, is provided below for information purposes:

- Waste disposal sites within the meaning of Part V of the Environmental Protection Act;
- The establishment, operation or maintenance of a system that collects, stores, transmits, treats or disposes of sewage;
- The application of agricultural source material to land;
- The storage and/or management of agricultural source material;
- The application of non-agricultural source material to land;
- The handling and/or storage of non-agricultural source material;
- The application of commercial fertilizer to land;
- The handling and/or storage of commercial fertilizer;
- The application of pesticide to land;
- The handling and/or storage of pesticide;
- The application, handling and/or storage of road salt;
- The storage of snow;

- The handling and storage of fuel;
- The handling and storage of a dense non-aqueous phase liquid;
- The handling and storage of an organic solvent;
- The management of runoff that contains chemicals used in the de-icing of aircraft;
- An activity that takes water from an aquifer or a surface water body without returning the water taken to the same aquifer or surface water body;
- An activity that reduces the recharge of an aquifer; and
- The use of land as livestock grazing or pasturing land, an outdoor confinement area or farm-animal yard.

These prescribed drinking water threats can only be *significant drinking water threats* under very specific circumstances, as established through the Clean Water Act and associated regulations.

Any land use or activity that is, or would be, a *significant drinking water threat* must conform with all applicable Source Protection Plan policies and, as such, may be prohibited, restricted or otherwise regulated by those policies despite any uses permitted by the Zoning by-law. The Source Protection Plan policies generally prohibit the establishment of new *significant drinking water threats*.

5.35.3 USE PROHIBITIONS AND RESTRICTIONS IN SOURCE PROTECTION OVERLAYS 1 & 2

Notwithstanding the permitted uses of the underlying zone, no new *use, building and/or structure* that requires the issuance of a Building Permit and/or an approval under the Planning Act shall be permitted within the Source Protection Overlays 1 (SP1) or 2 (SP2) unless a notice, in accordance with Section 59 of the Clean Water Act, 2006, has been issued by the *Risk Management Official* in relation to such building permit or approval.

This notice requirement shall not apply to a new *use, building and/or structure* that is exclusively residential or where the *Risk Management Official* has provided written guidance specifying the situations in which the Building Official is permitted to make the determination as to whether a Section 59 notice is required, and they have determined that such notice is not required in accordance with that guidance.

5.35.4 SEPTIC SYSTEMS AND HOLDING TANKS WITHIN SOURCE PROTECTION OVERLAY 1 (SP1)

Notwithstanding the *permitted uses* of the underlying zone, any *use, building and/or structure* that would require a new septic system and/or holding tank shall be prohibited within a Source Protection Overlay 1 (SP1). This prohibition shall not apply to a new *septic system and/or holding tank* that is required for a municipal water supply well. For the purposes of this provision the term 'new' shall have the same meaning as in the applicable Source Protection Plan. The *Risk Management Official* shall make the final determination as to whether a *use, building or structure* to be serviced by a *septic system and/or holding tank* is prohibited in accordance with this provision and corresponding Source Protection Plan policies. This provision shall in no way supersede the requirement to connect to full municipal services, where available, as set out in Section 5.14 – Municipal Services of this By-Law.”

37. That Section 5 to By-law 04-4160, as amended, is hereby further amended by adding the following subsection at the end thereof:

“5.36 HEATING, VENTILATION AND AIR CONDITIONING EQUIPMENT (HVAC)

5.36.1 Regulations for Ground Level HVAC

- i) Ground level HVAC and emergency generators are permitted *accessory to a residential use* in the Residential Zones, excluding an R4 zone, and in accordance with the following:

TABLE 5.36.1 – HEATING, VENTILATION AND AIR CONDITIONING EQUIPMENT	
Provisions	Air Conditioning and Heat Pumps
Location (Permitted)	
<i>Front Yard</i>	
<i>Interior Side Yard</i>	√
<i>Exterior Side Yard</i>	
<i>Rear Yard</i>	√
Setbacks (Minimum)	
<i>Front Lot Line</i>	N/A
<i>Interior Side Lot Line</i>	0.6 m (2 ft.)
<i>Exterior Side Yard Lot Line</i>	1.2 m (3.9 ft.)
<i>Rear Lot Line</i>	0.6 m (2 ft.)

- ii) Ground level H.V.A.C. equipment and emergency generators shall be permitted on any *lot* in a non-residential Zone and R4 Zone, provided that such units are *setback* a minimum of 3.0 m (9.8 ft.) from any *lot line* and are screened from the *street* and any *abutting residential zone*.”

38. That Section 5 to By-law 04-4160, as amended, is hereby further amended by adding the following subsection at the end thereof:

“5.37 ACCESSORY BUSINESS OFFICES AND RETAIL SALES

5.37.1 Accessory Business Offices

Business offices which are *accessory to and used* for administration or to accommodate the in-house technical and professional services of a *permitted use* in any Industrial Zone may be *permitted* in the same *building* as the principal *permitted use* or in a separate *building* on the same *lot* as the principal *permitted use*.

5.37.2 Accessory Retail Outlet

Where *accessory* retail sales are permitted in an Industrial Zone, the following regulations shall apply:

- i) A maximum of 10% of the *gross floor area* of a *permitted use* may be *used* for the retail sale of goods, materials or things produced or warehoused on the premises provided that the total *gross floor area* dedicated to retail sales does not exceed **200 m²** (2,152.7 ft²).

- ii) Where the *lot* supports an *industrial mall* or *buildings* containing more than one *permitted use*, the maximum *gross floor area* for any *accessory* retail sales associated with a *permitted use* shall be calculated individually for each such *use*.
- iii) The *gross floor area* used for *accessory* retail sales shall be separated from the main *permitted use* by a permanent, solid partition to the satisfaction of the Town of Ingersoll Chief Building Official and in compliance with the Ontario Building Code and applicable standards.”

39. That Section 5 to By-law 04-4160, as amended, is hereby further amended by adding the following subsection at the end thereof:

“5.38 HEIGHT

5.38.1 Where *Height* is Measured

Height is measured from the *grade* at the principal entrance of the *building*.

5.38.2 How *Height* is Measured

a) For a Principal *Building*:

- i) From the *grade* at the principal entrance to the mid-point between the eaves and the ridge of a pitched roof, or the highest point of the roof surface of a flat roof.

b) For an *Accessory Building and Structure*:

- i) In Residential Zones – from the *grade* to the highest point of the roof.
- ii) In all other zones – mid-point between the eaves and the ridge of a pitched roof or the highest point of the roof surface of a flat roof.”

40. That Section 6 to By-law 04-4160, as amended, is hereby further amended by deleting Table 6.2 in its entirety and replacing it with the following:

“TABLE 6.2: ZONE PROVISIONS	
Zone Provision	Uses
Number of Dwellings Per Lot Maximum	1 <i>dwelling</i>
Lot Area Minimum	450 m ² (4,844 ft ²) or 540 m ² (5,812.7 ft ²) in the case of a <i>corner lot</i>
Lot Frontage Minimum	15 m (49.2 ft) or 18 m (59.1 ft) in the case of a <i>corner lot</i>
Lot Depth Minimum	30 m (98.4 ft)
Front Yard Minimum Depth Exterior Side Yard Minimum Width	6 m (19.7 ft)

Rear Yard Minimum Depth	7.5 m (24.6 ft)
Interior Side Yard Minimum Width	3 m (9.8 ft) on one side and 1.2 m (3.9 ft) on the narrow side, provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the <i>main building</i> , or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be 1.2 m (3.9 ft).
Setback Minimum distance from the Centreline of an Arterial Road as designated on Schedule "B" of this By-Law	19 m (62.3 ft)
Lot Coverage Maximum	35% of the <i>lot area</i>
Landscaped Open Space Minimum	30% of the <i>lot area</i>
Height of Building Maximum	11 m (36.1 ft)
Parking and Accessory Buildings, etc.	In accordance with the provisions of Section 5."

41. That Section 6 to By-law 04-4160, as amended, is hereby further amended by deleting Subsection 6.3 in its entirety.
42. That Section 6.4, to By-law 04-4160, as amended, is hereby further amended by deleting Subsection 6.4.13 in its entirety.
43. That Section 7 to By-law 04-4160, as amended, is hereby further amended by deleting Table 7.2 in its entirety and replacing it with the following:

"TABLE 7.2: ZONE PROVISIONS			
Zone Provision	Single Detached Dwelling	Semi-detached Dwelling	Duplex Dwelling, Converted Dwelling or public use
Number of Dwellings or Dwelling Units Per Lot Maximum	1 <i>dwelling</i>	2 <i>dwelling units</i>	2 <i>dwelling units</i>
Lot Area Minimum	345 m² (3,713.7 ft ²) or 450 m² (4,843.9 ft ²) in the case of a corner lot	270 m² (2,906.3 ft ²) per unit or 360 m² (3,875.1 ft ²) per unit in the case of a corner lot	540 m² (5,812.7 ft ²)
Lot Frontage Minimum	11.5 m (37.7 ft) or 15 m (49.2 ft) in the case of a corner lot	9 m (29.5 ft) per unit or 12 m (39.4 ft) per unit in the case of a corner lot	18 m (59.1 ft)
Lot Depth Minimum	30 m (98.4 ft)		
Front Yard Minimum Depth Exterior Side Yard Minimum Width	6.0 m (19.7 ft)		

Rear Yard Minimum Depth	7.5 m (24.6 ft)		
Interior Side Yard Minimum Width	3 m (9.8 ft) on one side and 1.2 m (3.9 ft) on the narrow side, provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the <i>main building</i> or the lot is a corner lot, the minimum width shall be 1.2 m (3.9 ft)	3.0 m (9.8 ft) for the side not attached to the other <i>dwelling</i> , provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the <i>main building</i> , the minimum width shall be 1.2 m (3.9 ft)	3 m (9.8 ft) on one side and 1.2 m (3.9 ft) on the narrow side, provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the <i>main building</i> , or the lot is a corner lot, the minimum width shall be 1.2 m (3.9 ft)
Setback Minimum distance from the centreline of an Arterial Road as designated on Schedule "B" of this By-Law	19.0 m (62.3 ft)		
Lot Coverage Maximum	40% of the <i>lot area</i>		
Landscaped Open Space Minimum	30% of the <i>lot area</i>		
Height of Building Maximum	11 m (36.1 ft)		
Parking and Accessory Buildings, etc.	In accordance with the provisions of Section 5."		

44. That Subsection 7.3.22, 'Location: Part Lot 262, Registered Plan 717, R2-22, (Key Map 12)', to By-law Number 04-4160, as amended, is hereby deleted.

45. That Section 7.3, to By-law 04-4160, as amended, is hereby further amended by adding the following subsection at the end thereof:

"7.3.29 LOCATION: BLOCK 26, REGISTERED PLAN 41M-344, R2-29 (KEY MAP 12)

7.3.29.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R2-29 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 7.1 of this By-law

7.3.29.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R2-29 Zone *use any lot*, or *erect, alter* or *use any building* or *structure* except in accordance with the following provisions:

7.3.29.2.1 Number of *Dwelling Units*

Minimum 7

7.3.29.2.2 Rear Yard

Minimum 1.2 m (3.9 ft.)

7.3.29.2.3 Application of Zoning Regulations

Internal *lot lines* created by any legal means within the *lot lines* delineated in the R2-29 Zone, shall not be construed to be *lot lines* for the purposes of Zoning regulations provided that all such regulations, as they apply to the whole of the lands zoned R2-29, are observed.

7.3.29.2.4 That all the provisions of the R2 Zone in Section 7.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.”

46. That Section 8 to By-law 04-4160, as amended, is hereby further amended by deleting Table 8.2 in its entirety and replacing it with the following:

“TABLE 8.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, Group Home, Special Needs Home or Public Use	Apartment Dwelling	Multiple Unit Dwelling
Number of Dwellings or Dwelling Units Maximum	8 <i>dwelling units</i> per <i>building</i> .	1 <i>dwelling</i> per lot	no provision	
Lot Area Minimum	150 m² (1,614.6 ft ²) per <i>dwelling unit</i> or 240 m² (2,583.4ft ²) for an end unit, except in no case shall the <i>lot area</i> for an end unit on a <i>corner lot</i> be less than 330 m² (3,552.2ft ²)	600 m² (6,458.6 ft ²)	150 m² (1,614.6 ft ²) per <i>dwelling unit</i>	
Lot Frontage Minimum	5 m (16.4 ft) per <i>dwelling unit</i> or 8 m (26.2 ft) for an end unit, except in no case shall the <i>lot frontage</i> for the end unit on a <i>corner lot</i> be less than 11 m (36.1 ft)	20 m (65.5 ft)	20 m (65.5 ft)	
Lot Depth Minimum	30 m (98.4 ft)		no provision	
Front Yard Minimum Depth Exterior Side Yard Minimum Width	6.0 m (19.7 ft)		7.5 m (24.6 ft)	

Rear Yard Minimum Depth	7.5 m (24.6 ft)	10 m (32.8 ft)	10 m (32.8 ft) provided that a <i>rear yard</i> adjoining an end wall containing no <i>habitable room</i> windows may be reduced to 3 m (9.8 ft) except that if the <i>rear lot line</i> adjoins an R1 or R2 Zone then this reduction shall not apply.	
Interior Side Yard Minimum Width	3 m (9.8 ft) for end <i>dwelling units</i>	3 m (9.8 ft) on one side and 1.5 m (4.9 ft) on the narrow side, provided that where a <i>garage</i> or <i>carport</i> is attached to or within the main <i>building</i> , or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be 1.5 m (4.9 ft).	6 m (19.7 ft), provided that an <i>interior side yard</i> adjoining an end wall containing no <i>habitable room</i> windows may be reduced to 3 m (9.8 ft), except that if the <i>interior side lot line</i> adjoins an R1 or R2 Zone then this reduction shall not apply	4.0 m (13.1 ft)
Setback Minimum Distance from the centreline of an Arterial Road as designated on Schedule "B" of this By-Law	19.0 m (62.3 ft)		20.5 m (67.3 ft)	
Lot Coverage Maximum	40% of <i>lot area</i>			
Landscaped Open Space Minimum	30% of <i>lot area</i>			
Gross Floor Area , per Roomer or Boarder in a <i>Group Home</i> or <i>Boarding</i> or <i>Lodging House</i>	no provision	18.5 m² (199.1 ft ²)	no provision	
Height of Building Maximum	11 m (36.1 ft)		3 <i>storeys</i>	
Amenity Area Minimum	40 m² (430.6 ft ²) per <i>dwelling unit</i>	no provision	40 m² (430.6 ft ²) per <i>dwelling unit</i>	
Parking and Accessory Buildings, etc.	In accordance with the provisions of Section 5."			

47. That Subsection 8.3.26, 'Location: Block 86, Plan 342, R3-26, (Key Map 3)', to By-law Number 04-4160, as amended, is hereby deleted.
48. That Section 8.3, to By-law 04-4160, as amended, is hereby further amended by adding the following subsection at the end thereof:

"8.3.33 LOCATION: BLOCK 86, REGISTERED PLAN 41M-342, R3-33 (KEY MAP 3)

8.3.33.1 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any R3-33 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 8.1 of this By-law

8.3.33.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R3-33 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

8.3.33.2.1 LOT COVERAGE, INTERIOR STREET FRONTING TOWNHOUSE LOT

Maximum 49%

8.3.33.2.2 That all provisions of the R3 Zone in Section 8.2 of this By-law, as amended, shall apply, and further that all other provisions of this By-law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.”

49. That Section 9, to By-law 04-4160, as amended, is hereby further amended by deleting Table 9.2 in its entirety and replacing it with the following:

TABLE 9.2: ZONE PROVISIONS	
Zone Provision	Uses
Number of Dwellings Per Lot Maximum	no provision
Lot Area Minimum	110 m ² (1,184.1 ft ²) per unit. The minimum <i>lot area</i> shall be the sum of the areas required for each <i>dwelling unit</i> on the <i>lot</i> .
Lot Frontage Minimum	20 m (65.6 ft)
Lot Depth Minimum	no provision
Front Yard Minimum Depth Exterior Side Yard Minimum Width	7.5 m (24.6 ft)
Rear Yard Minimum Depth	10 m (32.8 ft) provided that a <i>rear yard</i> adjoining an end wall containing no <i>habitable room</i> windows may be reduced to 3 m (9.8 ft), except that if the rear lot line adjoins an R1 or R2 Zone then this reduction shall not apply.
Interior Side Yard Minimum Width	6.0 m (19.7 ft) provided that an interior <i>side yard</i> adjoining an end wall containing no <i>habitable room</i> windows may be reduced to 3 m (9.8 ft) except that if the interior <i>side lot line</i> adjoins an R1 or R2 Zone then this reduction shall not apply.
Setback Minimum distance from the centreline of an Arterial Road as designated on Schedule "B" of this By-Law	20.5 m (67.3 ft)
Lot Coverage Maximum	40% of the <i>lot area</i>

Landscaped Open Space Minimum	30% of the <i>lot area</i>
Height of Building Maximum	6 <i>storeys</i>
Amenity Area Minimum	40 m² (430.6 ft ²) per unit for bachelor to two-bedroom units, and 80 m² (861.1 ft ²) per unit for three-bedroom plus units
Parking and Accessory Buildings, etc.	In accordance with the provisions of Section 5.”

50. That Section 10.1, to By-law 04-4160, as amended, is hereby further amended by adding ‘*an animal care establishment*’ as a non-residential use to ‘Table 10.1 Uses Permitted’.
51. That Section 10, to By-law 04-4160, as amended, is hereby further amended by deleting Table 10.2 in its entirety and replacing it with the following:

TABLE 10.2: ZONE PROVISIONS					
Zone Provision	Converted Dwelling, Boarding or Lodging House or Group Home	Apartment Dwelling, Multiple Unit Dwelling, Long Term Care Facility	Dwelling Unit in the Upper Portion of a Non-Residential Building	Non-Residential Uses	Automobile Service Station
Lot Area Minimum	600 m² (6,458.5 ft ²)	110 m² (1,184.1 ft ²) per unit	no provision		
Lot Frontage Minimum	20 m (65.6 ft)		no provision		35 m (114.8 ft)
Lot Depth Minimum	30 m (98.4 ft)	no provision			35 m (114.8 ft)
Front Yard, Minimum Depth Exterior Side Yard Minimum Width	6.0 m (19.7 ft)	7.5 m (24.6 ft)	no provision	No Provision, except for Charles St. west of Oxford St. & east of Mill St., where it shall be 3 m (9.8 ft)	10 m (32.8 ft)
Rear Yard Minimum Depth	10 m (32.8 ft)	10 m (32.8 ft) or in accordance with Section 10.2.1	no provision	6 m (19.7 ft)	7.5 m (24.6 ft)
Interior Side Yard Minimum Width	3 m (9.8 ft) and 1.5 m (4.9 ft) on the narrow side, or in accordance with Section 10.2.1	6 m (19.7 ft) or in accordance with Section 10.2.1	no provision		3 m (9.8 ft)

Side Yard Setback , adjacent to a Residential Zone, Minimum	no provision			5 m (16.4 ft)	
Setback Minimum Distance from the Centreline of an Arterial Road as shown on Schedule 'C'	19.0 m (62.3 ft)	20.5 m (67.3 ft)	no provision		23 m (75.5 ft)
Lot Coverage Maximum	40% of the <i>lot area</i>		no provision		20%
Landscape Open Space Minimum	30% of the <i>lot area</i>		no provision		15%
Gross Floor Area , per Roomer or Boarder in a <i>Group Home or Boarding or Lodging House</i>	19.5 m ² (209.9 ft ²)	no provision			
Height of Building Maximum	11 m (36.1 ft)	6 storeys	no provision	6 storeys	7.5 m (24.6 ft)
Amenity Area Minimum	No Provision	40 m ² (430 ft ²) per <i>dwelling unit</i>	no provision		
Parking and Accessory Buildings, etc.	In accordance with the provisions of Section 5."				

52. That Subsection 10.3.12, 'Location Part Lot 9A, Block 87, Plan 279, 157 Thames Street North (Key Map 26), to By-law 04-4160, as amended, is hereby deleted and replaced with the following:

"10.3.12 Location: Part Lot 9A, Block 87, Plan 279, 157 Thames Street North (CC-12) (Key Map 26)

10.3.12.1 Notwithstanding any provisions of this By-law to the contrary, no person shall within any CC-12 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 10. 1 of this By-law;
a multiple unit dwelling;

10.3.12.2 Notwithstanding any provisions of this By-law to the contrary, no person shall within any CC-12 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

10.3.12.2.1 NUMBER OF *DWELLING* UNITS

Maximum 3

10.3.12.2.2 *LOT FRONTAGE*

Minimum 10 m (32.8 ft.)

- 10.3.12.2.3 *INTERIOR SIDE YARD*
Minimum Width **1.5 m (4.9 ft.)**
- 10.3.12.2.4 *REAR YARD*
Minimum Depth **4.25 m (13.9 ft.)**
- 10.3.12.2.5 *LANDSCAPE OPEN SPACE*
Minimum **28.5%**
- 10.3.12.2.6 *AMENITY AREA*
Minimum **16.5 m² (117.6 ft²)**
- 10.3.12.2.7 *WIDTH OF JOINT ACCESS*
Minimum **4.25 m (13.9 ft.)**
- 10.3.12.2.8 *AISLE WIDTH*
Minimum **4.1 m (13.45 ft.)**
- 10.3.12.3 That all the provisions of the CC Zone in Section 10.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.”

53. That Section 11, to By-law 04-4160, as amended, is hereby further amended by deleting Table 11.2A in its entirety and replacing it with the following:

TABLE 11.2A: ZONE PROVISIONS				
Zone Provision	Single Detached Dwelling	Semi-Detached Dwelling	Converted Dwelling, Duplex Dwelling	Street Fronting Townhouse
Number of Dwellings or Dwelling Units Maximum	1 dwelling per lot	2 dwelling units per lot	2 dwelling units per lot	8 dwelling units per building
Lot Area Minimum	345 m² (3,713.7 ft ²) or 450 m² (4,843.9 ft ²) in the case of a corner lot	270 m² (2,906.3 ft ²) per unit or 360 m² (3,875.1 ft ²) per unit in the case of a corner lot	540 m² (5,812.7 ft ²)	150 m² (1,614.6 ft ²) per dwelling unit or 240 m² (2,583.4 ft ²) for an end unit, except in no case shall the lot area for an end unit on a corner lot be less than 330 m² (3,552.2 ft ²)
Lot Frontage Minimum	11.5 m (37.7 ft) or 15 m (49.2 ft) in the case of a corner lot	9 m (29.5 ft) per unit or 12 m (39.4 ft) per unit in the case of a corner lot	18 m (59.1 ft)	5 m (16.4 ft) per dwelling unit or 8 m (26.2 ft) for an end unit, except in no case shall the lot frontage for the end unit on a corner lot be less than 11 m (36.1 ft)
Lot Depth Minimum	30 m (98.4 ft)			

Front Yard Minimum Depth Exterior Side Yard Minimum Width	6.0 m (19.7 ft)			
Rear Yard Minimum Depth	7.5 m (24.6 ft)			
Interior Side Yard Minimum Width	3 m (9.8 ft) on one side and 1.2 m (3.9 ft) on the narrow side, provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the <i>main building</i> or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be 1.2 m (3.9 ft) .	3 m (9.8 ft) for the side not attached to the other <i>dwelling</i> , provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the <i>main building</i> , the minimum width shall be 1.2 m (3.9 ft) .	3 m (9.8 ft) on one side and 1.2 m (3.9 ft) on the narrow side, provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the <i>main building</i> , or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be 1.2 m (3.9 ft)	3 m (9.8 ft) for end <i>dwelling units</i>
Setback Minimum distance from the centreline of an Arterial Road as designated on Schedule "B" of this By-Law	19.0 m (62.3 ft)			
Lot Coverage Maximum	40% of the <i>lot area</i>			
Landscaped Open Space Minimum	30% of the <i>lot area</i>			
Height of Building Maximum	11 m (36.1 ft)			
Amenity Area	no provision		In accordance with the provisions of Section 11.2.4	
Parking and Accessory Buildings, etc.	In accordance with the provisions of Section 5."			

54. That Section 11, to By-law 04-4160, as amended, is hereby further amended by deleting Table 11.2B in its entirety and replacing it with the following:

"TABLE 11.2B: ZONE PROVISIONS			
Zone Provision	Bed and Breakfast, Boarding or Lodging House or Group Home	Dwelling Unit in a Portion of a Non-Residential Building	Non-Residential Uses
Lot Area Minimum	600 m² (6,458.5 ft ²)	no provision	
Lot Frontage Minimum	20 m (65.6 ft)	no provision	
Lot Depth Minimum	30 m (98.4 ft)	no provision	
Front Yard Minimum Depth Exterior Side Yard Minimum Width	6.0 m (19.7 ft)	6 m (19.7 ft)	
Rear Yard Minimum Depth	10 m (32.8 ft)	6 m (19.7 ft)	
Interior Side Yard Minimum Width	3 m (9.8 ft) and 1.2 m (3.9 ft) on the narrow side, or in accordance with Section 11.2.1		
Side Yard Setback , adjacent to a Residential Zone, Minimum	no provision		5 m (16.4 ft)
Setback Minimum Distance from the Centreline of an Arterial Road as shown on Schedule 'C'	19.0 m (62.3 ft)	no provision	19.0 m (62.3 ft)
Lot Coverage Maximum	40% of the <i>lot area</i>	no provision	
Landscaped Open Space Minimum	30% of the <i>lot area</i>	10%	
Dwelling Unit area Minimum	19.5 m² (209.9 ft ²) per roomer or boarder in a <i>group home</i> or <i>boarding or lodging house</i>	no provision	
Height of Building Maximum	11 m (36.1 ft)	no provision	3 storeys
Amenity Area Minimum	no provision	no provision	

Parking and Accessory Buildings, etc.	In accordance with the provisions of Section 5."
--	--

55. That Section 12.1, to By-law 04-4160, as amended, is hereby further amended by adding '*an animal care establishment*' as a permitted use to 'Table 12.1 Uses Permitted'.
56. That Section 15.3, to By-law Number 04-4160, as amended, is hereby further amended by deleting Subsection 15.3.1 in its entirety.
57. That Section 17.3, By-law Number 04-4160, as amended, is hereby further amended by deleting Subsection 17.3.4 in its entirety.
58. That By-Law Number 04-4160, is hereby further amended by deleting Schedule "A" Key Maps 1 through 30 inclusive and replacing them with the revised Schedule "A" Key Maps 1 through 30 inclusive attached hereto.
59. That By-Law Number 04-4160, is hereby further amended by adding Schedule "A" Key Maps 31, 32, 33, 34 and 35 at the end thereof.
60. That By-law Number 04-4160, as amended, is hereby further amended by deleting Schedule "D".
61. 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 8th day of July, 2024.

READ a third time and finally passed this 8th day of July, 2024.



Mayor
Brian Petrie



Clerk
Danielle Richard

SEE KEY MAP 5

TOWNSHIP OF SOUTH-WEST OXFORD

SEE TOWNSHIP OF SOUTH-WEST OXFORD BY-LAW No. 25-98

MG-1

MG-1

SEE KEY MAP 2

THOMPSON ROAD

THOMPSON ROAD

INGERSOLL STREET SOUTH

HIGHWAY 401

LOT 24

CONCESSION II

CULLODEN LINE

SEE TOWNSHIP OF SOUTH-WEST OXFORD BY-LAW No. 25-98

LOT 23

UNION ROAD

TOWNSHIP OF SOUTH-WEST OXFORD

CURRY ROAD

SEE KEY MAP 31

LATEST AMENDING BY-LAW:

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-  ENVIRONMENTAL PROTECTION 1 OVERLAY
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-  ENVIRONMENTAL PROTECTION 2 OVERLAY
See General Provisions 5.25.2
-  SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
See General Provisions 5.35.3
-  SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.35.3
-  CONSERVATION AUTHORITY REGULATION LIMIT
See General Provisions 5.5

-  FLOODWAY OVERLAY
See General Provisions 5.32.2
-  FLOODFRINGE OVERLAY
See General Provisions 5.32.3



SCHEDULE "A"

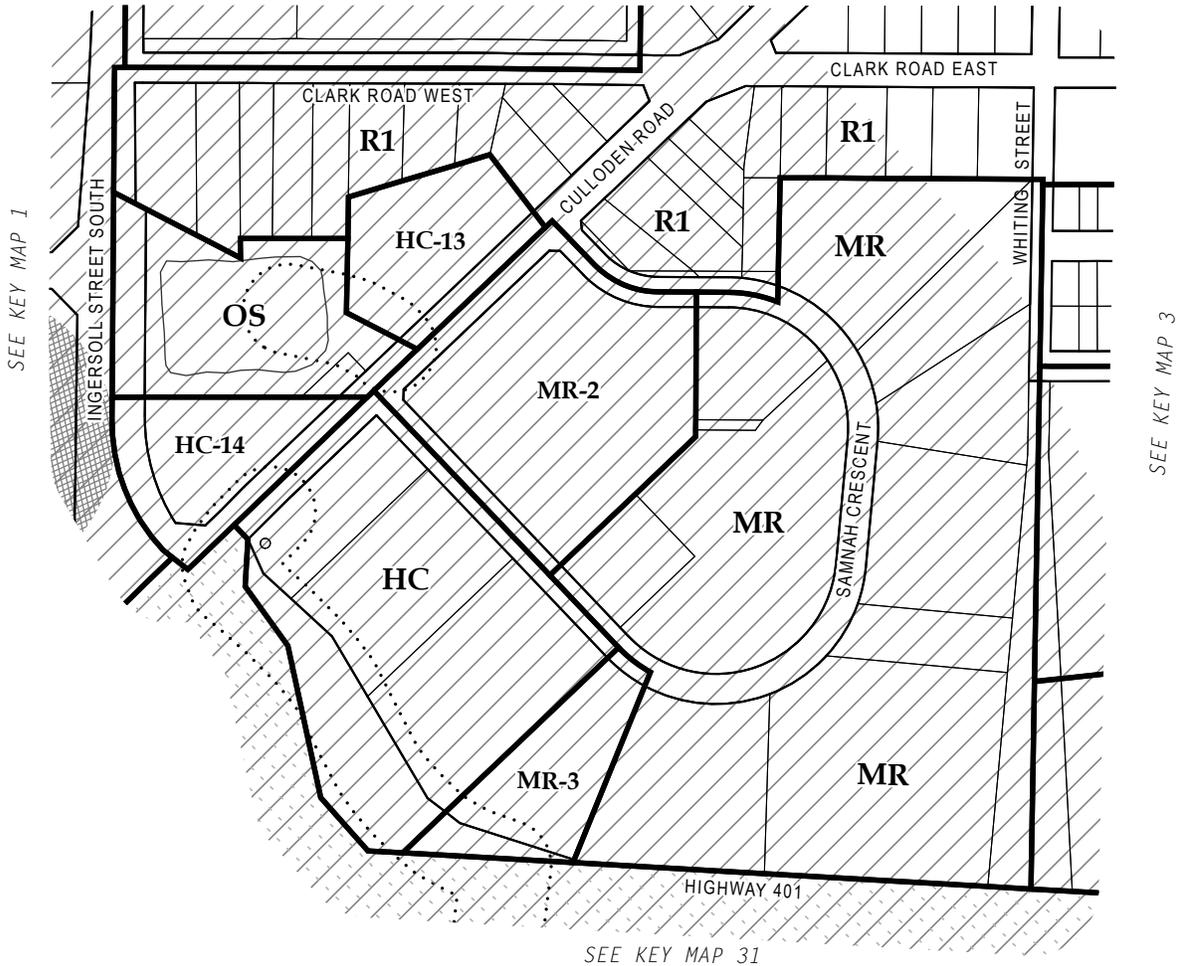
KEY MAP 1

TOWN OF INGERSOLL

SCALE 1:7,500

May 28, 2024

SEE KEY MAP 6



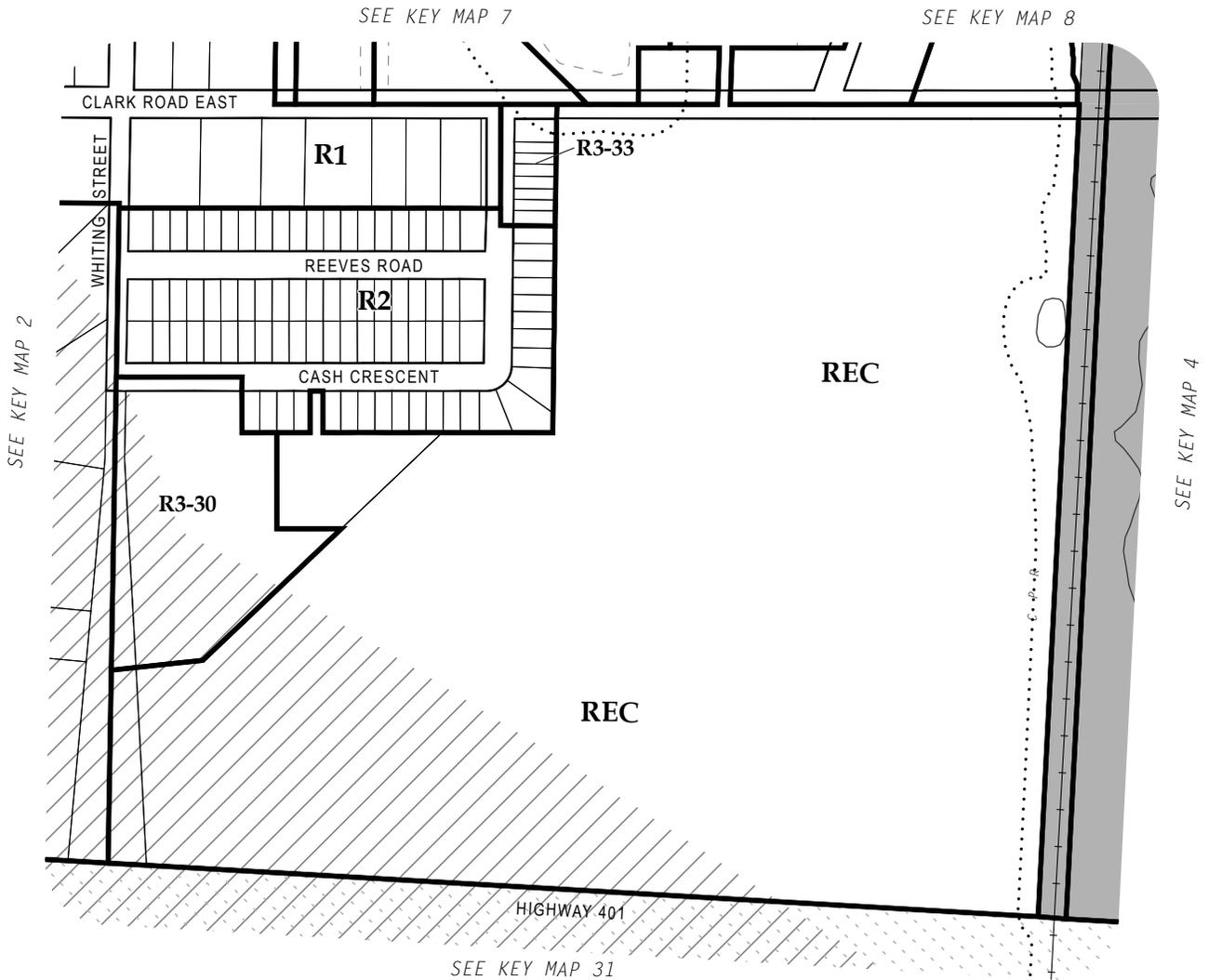
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See General Provisions 5.35.3
- SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.35.3
- CONSERVATION AUTHORITY REGULATION LIMIT
See General Provisions 5.5
- FLOODWAY OVERLAY
See General Provisions 5.32.2
- FLOODFRINGE OVERLAY
See General Provisions 5.32.3



SCHEDULE "A"
KEY MAP 2
 TOWN OF INGERSOLL
 SCALE 1:5,000
 May 28, 2024



TOWNSHIP OF SOUTH-WEST OXFORD

LATEST AMENDING BY-LAW:

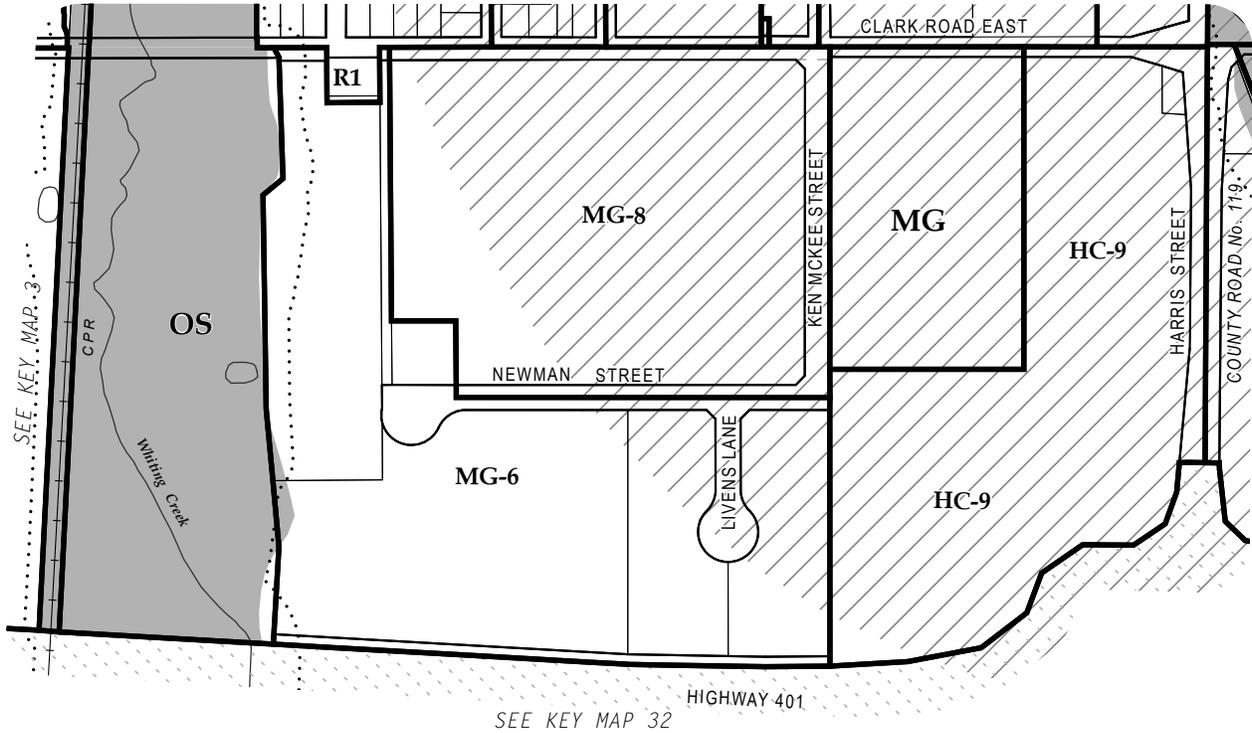
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See General Provisions 5.32.2 |
|  | ENVIRONMENTAL PROTECTION 2 OVERLAY
See General Provisions 5.25.2 |  | FLOODFRINGE OVERLAY
See General Provisions 5.32.3 |
|  | SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
See General Provisions 5.35.3 | | |
|  | SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.35.3 | | |
|  | CONSERVATION AUTHORITY REGULATION LIMIT
See General Provisions 5.5 | | |



SEE KEY MAP 8

SEE KEY MAP 9



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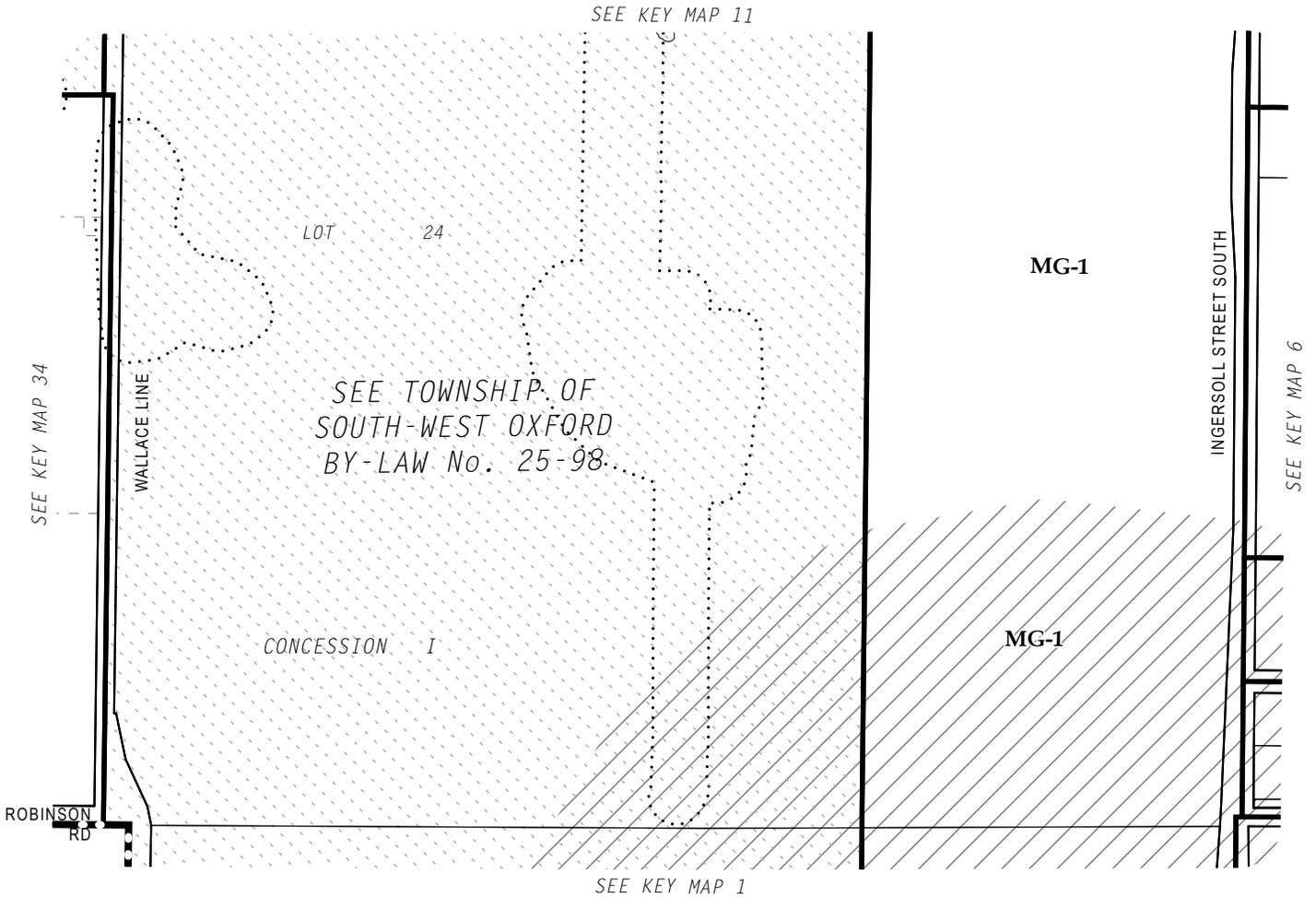


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See General Provisions 5.35.3
- SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.35.3
- CONSERVATION AUTHORITY REGULATION LIMIT
See General Provisions 5.5
- FLOODWAY OVERLAY
See General Provisions 5.32.2
- FLOODFRINGE OVERLAY
See General Provisions 5.32.3



SCHEDULE "A"
KEY MAP 4
 TOWN OF INGERSOLL
 SCALE 1:7,500
 May 28, 2024



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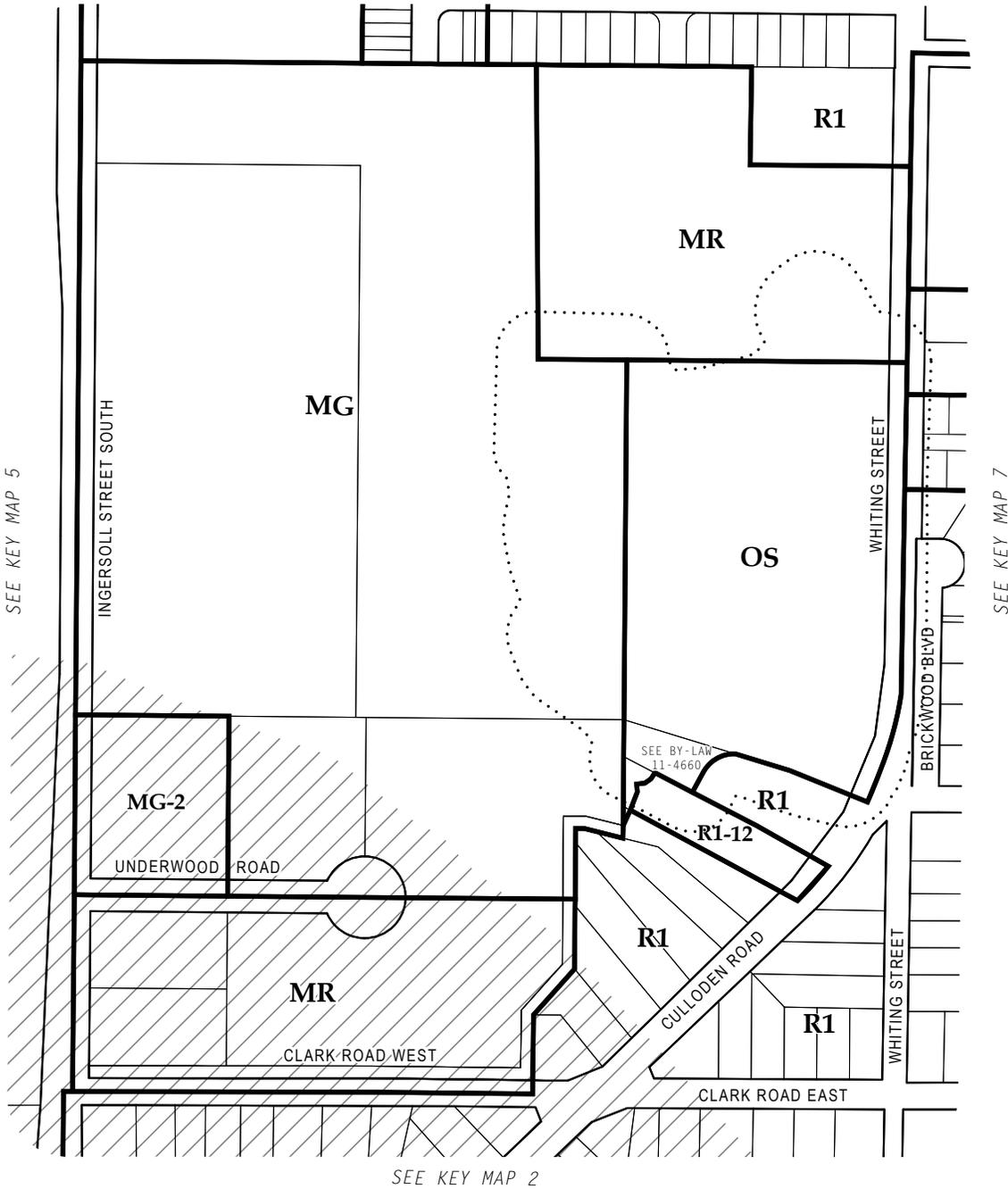
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See General Provisions 5.32.2 |
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See General Provisions 5.25.2 |  | FLOODFRINGE OVERLAY
See General Provisions 5.32.3 |
|  | SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
See General Provisions 5.35.3 | | |
|  | SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.35.3 | | |
|  | CONSERVATION AUTHORITY REGULATION LIMIT
See General Provisions 5.5 | | |



SCHEDULE "A"
KEY MAP 5
 TOWN OF INGERSOLL
 SCALE 1:7,500
 May 28, 2024

SEE KEY MAP 12



SEE KEY MAP 5

SEE KEY MAP 7

SEE KEY MAP 2

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 See General Provisions 5.25.1

ENVIRONMENTAL PROTECTION 2 OVERLAY
 See General Provisions 5.25.2

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 See General Provisions 5.35.3

SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
 See General Provisions 5.35.3

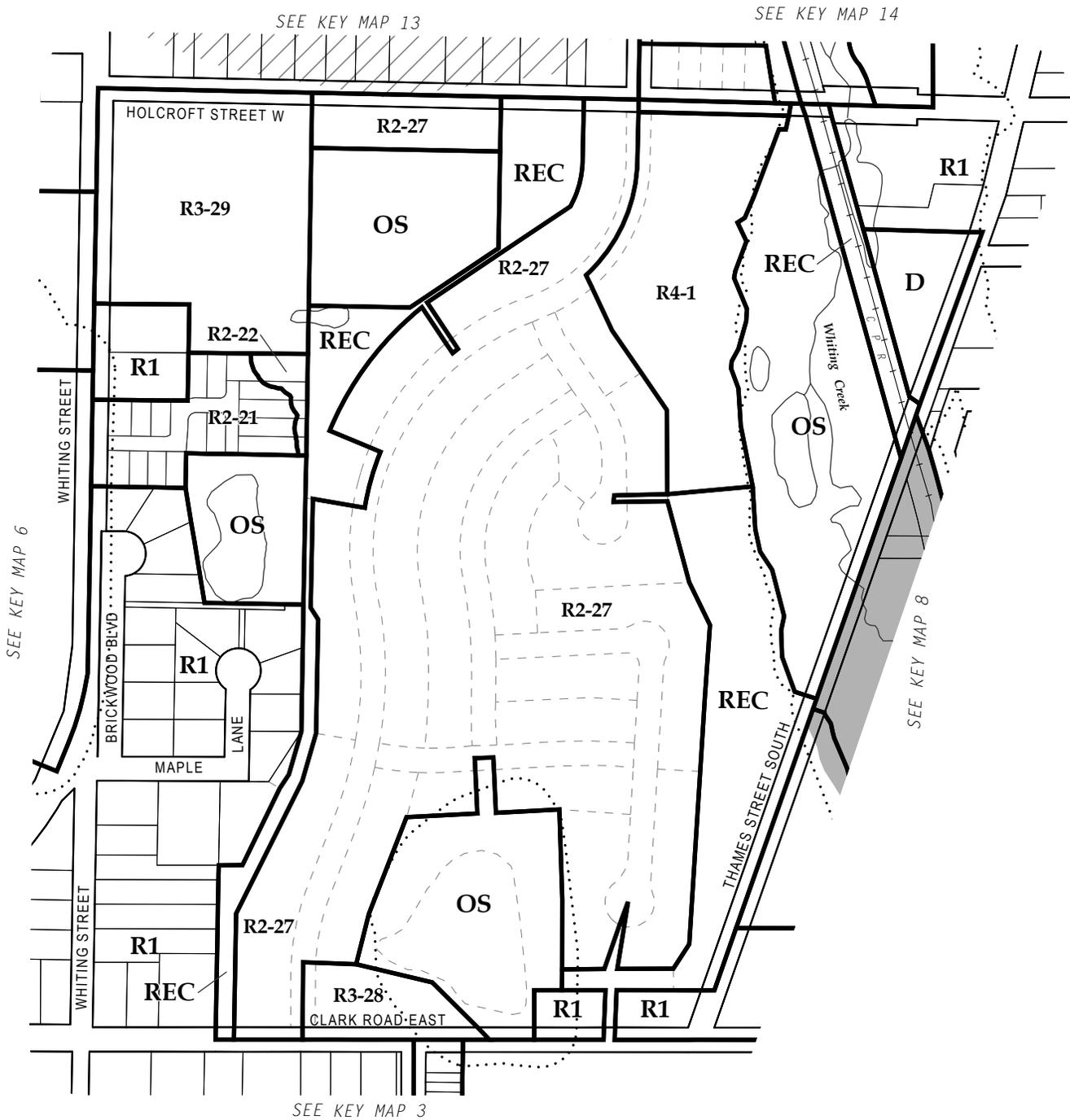
CONSERVATION AUTHORITY REGULATION LIMIT
 See General Provisions 5.5

FLOODWAY OVERLAY
 See General Provisions 5.32.2

FLOODFRINGE OVERLAY
 See General Provisions 5.32.3



SCHEDULE "A"
KEY MAP 6
 TOWN OF INGERSOLL
 SCALE 1:5,000
 May 28, 2024



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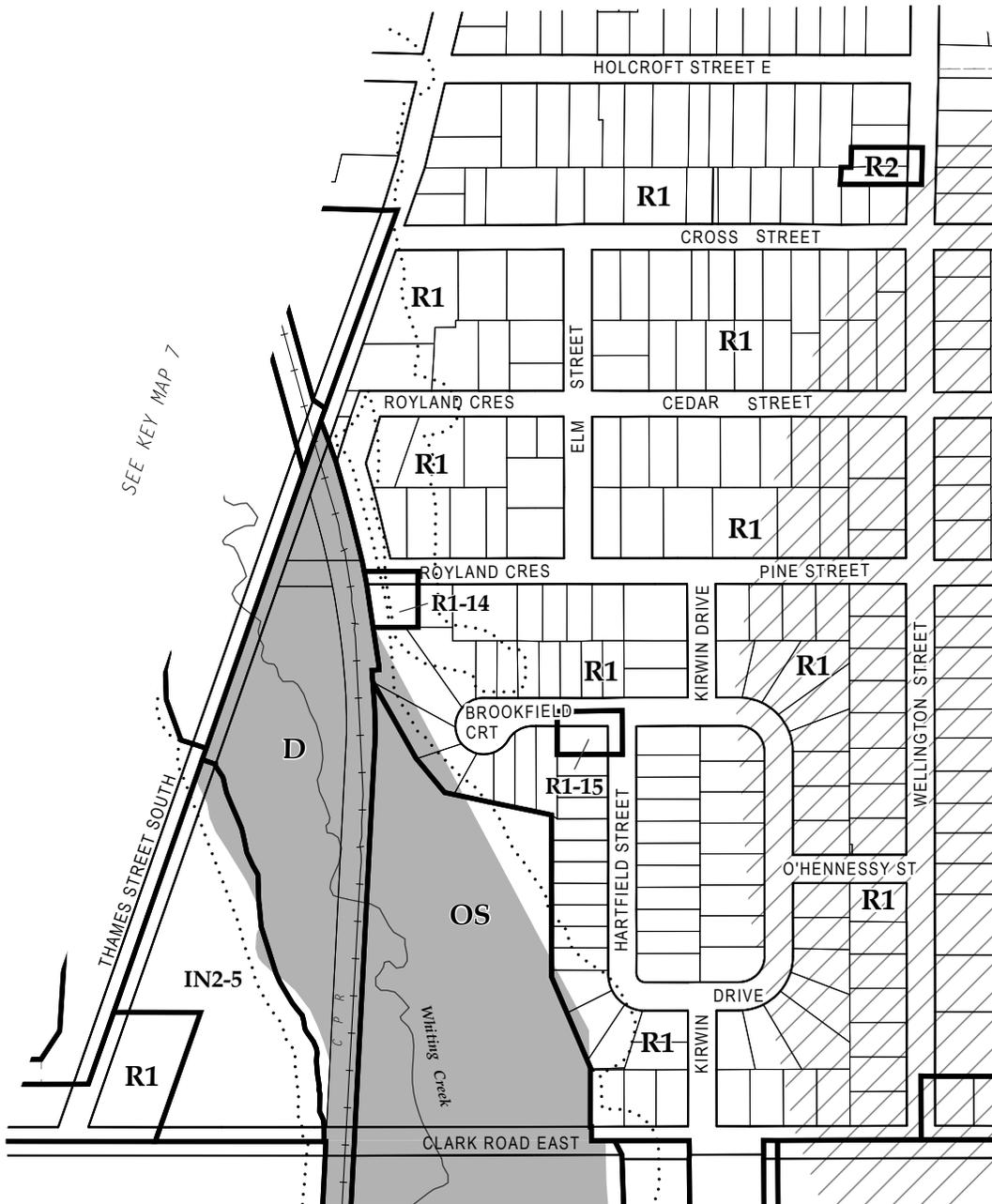
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See General Provisions 5.35.3
-  SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.35.3
-  CONSERVATION AUTHORITY REGULATION LIMIT
See General Provisions 5.5

-  FLOODWAY OVERLAY
See General Provisions 5.32.2
-  FLOODFRINGE OVERLAY
See General Provisions 5.32.3



SCHEDULE "A"
KEY MAP 7
 TOWN OF INGERSOLL
 SCALE 1:5,000
 May 28, 2024

SEE KEY MAP 14



SEE KEY MAP 7

SEE KEY MAP 9

SEE KEY MAP 3

SEE KEY MAP 4

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ENVIRONMENTAL PROTECTION 1 OVERLAY See General Provisions 5.25.1

ENVIRONMENTAL PROTECTION 2 OVERLAY See General Provisions 5.25.2

SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1) See General Provisions 5.35.3

SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2) See General Provisions 5.35.3

CONSERVATION AUTHORITY REGULATION LIMIT See General Provisions 5.5

FLOODWAY OVERLAY See General Provisions 5.32.2

FLOODFRINGE OVERLAY See General Provisions 5.32.3



SCHEDULE "A"

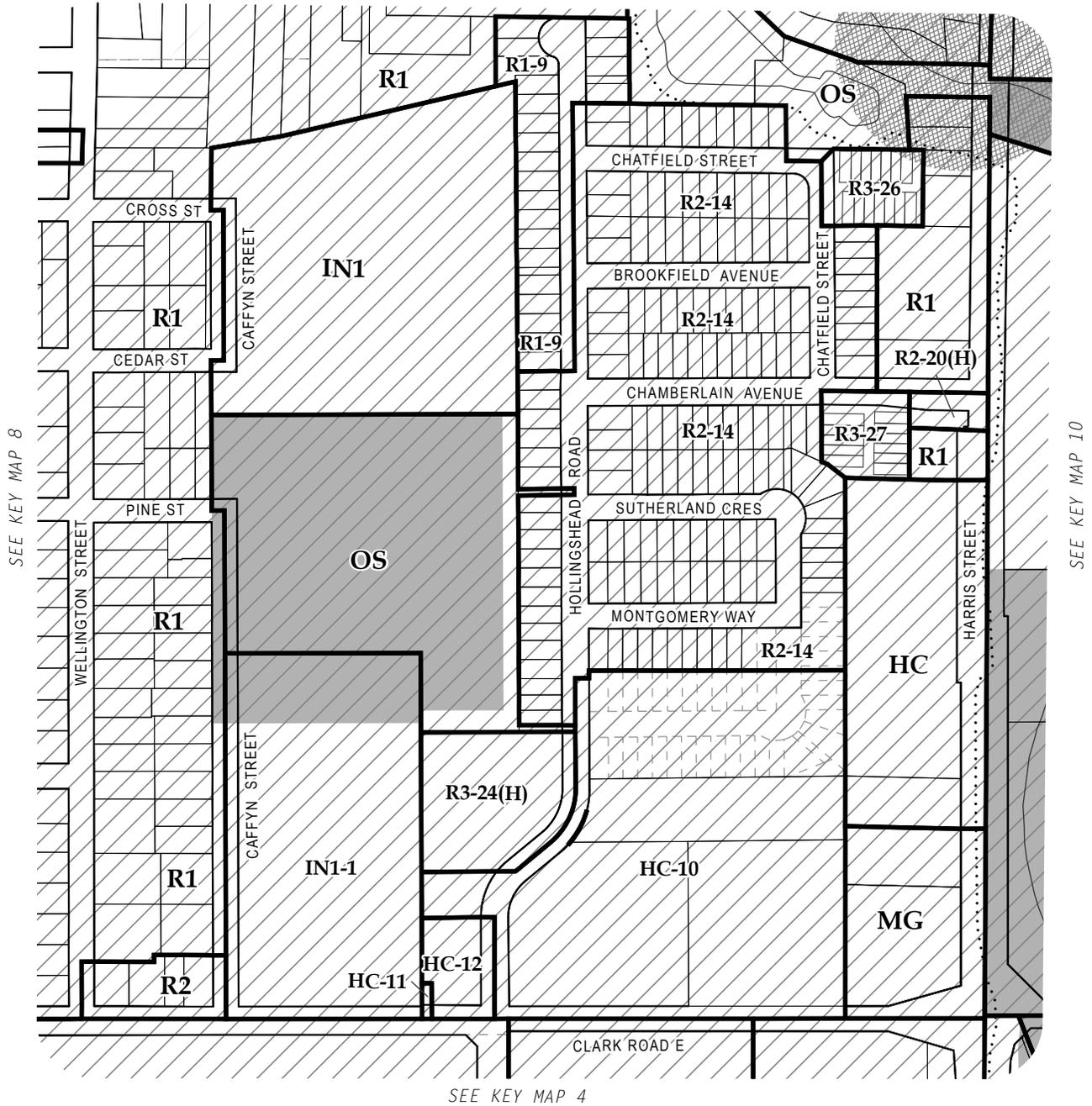
KEY MAP 8

TOWN OF INGERSOLL

SCALE 1:5,000

May 28, 2024

SEE KEY MAP 15



SEE KEY MAP 8

SEE KEY MAP 10

SEE KEY MAP 4

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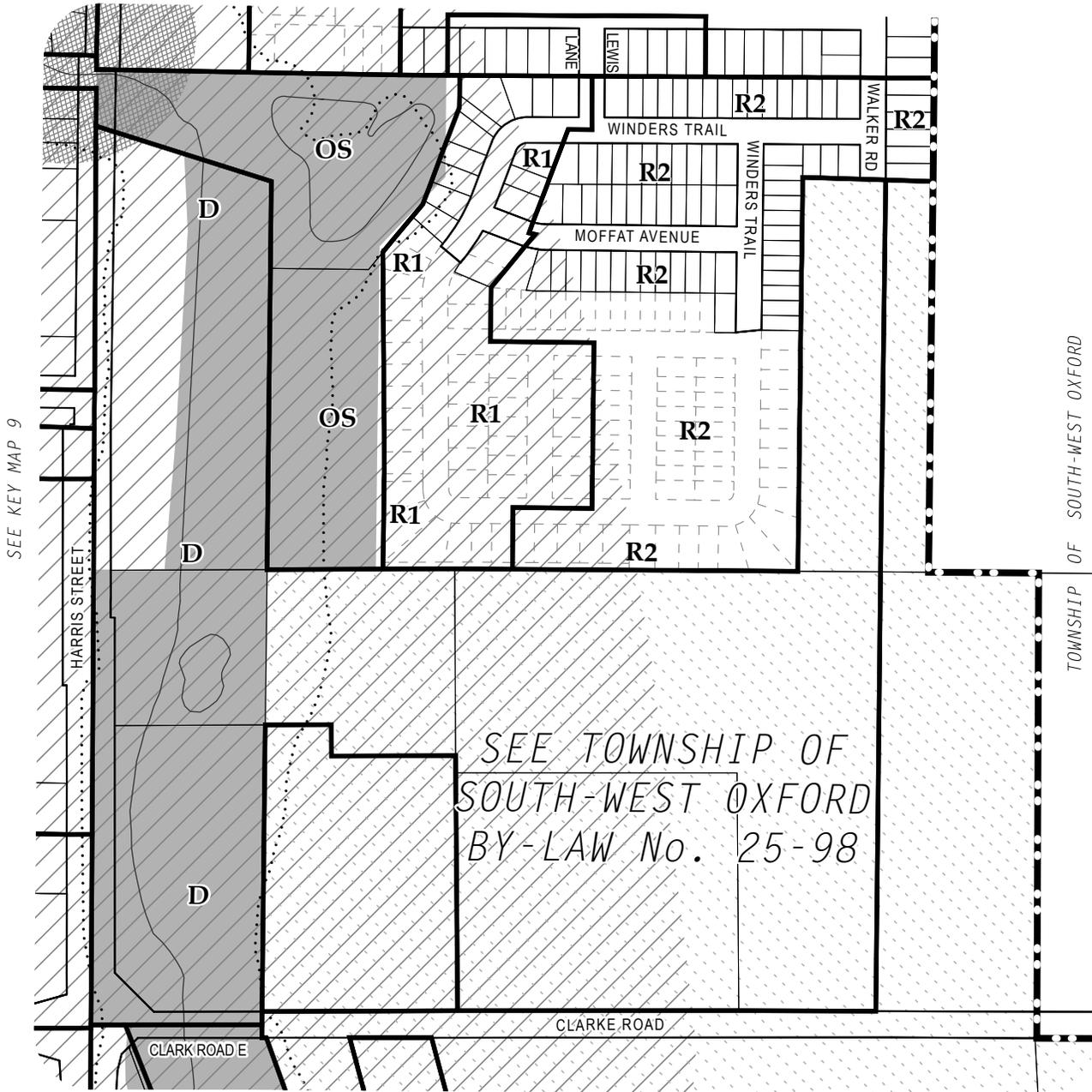
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-  SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
See General Provisions 5.35.3
-  SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.35.3
-  CONSERVATION AUTHORITY REGULATION LIMIT
See General Provisions 5.5

-  FLOODWAY OVERLAY
See General Provisions 5.32.2
-  FLOODFRINGE OVERLAY
See General Provisions 5.32.3



SCHEDULE "A"
KEY MAP 9
 TOWN OF INGERSOLL
 SCALE 1:5,000
 May 28, 2024

SEE KEY MAP 16



SEE KEY MAP 33

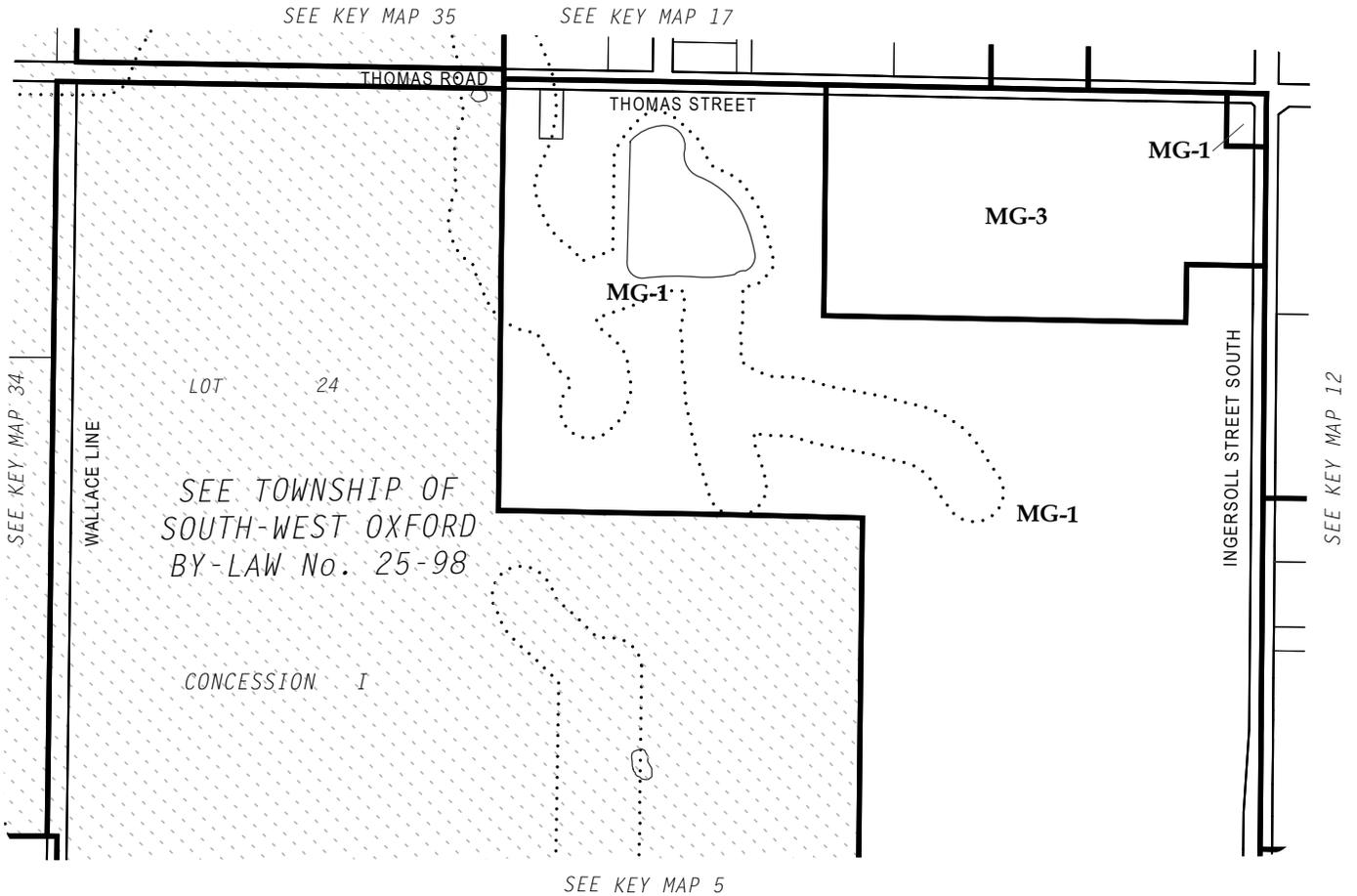
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See General Provisions 5.35.3
- SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.35.3
- CONSERVATION AUTHORITY REGULATION LIMIT
See General Provisions 5.5

- FLOODWAY OVERLAY
See General Provisions 5.32.2
- FLOODFRINGE OVERLAY
See General Provisions 5.32.3





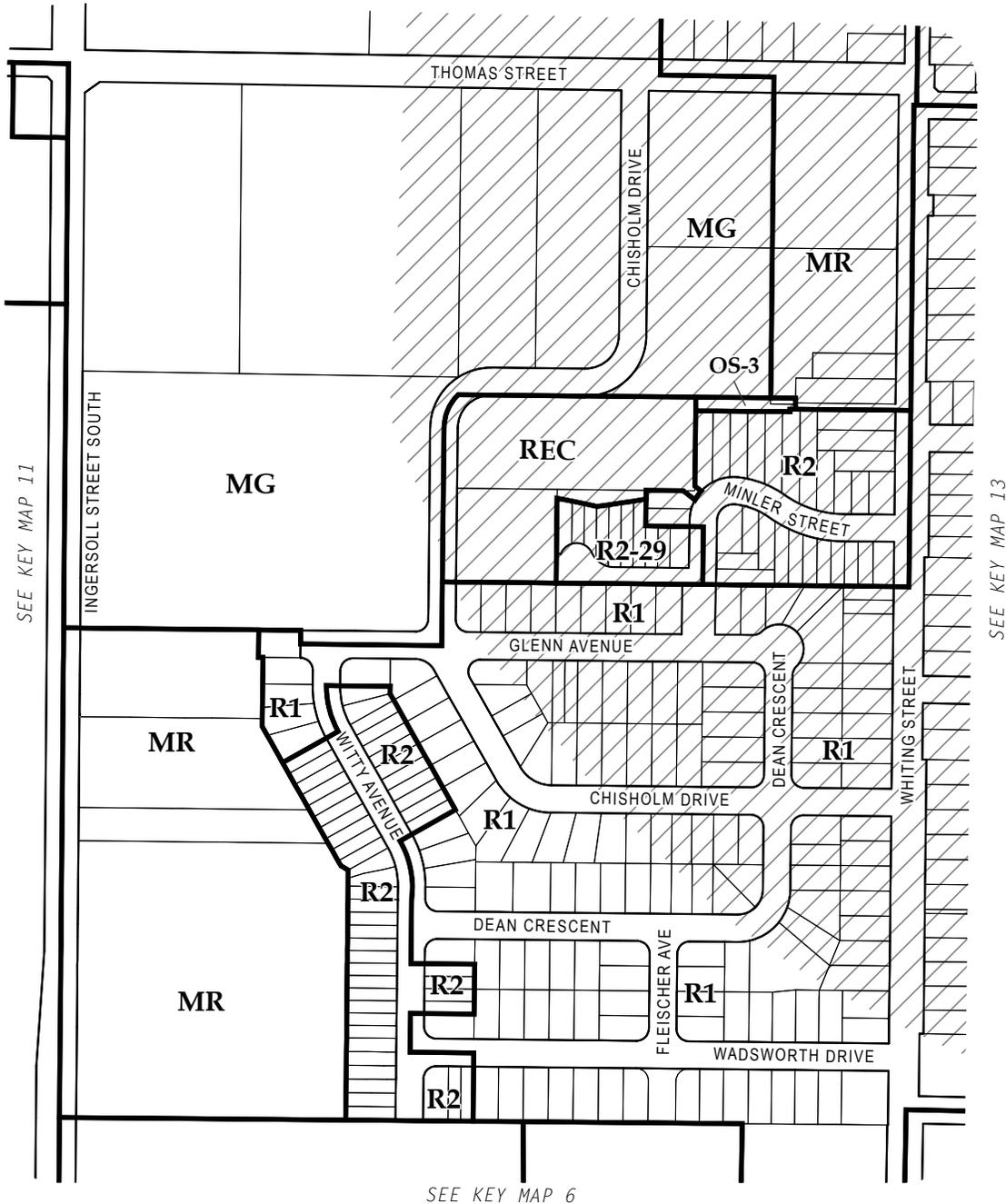
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|  | ENVIRONMENTAL PROTECTION 2 OVERLAY
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See General Provisions 5.32.3 |
|  | SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
See General Provisions 5.35.3 | | |
|  | SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.35.3 | | |
|  | CONSERVATION AUTHORITY REGULATION LIMIT
See General Provisions 5.5 | | |



SEE KEY MAP 18



SEE KEY MAP 11

SEE KEY MAP 13

SEE KEY MAP 6

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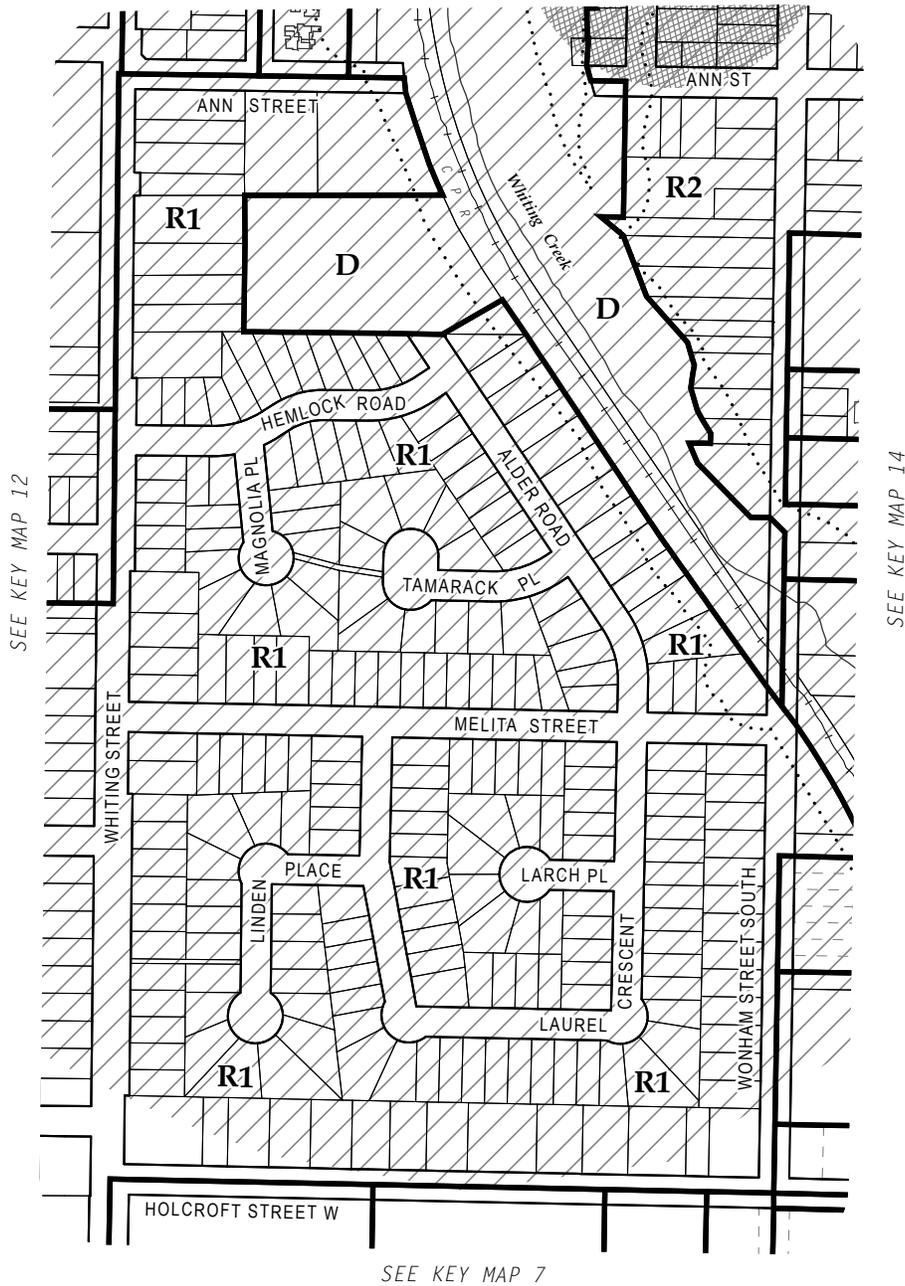
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-  SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
See General Provisions 5.35.3
-  SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.35.3
-  CONSERVATION AUTHORITY REGULATION LIMIT
See General Provisions 5.5

-  FLOODWAY OVERLAY
See General Provisions 5.32.2
-  FLOODFRINGE OVERLAY
See General Provisions 5.32.3



SCHEDULE "A"
KEY MAP 12
 TOWN OF INGERSOLL
 SCALE 1:5,000
 May 28, 2024

SEE KEY MAP 19



SEE KEY MAP 12

SEE KEY MAP 14

SEE KEY MAP 7

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See General Provisions 5.35.3
-  SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.35.3
-  CONSERVATION AUTHORITY REGULATION LIMIT
See General Provisions 5.5
-  FLOODWAY OVERLAY
See General Provisions 5.32.2
-  FLOODFRINGE OVERLAY
See General Provisions 5.32.3



SEE KEY MAP 20

SEE KEY MAP 21



SEE KEY MAP 13

SEE KEY MAP 15

SEE KEY MAP 7

SEE KEY MAP 8

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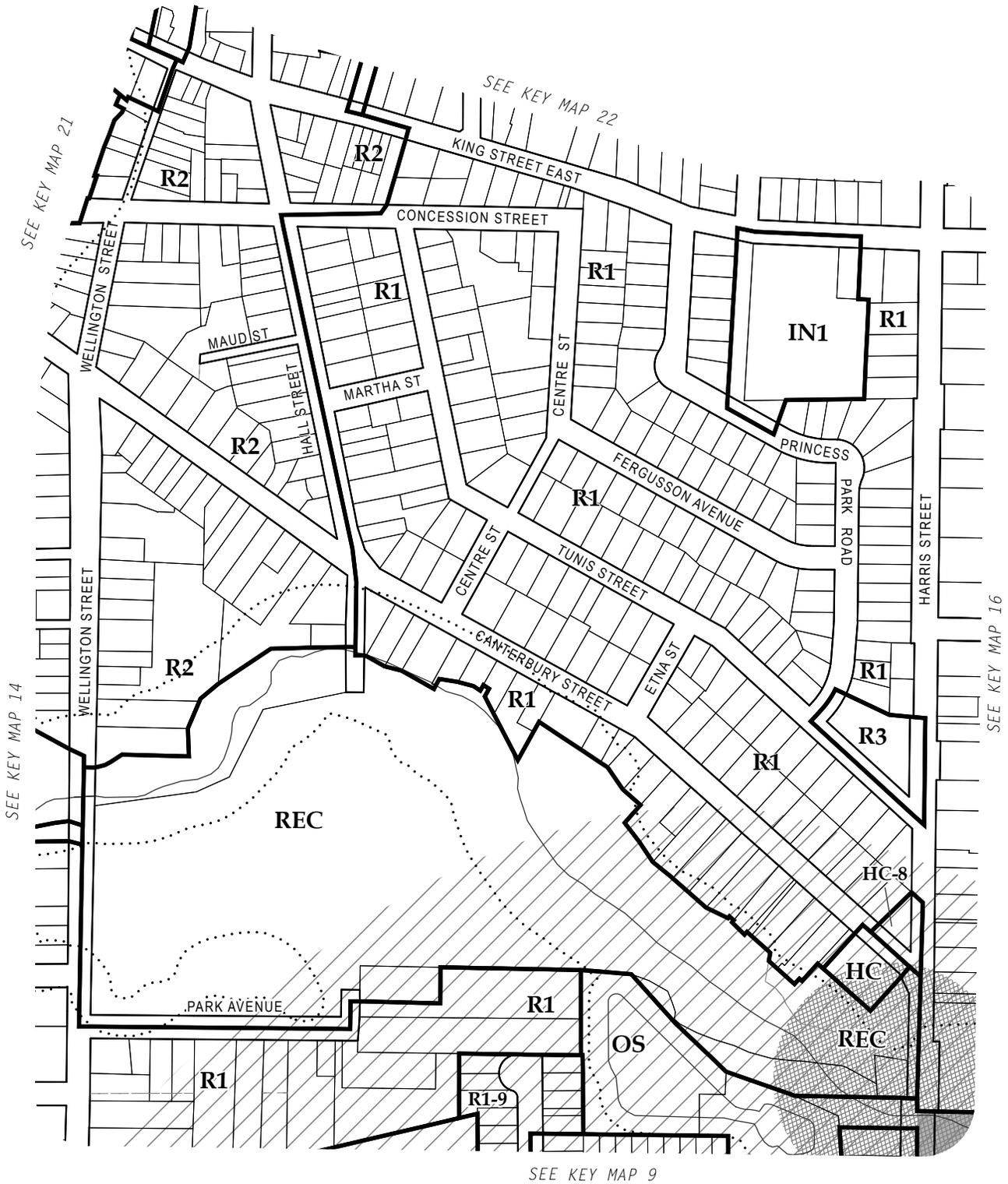
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See General Provisions 5.35.3
-  CONSERVATION AUTHORITY REGULATION LIMIT
See General Provisions 5.5

-  FLOODWAY OVERLAY
See General Provisions 5.32.2
-  FLOODFRINGE OVERLAY
See General Provisions 5.32.3



SCHEDULE "A"
KEY MAP 14
TOWN OF INGERSOLL
SCALE 1:5,000
May 28, 2024



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See General Provisions 5.35.3
-  SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.35.3
-  CONSERVATION AUTHORITY REGULATION LIMIT
See General Provisions 5.5

-  FLOODWAY OVERLAY
See General Provisions 5.32.2
-  FLOODFRINGE OVERLAY
See General Provisions 5.32.3



SCHEDULE "A"

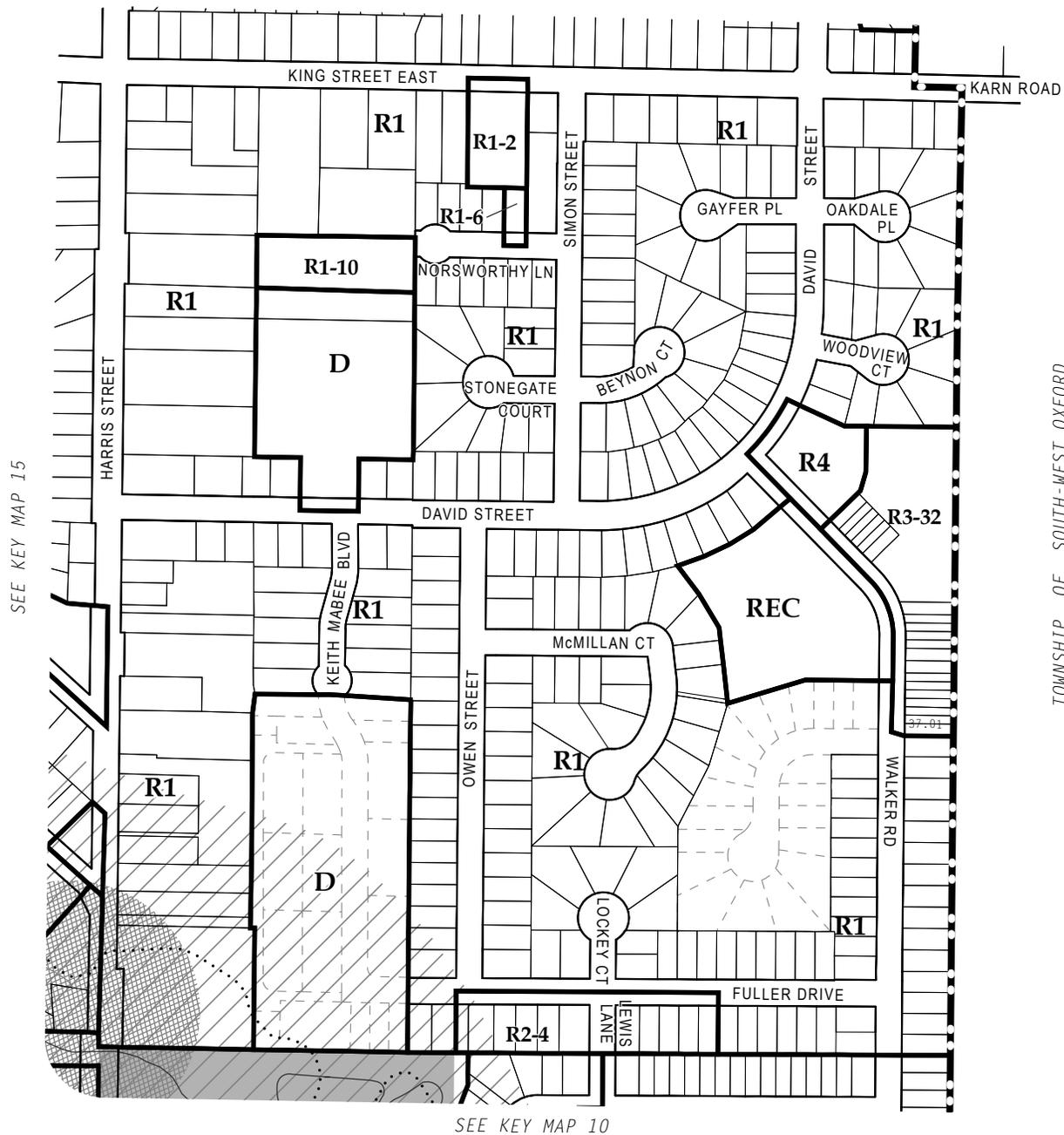
KEY MAP 15

TOWN OF INGERSOLL

SCALE 1:5,000

May 28, 2024

SEE KEY MAP 23



SEE KEY MAP 15

TOWNSHIP OF SOUTH-WEST OXFORD

SEE KEY MAP 10

LATEST AMENDING BY-LAW:

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ENVIRONMENTAL PROTECTION 2 OVERLAY
 See General Provisions 5.25.2

SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
 See General Provisions 5.35.3

SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
 See General Provisions 5.35.3

CONSERVATION AUTHORITY REGULATION LIMIT
 See General Provisions 5.5

FLOODWAY OVERLAY
 See General Provisions 5.32.2

FLOODFRINGE OVERLAY
 See General Provisions 5.32.3



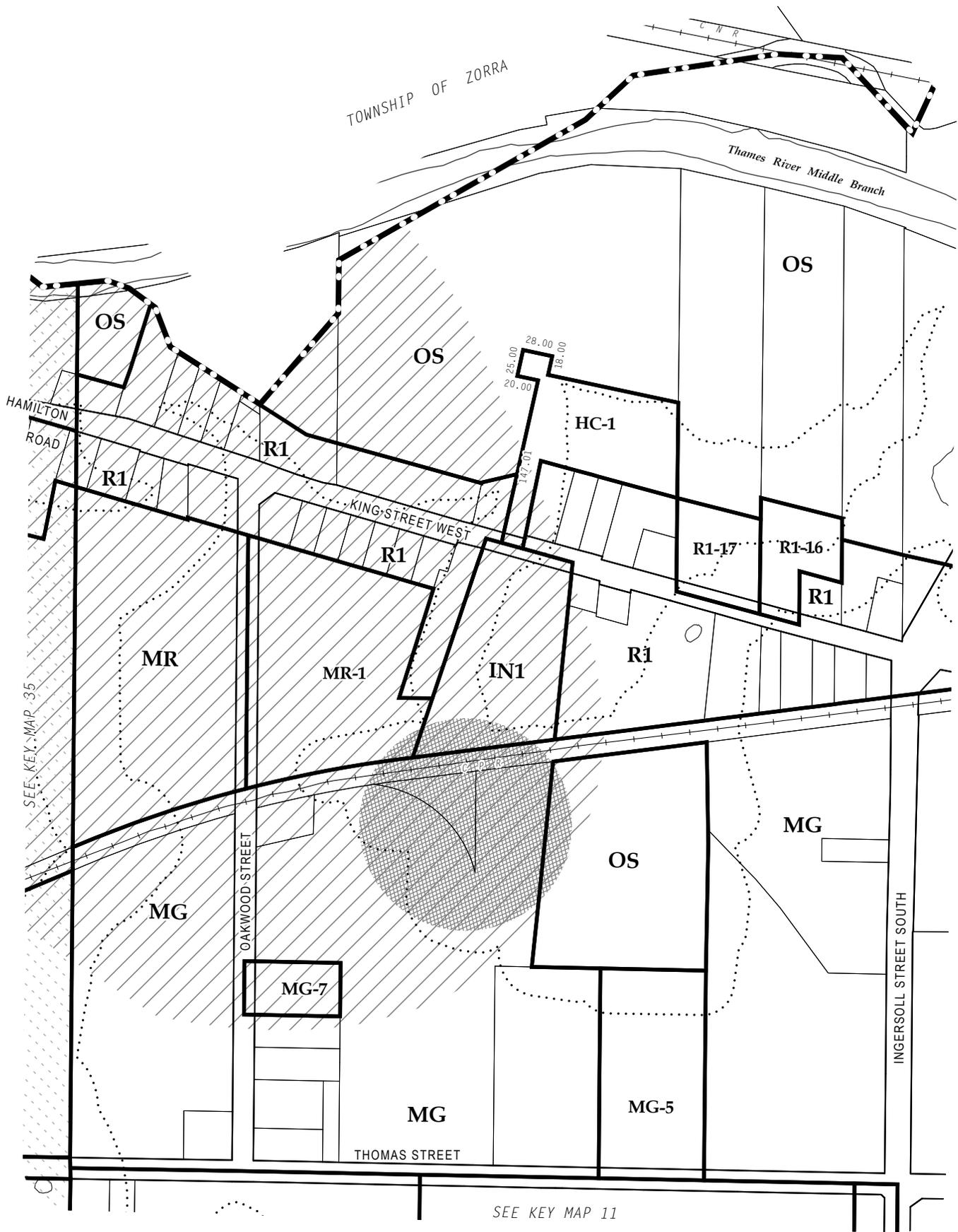
SCHEDULE "A"

KEY MAP 16

TOWN OF INGERSOLL

SCALE 1:5,000

May 28, 2024



SEE KEY MAP 18

LATEST AMENDING BY-LAW:

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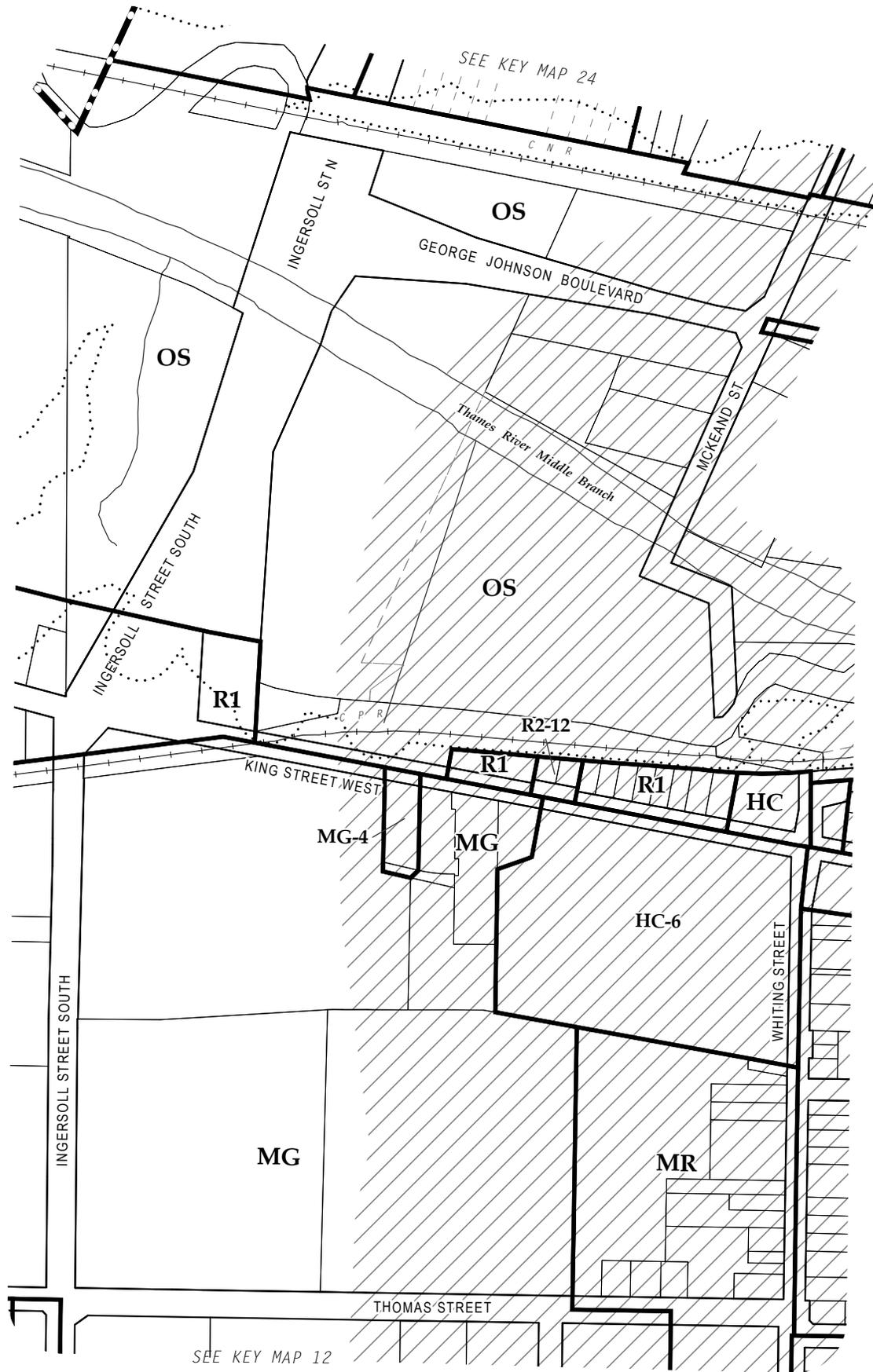
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See General Provisions 5.25.1
- ENVIRONMENTAL PROTECTION 2 OVERLAY
See General Provisions 5.25.2
- SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
See General Provisions 5.35.3
- SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.35.3
- CONSERVATION AUTHORITY REGULATION LIMIT
See General Provisions 5.5
- FLOODWAY OVERLAY
See General Provisions 5.32.2
- FLOODFRINGE OVERLAY
See General Provisions 5.32.3



SCHEDULE "A"
KEY MAP 17
 TOWN OF INGERSOLL
 SCALE 1:5,000
 May 28, 2024

SEE KEY MAP 11

SEE KEY MAP 35



SEE KEY MAP 17

SEE KEY MAP 19

SEE KEY MAP 12

SEE KEY MAP 24

LATEST AMENDING BY-LAW:

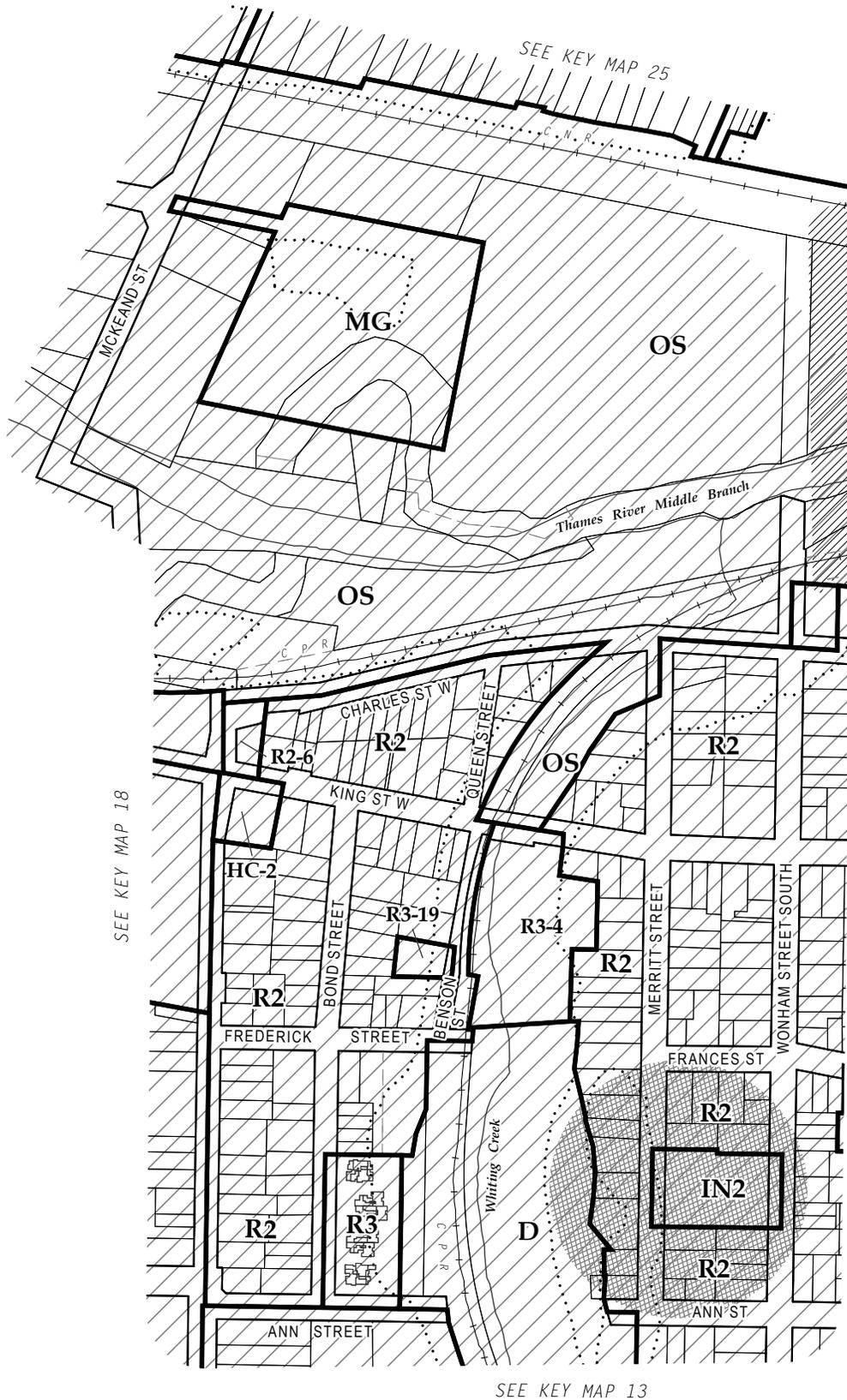
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- ENVIRONMENTAL PROTECTION 1 OVERLAY
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- ENVIRONMENTAL PROTECTION 2 OVERLAY
See General Provisions 5.25.2
- SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
See General Provisions 5.35.3
- SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.35.3
- CONSERVATION AUTHORITY REGULATION LIMIT
See General Provisions 5.5
- FLOODWAY OVERLAY
See General Provisions 5.32.2
- FLOODFRINGE OVERLAY
See General Provisions 5.32.3



SCHEDULE "A"
KEY MAP 18
 TOWN OF INGERSOLL
 SCALE 1:5,000
 May 28, 2024



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- ENVIRONMENTAL PROTECTION 1 OVERLAY
See General Provisions 5.25.1
- ENVIRONMENTAL PROTECTION 2 OVERLAY
See General Provisions 5.25.2
- SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
See General Provisions 5.35.3
- SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.35.3
- CONSERVATION AUTHORITY REGULATION LIMIT
See General Provisions 5.5

- FLOODWAY OVERLAY
See General Provisions 5.32.2
- FLOODFRINGE OVERLAY
See General Provisions 5.32.3



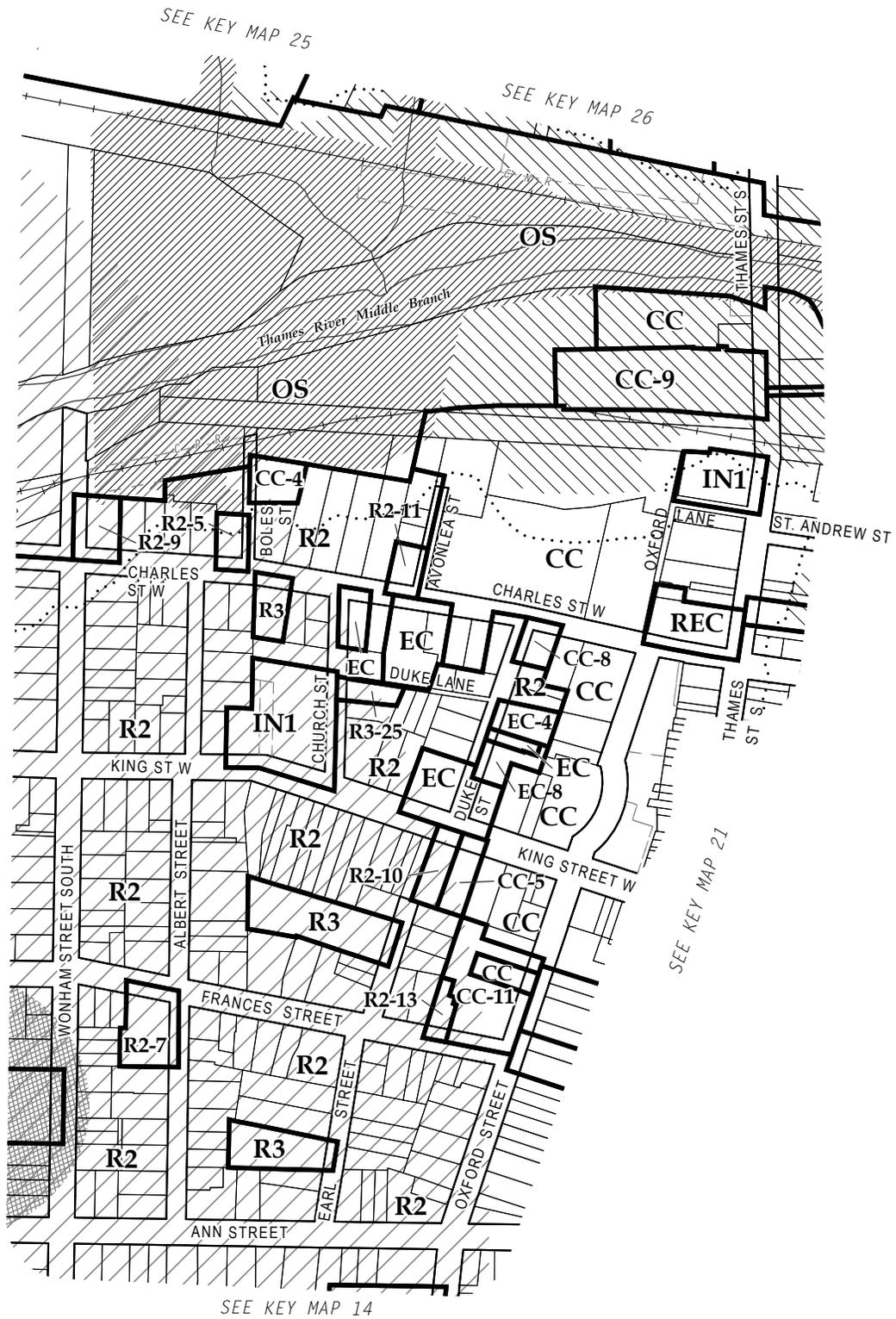
SCHEDULE "A"

KEY MAP 19

TOWN OF INGERSOLL

SCALE 1:5,000

May 28, 2024



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- ENVIRONMENTAL PROTECTION 1 OVERLAY
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- ENVIRONMENTAL PROTECTION 2 OVERLAY
See General Provisions 5.25.2
- SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
See General Provisions 5.35.3
- SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.35.3
- CONSERVATION AUTHORITY REGULATION LIMIT
See General Provisions 5.5

- FLOODWAY OVERLAY
See General Provisions 5.32.2
- FLOODFRINGE OVERLAY
See General Provisions 5.32.3



SCHEDULE "A"
KEY MAP 20
 TOWN OF INGERSOLL
 SCALE 1:5,000
 May 28, 2024



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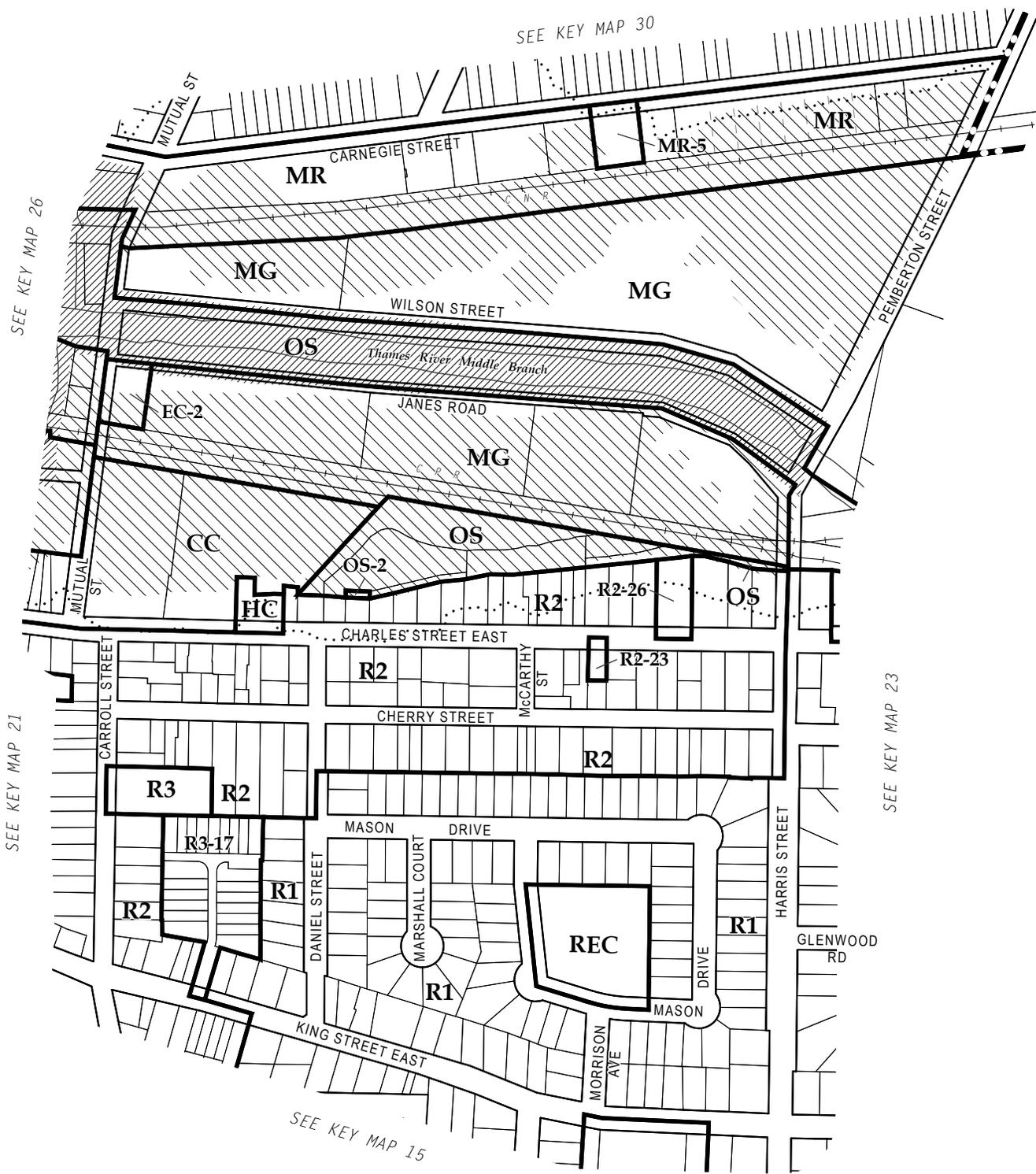
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-  ENVIRONMENTAL PROTECTION 1 OVERLAY
See General Provisions 5.25.1
-  ENVIRONMENTAL PROTECTION 2 OVERLAY
See General Provisions 5.25.2
-  SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
See General Provisions 5.35.3
-  SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.35.3
-  CONSERVATION AUTHORITY REGULATION LIMIT
See General Provisions 5.5

-  FLOODWAY OVERLAY
See General Provisions 5.32.2
-  FLOODFRINGE OVERLAY
See General Provisions 5.32.3



SCHEDULE "A"
KEY MAP 21
 TOWN OF INGERSOLL
 SCALE 1:3,750
 May 28, 2024



LATEST AMENDING BY-LAW:

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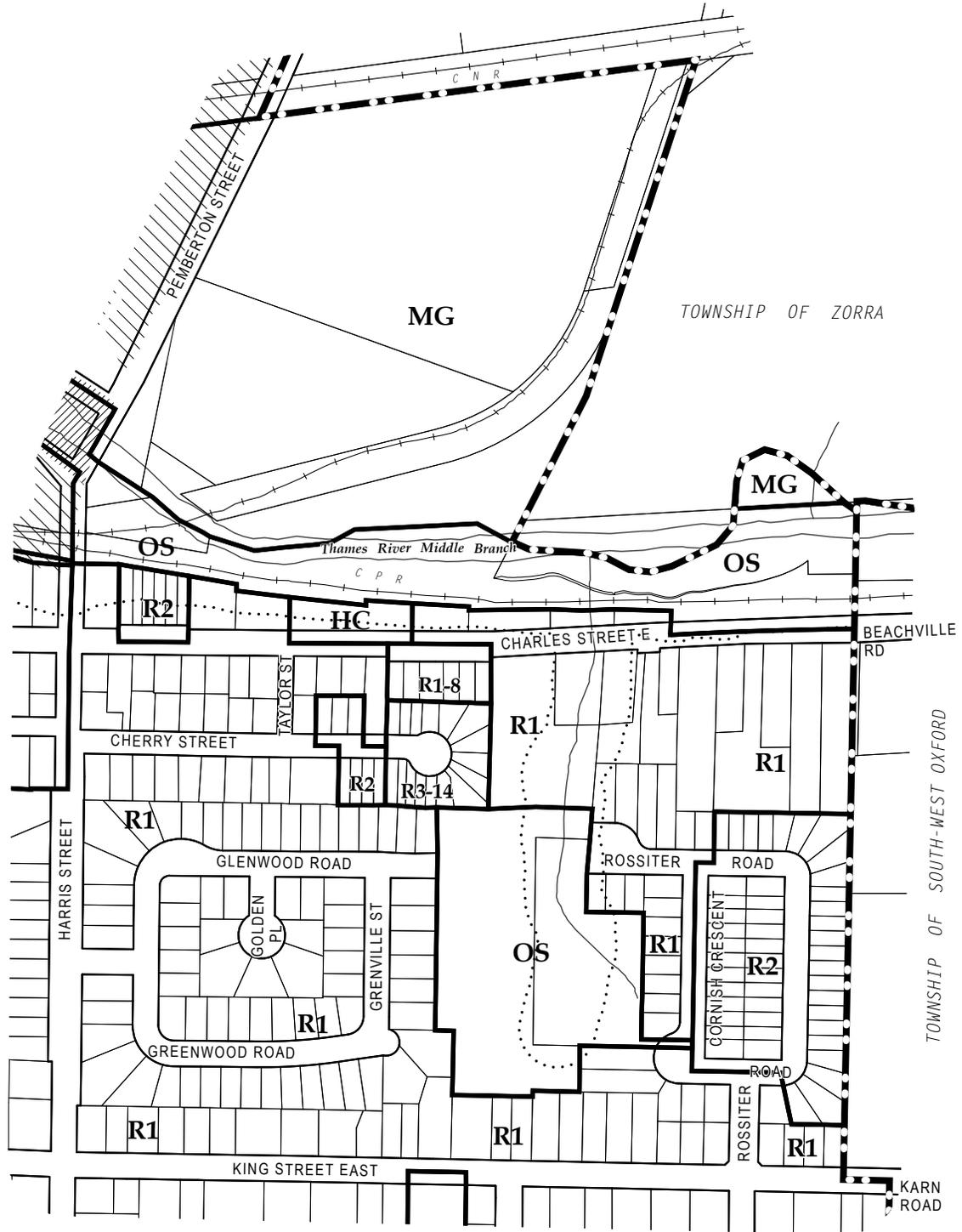


- ENVIRONMENTAL PROTECTION 1 OVERLAY
See General Provisions 5.25.1
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See General Provisions 5.25.2
- SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
See General Provisions 5.35.3
- SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.35.3
- CONSERVATION AUTHORITY REGULATION LIMIT
See General Provisions 5.5
- FLOODWAY OVERLAY
See General Provisions 5.32.2
- FLOODFRINGE OVERLAY
See General Provisions 5.32.3



SCHEDULE "A"
KEY MAP 22
 TOWN OF INGERSOLL
 SCALE 1:5,000
 May 28, 2024

SEE KEY MAP 22



SEE KEY MAP 16

LATEST AMENDING BY-LAW:

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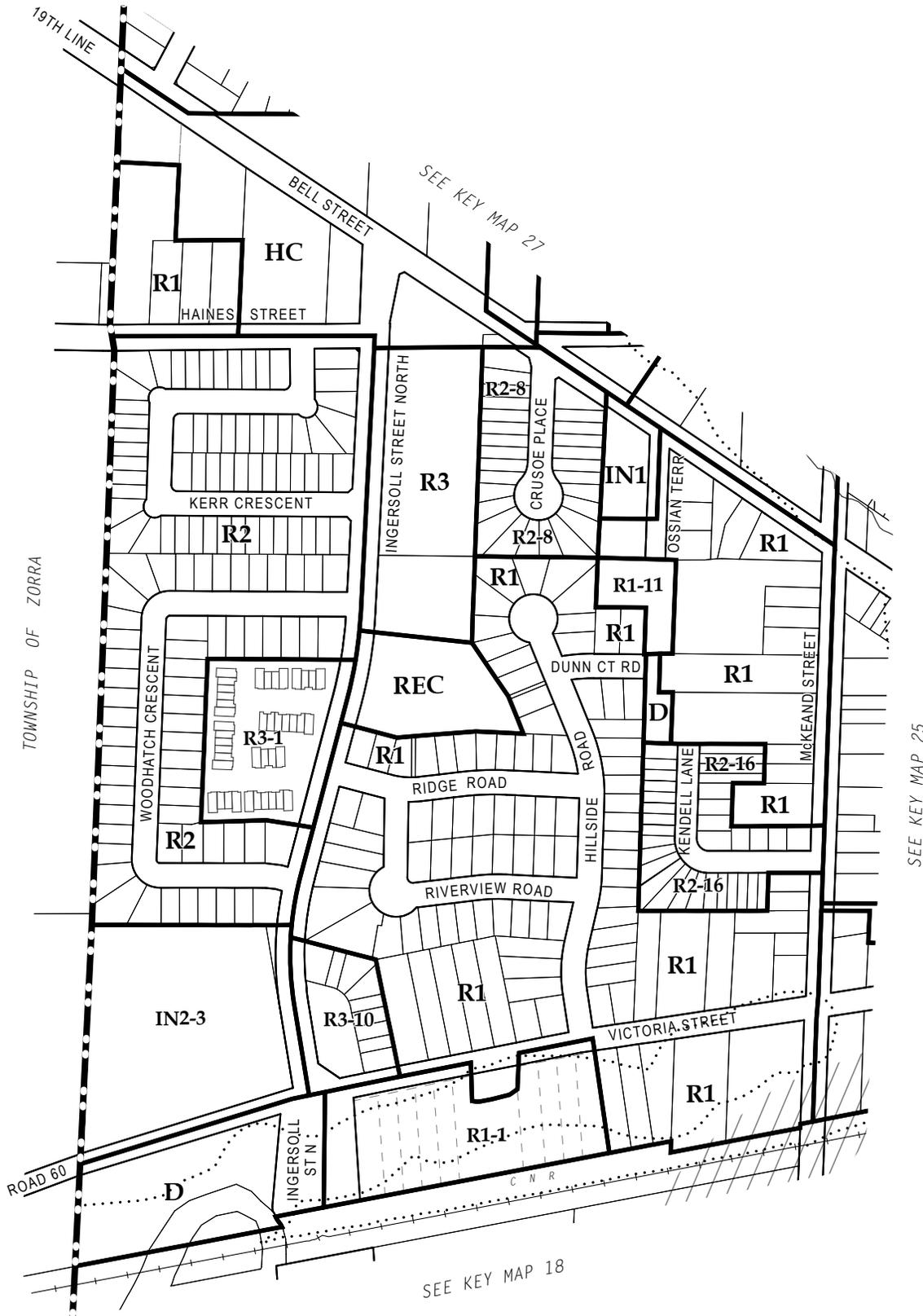
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-  ENVIRONMENTAL PROTECTION 1 OVERLAY
See General Provisions 5.25.1
-  ENVIRONMENTAL PROTECTION 2 OVERLAY
See General Provisions 5.25.2
-  SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
See General Provisions 5.35.3
-  SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.35.3
-  CONSERVATION AUTHORITY REGULATION LIMIT
See General Provisions 5.5

-  FLOODWAY OVERLAY
See General Provisions 5.32.2
-  FLOODFRINGE OVERLAY
See General Provisions 5.32.3



SCHEDULE "A"
KEY MAP 23
 TOWN OF INGERSOLL
 SCALE 1:5,000
 May 28, 2024



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- ENVIRONMENTAL PROTECTION 1 OVERLAY
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- ENVIRONMENTAL PROTECTION 2 OVERLAY
See General Provisions 5.25.2
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See General Provisions 5.35.3
- SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.35.3
- CONSERVATION AUTHORITY REGULATION LIMIT
See General Provisions 5.5

- FLOODWAY OVERLAY
See General Provisions 5.32.2
- FLOODFRINGE OVERLAY
See General Provisions 5.32.3



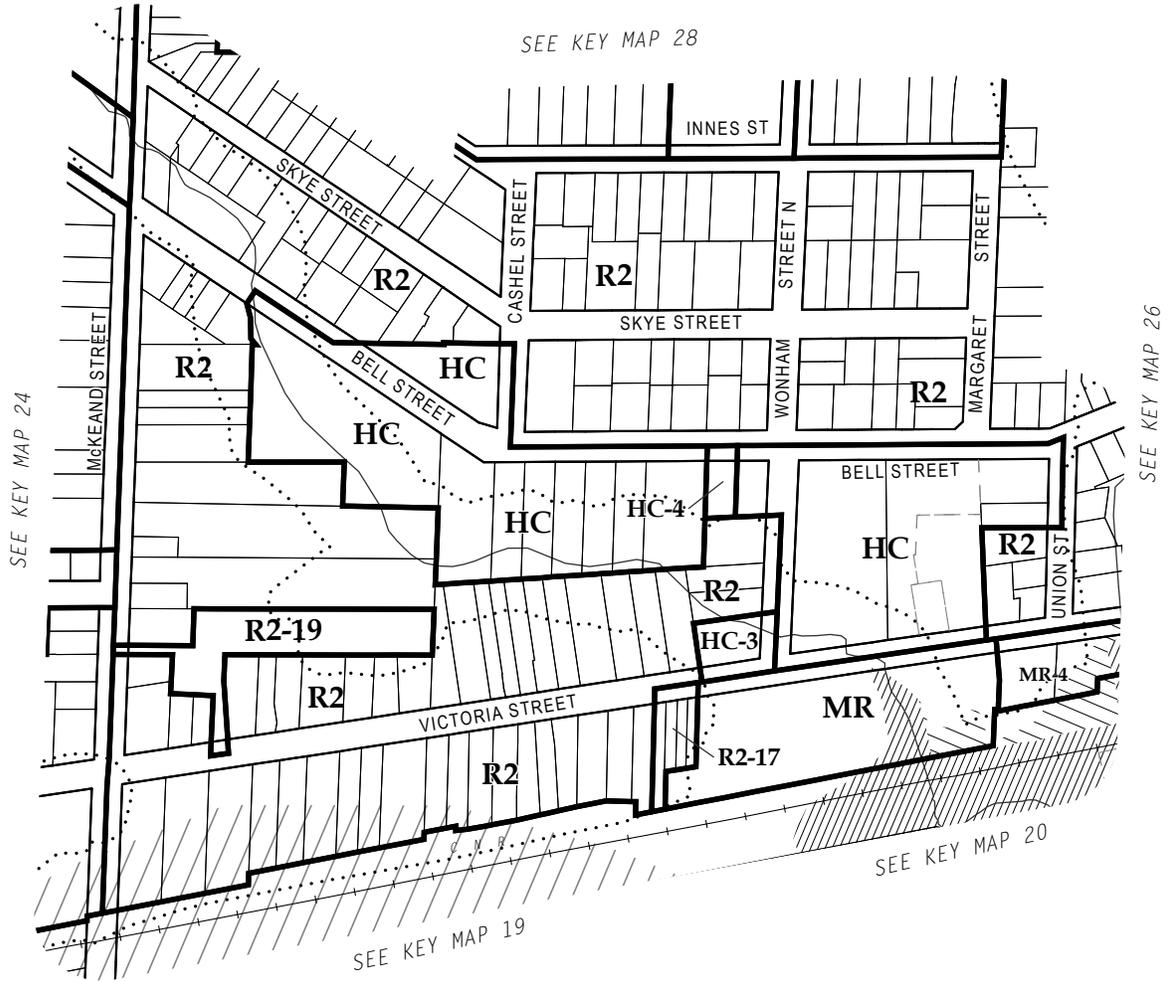
SCHEDULE "A"

KEY MAP 24

TOWN OF INGERSOLL

SCALE 1:5,000

May 28, 2024



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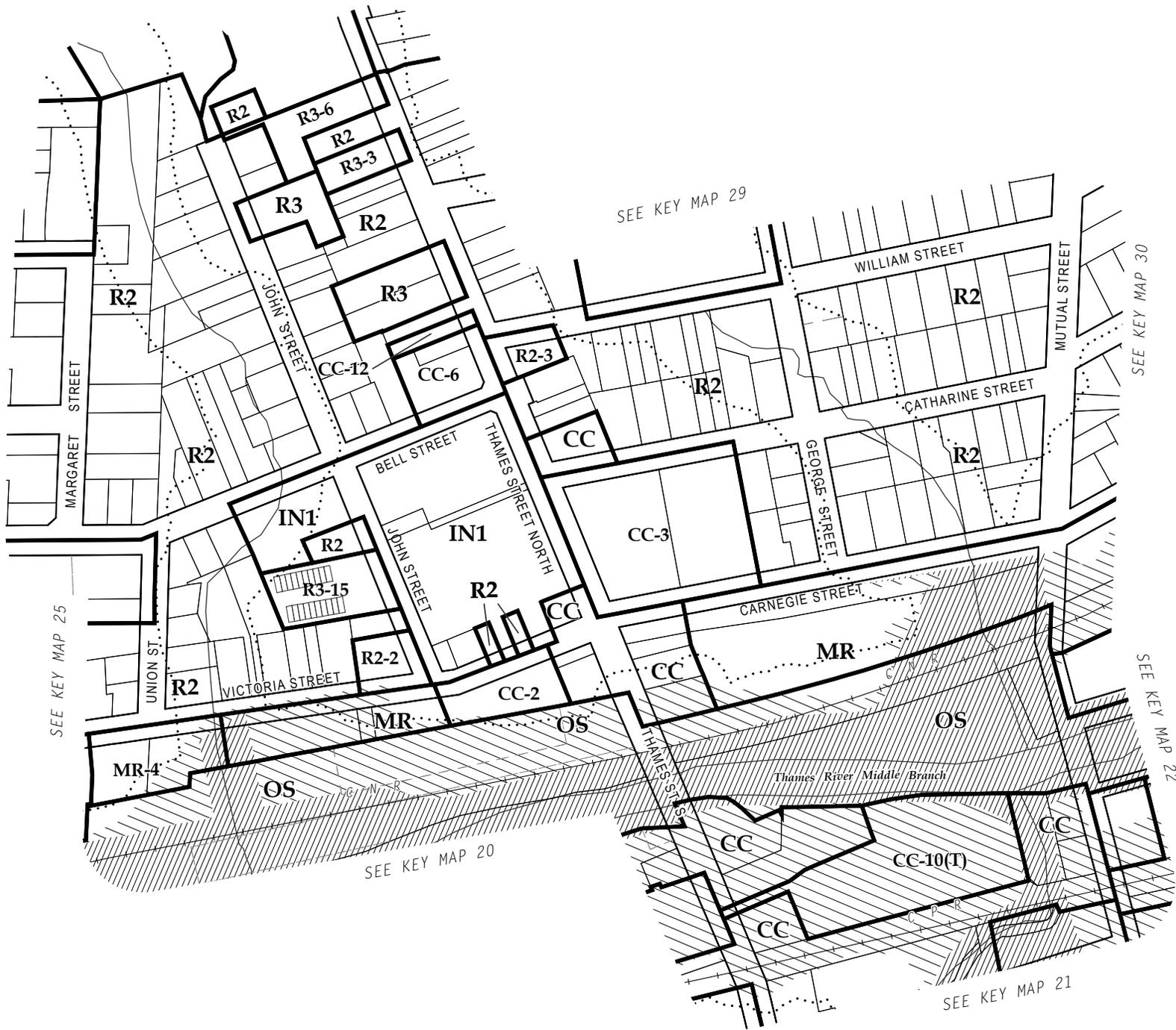
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See General Provisions 5.25.2
- SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
See General Provisions 5.35.3
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See General Provisions 5.35.3
- CONSERVATION AUTHORITY REGULATION LIMIT
See General Provisions 5.5

- FLOODWAY OVERLAY
See General Provisions 5.32.2
- FLOODFRINGE OVERLAY
See General Provisions 5.32.3



SCHEDULE "A"
KEY MAP 25
 TOWN OF INGERSOLL
 SCALE 1:5,000
 May 28, 2024

SEE KEY MAP 28



LATEST AMENDING BY-LAW:

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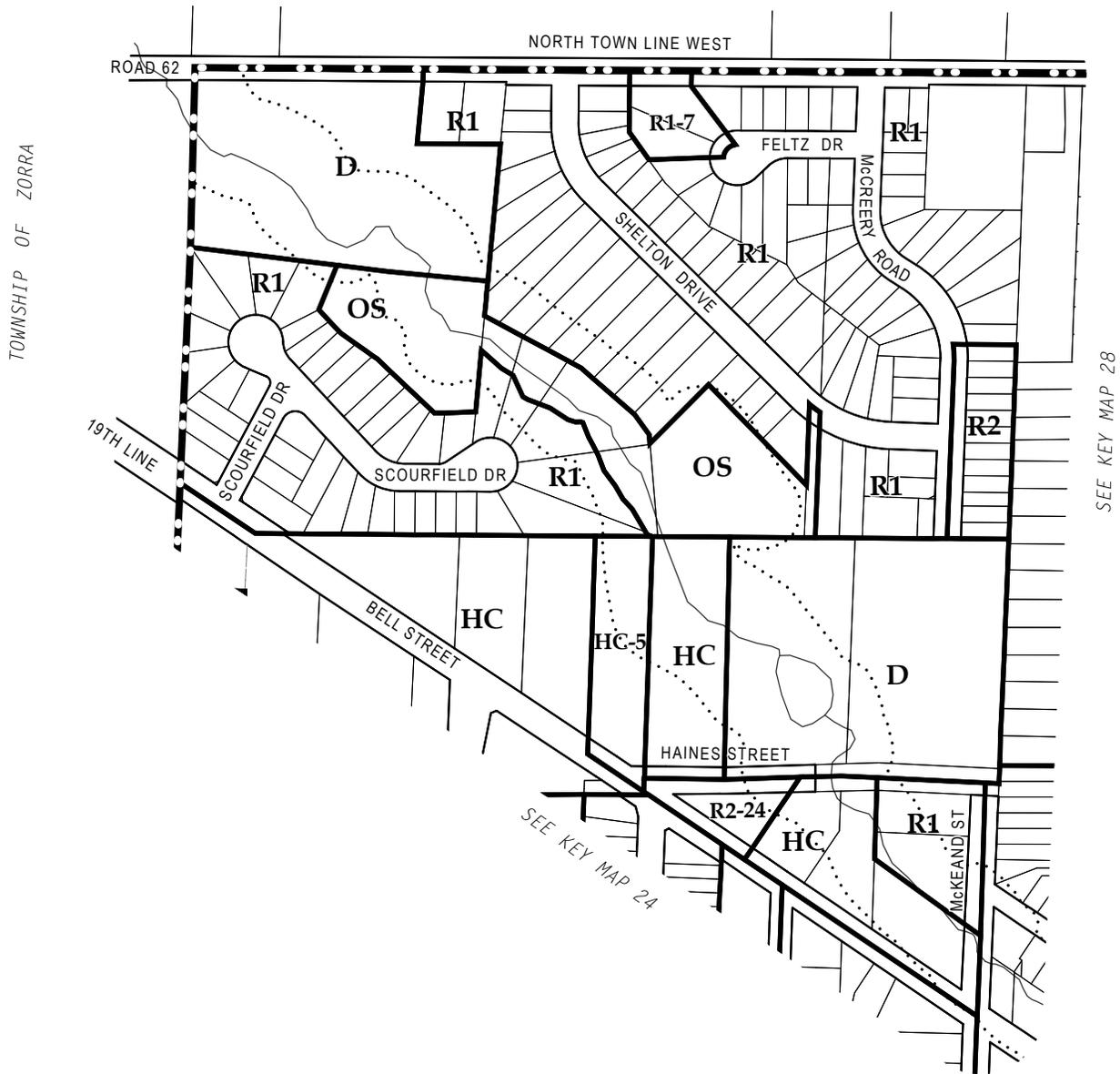
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See General Provisions 5.35.3
- SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.35.3
- CONSERVATION AUTHORITY REGULATION LIMIT
See General Provisions 5.5

- FLOODWAY OVERLAY
See General Provisions 5.32.2
- FLOODFRINGE OVERLAY
See General Provisions 5.32.3



SCHEDULE "A"
KEY MAP 26
 TOWN OF INGERSOLL
 SCALE 1:3,750
 May 28, 2024

TOWNSHIP OF ZORRA



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ENVIRONMENTAL PROTECTION 1 OVERLAY
 See General Provisions 5.25.1

ENVIRONMENTAL PROTECTION 2 OVERLAY
 See General Provisions 5.25.2

SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
 See General Provisions 5.35.3

SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
 See General Provisions 5.35.3

CONSERVATION AUTHORITY REGULATION LIMIT
 See General Provisions 5.5

FLOODWAY OVERLAY
 See General Provisions 5.32.2

FLOODFRINGE OVERLAY
 See General Provisions 5.32.3



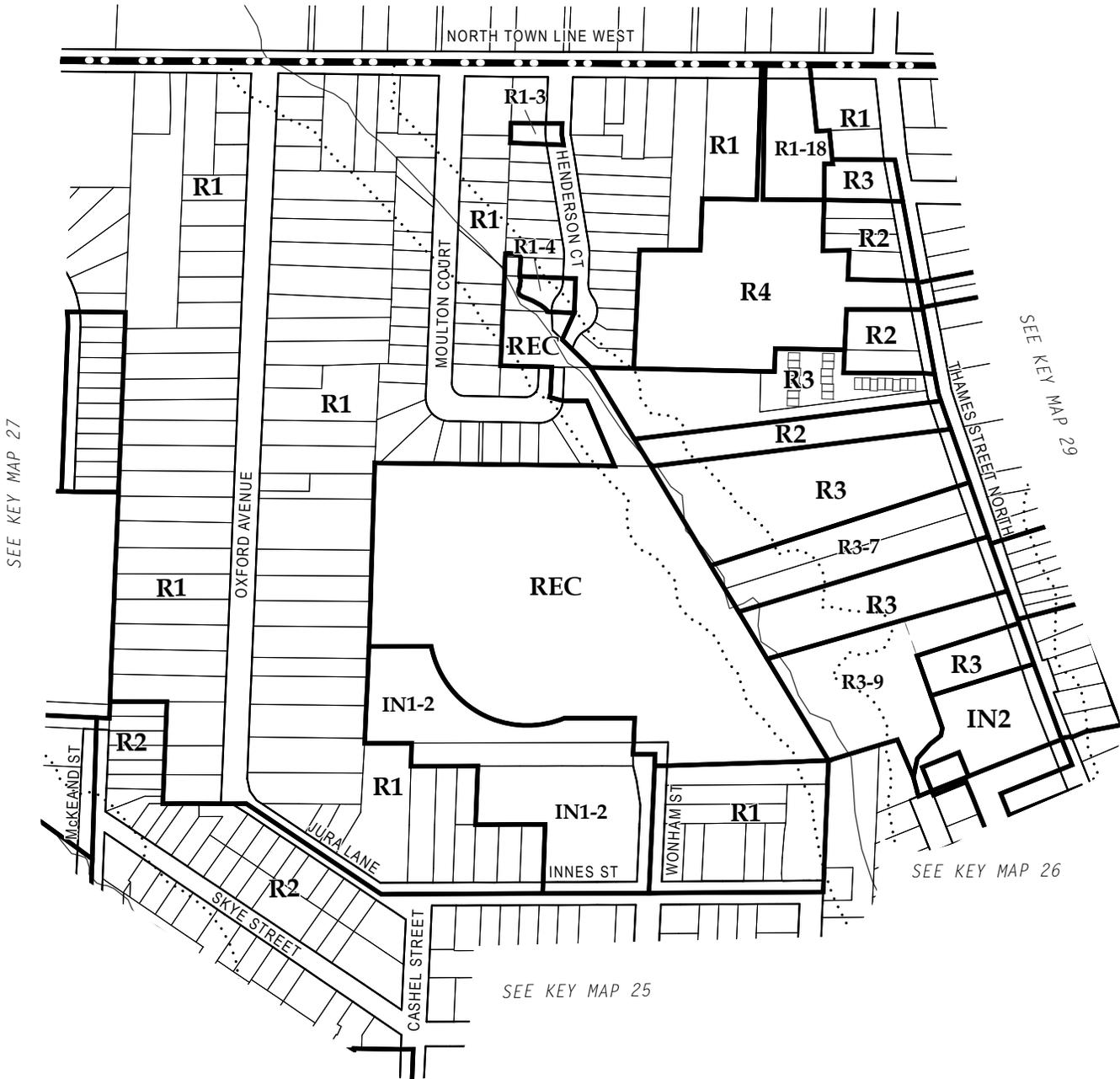
SCHEDULE "A"

KEY MAP 27

TOWN OF INGERSOLL

SCALE 1:5,000

May 28, 2024



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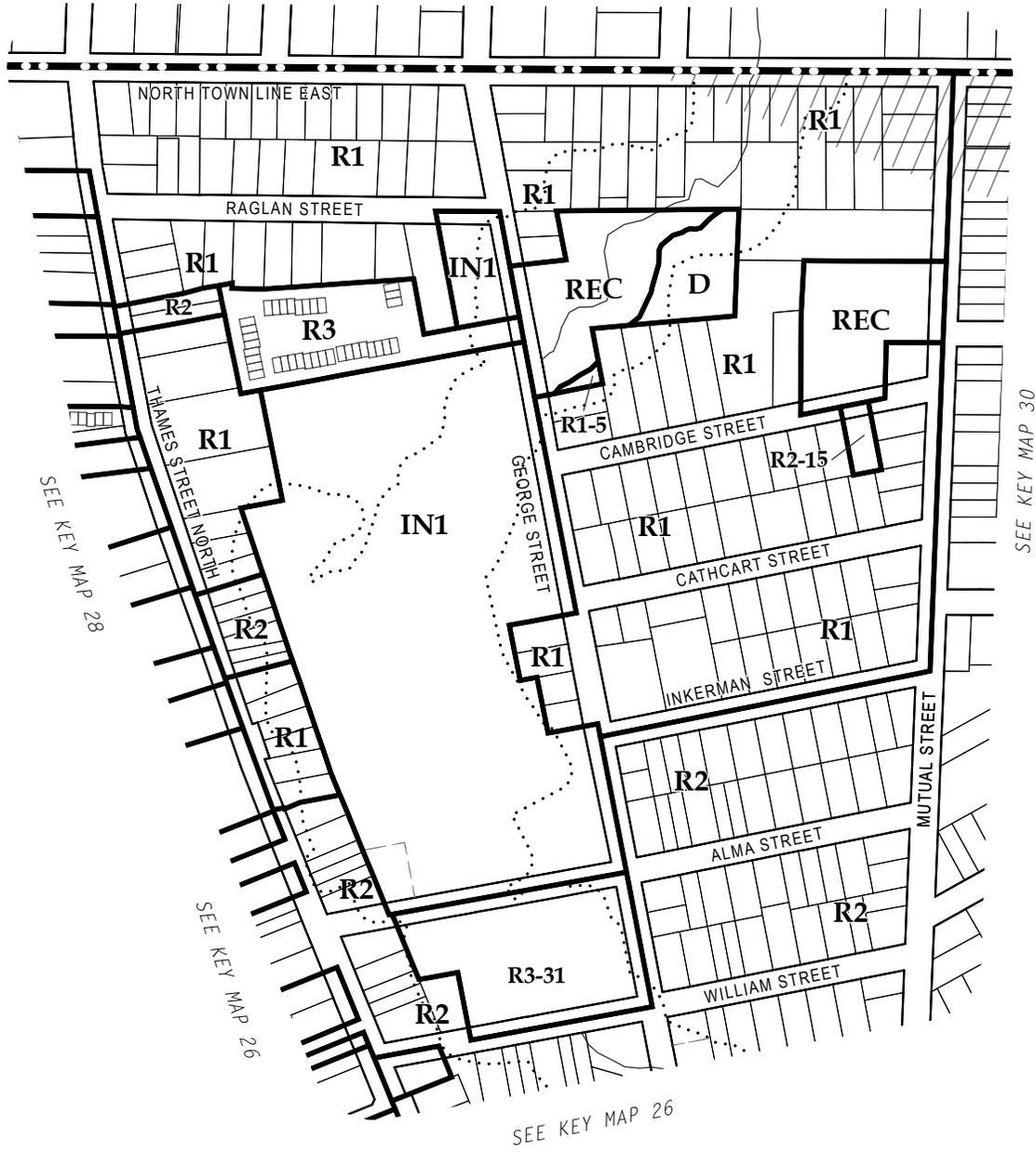
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- SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
See General Provisions 5.35.3
- SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.35.3
- CONSERVATION AUTHORITY REGULATION LIMIT
See General Provisions 5.5

- FLOODWAY OVERLAY
See General Provisions 5.32.2
- FLOODFRINGE OVERLAY
See General Provisions 5.32.3



SCHEDULE "A"
KEY MAP 28
 TOWN OF INGERSOLL
 SCALE 1:5,000
 May 28, 2024

TOWNSHIP OF ZORRA



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- ENVIRONMENTAL PROTECTION 1 OVERLAY
See General Provisions 5.25.1
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See General Provisions 5.25.2
- SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
See General Provisions 5.35.3
- SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.35.3
- CONSERVATION AUTHORITY REGULATION LIMIT
See General Provisions 5.5

- FLOODWAY OVERLAY
See General Provisions 5.32.2
- FLOODFRINGE OVERLAY
See General Provisions 5.32.3



SCHEDULE "A"
KEY MAP 29
 TOWN OF INGERSOLL
 SCALE 1:5,000
 May 28, 2024



SEE KEY MAP 29

SEE KEY MAP 26

SEE KEY MAP 22

LATEST AMENDING BY-LAW:

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- ENVIRONMENTAL PROTECTION 1 OVERLAY
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See General Provisions 5.35.3
- SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.35.3
- CONSERVATION AUTHORITY REGULATION LIMIT
See General Provisions 5.5

- FLOODWAY OVERLAY
See General Provisions 5.32.2
- FLOODFRINGE OVERLAY
See General Provisions 5.32.3



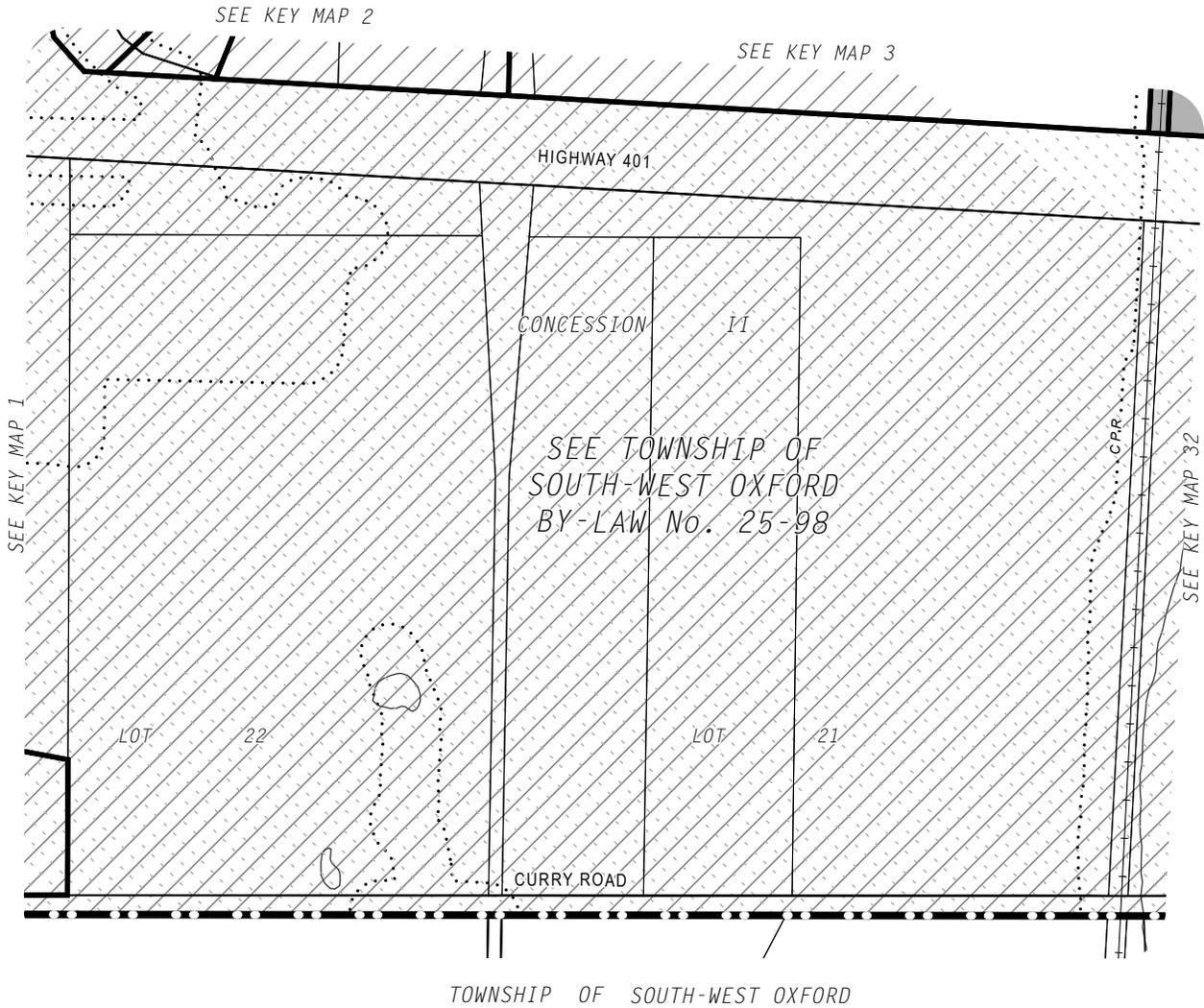
SCHEDULE "A"

KEY MAP 30

TOWN OF INGERSOLL

SCALE 1:5,000

May 28, 2024



TOWNSHIP OF SOUTH-WEST OXFORD

APPROVED BY BY-LAW No.:

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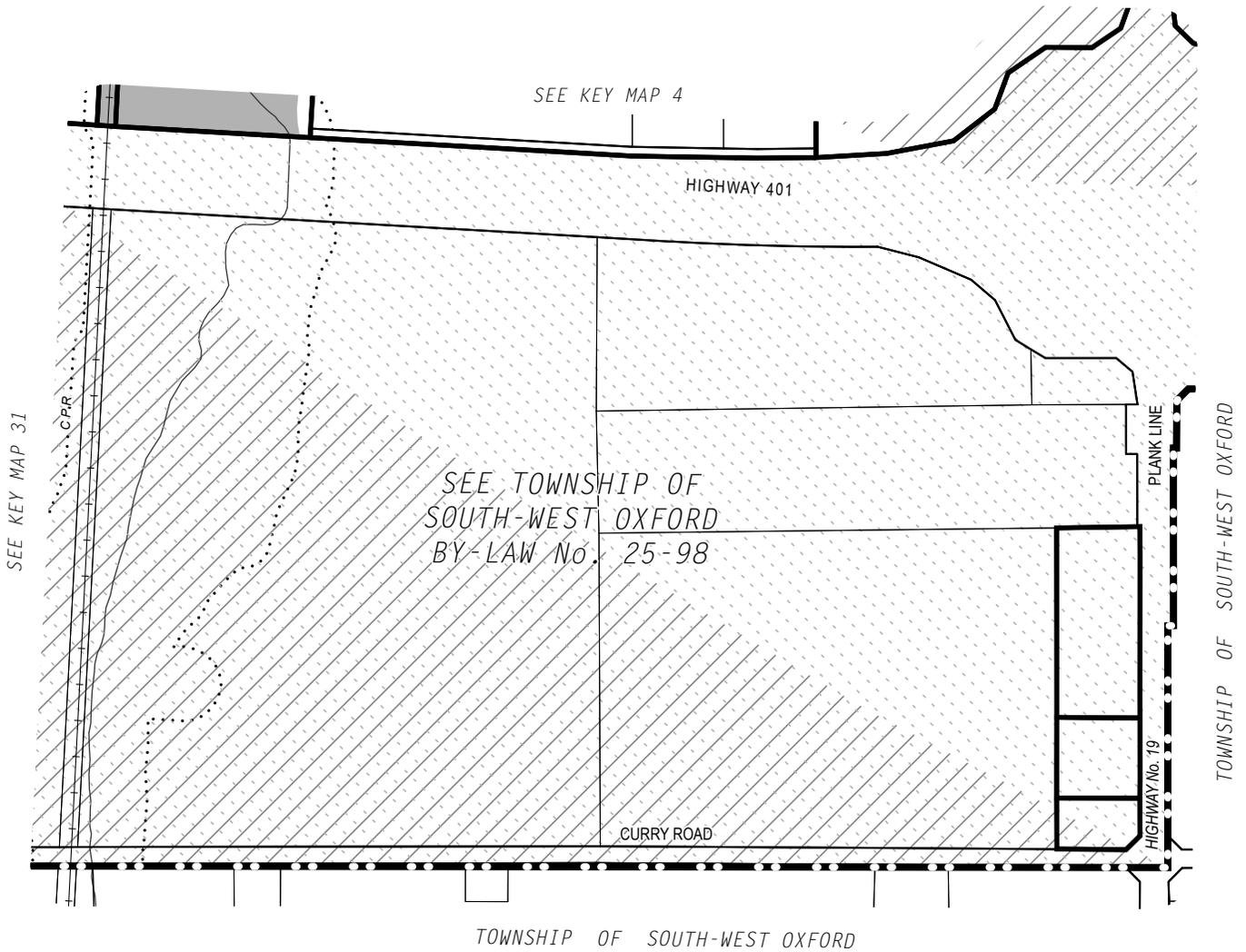


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- ENVIRONMENTAL PROTECTION 1 OVERLAY
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- ENVIRONMENTAL PROTECTION 2 OVERLAY
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- SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
See General Provisions 5.35.3
- SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.35.3
- CONSERVATION AUTHORITY REGULATION LIMIT
See General Provisions 5.5
- FLOODWAY OVERLAY
See General Provisions 5.32.2
- FLOODFRINGE OVERLAY
See General Provisions 5.32.3



SCHEDULE "A"
KEY MAP 31
 TOWN OF INGERSOLL
 SCALE 1:7,500
 May 28, 2024



APPROVED BY BY-LAW No.:

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 ENVIRONMENTAL PROTECTION 1 OVERLAY
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 ENVIRONMENTAL PROTECTION 2 OVERLAY
 See General Provisions 5.25.2

 SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
 See General Provisions 5.35.3

 SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
 See General Provisions 5.35.3

 CONSERVATION AUTHORITY REGULATION LIMIT
 See General Provisions 5.5

 FLOODWAY OVERLAY
 See General Provisions 5.32.2

 FLOODFRINGE OVERLAY
 See General Provisions 5.32.3



SCHEDULE "A"

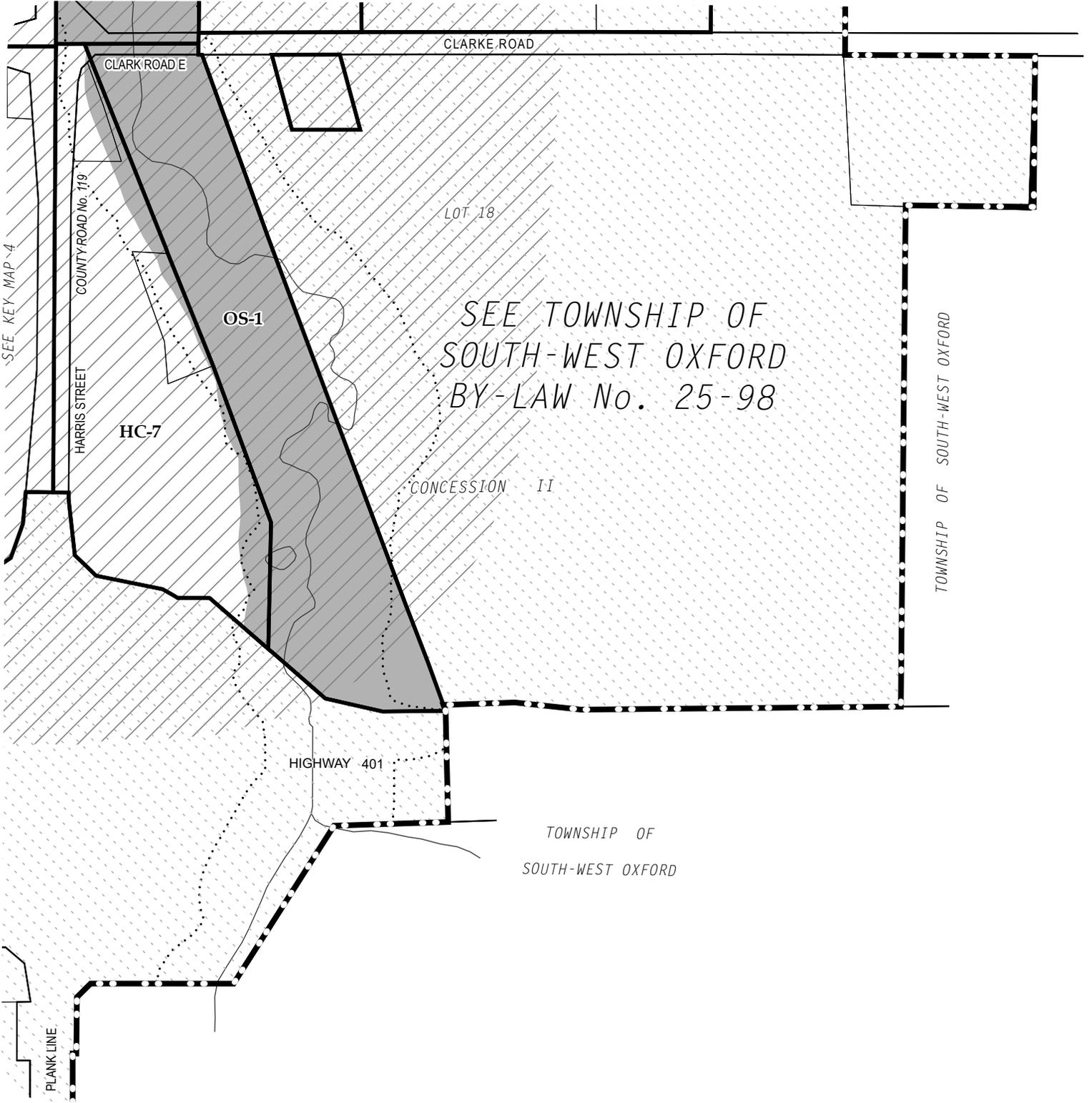
KEY MAP 32

TOWN OF INGERSOLL

SCALE 1:7,500

May 28, 2024

SEE KEY MAP 10



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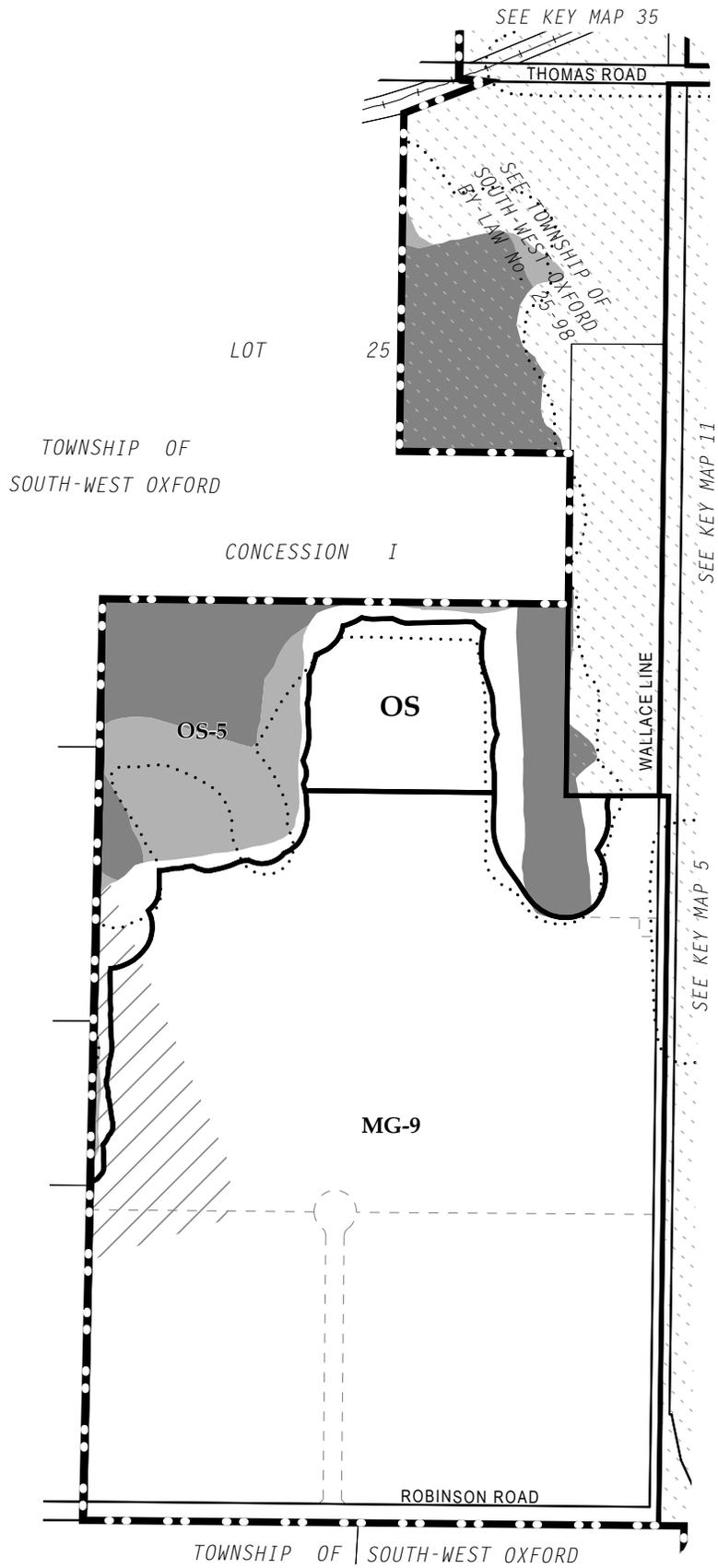
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-  ENVIRONMENTAL PROTECTION 1 OVERLAY
See General Provisions 5.25.1
-  ENVIRONMENTAL PROTECTION 2 OVERLAY
See General Provisions 5.25.2
-  SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
See General Provisions 5.35.3
-  SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.35.3
-  CONSERVATION AUTHORITY REGULATION LIMIT
See General Provisions 5.5

-  FLOODWAY OVERLAY
See General Provisions 5.32.2
-  FLOODFRINGE OVERLAY
See General Provisions 5.32.3



SCHEDULE "A"
KEY MAP 33
 TOWN OF INGERSOLL
 SCALE 1:5,000
 May 28, 2024



LATEST AMENDING BY-LAW:

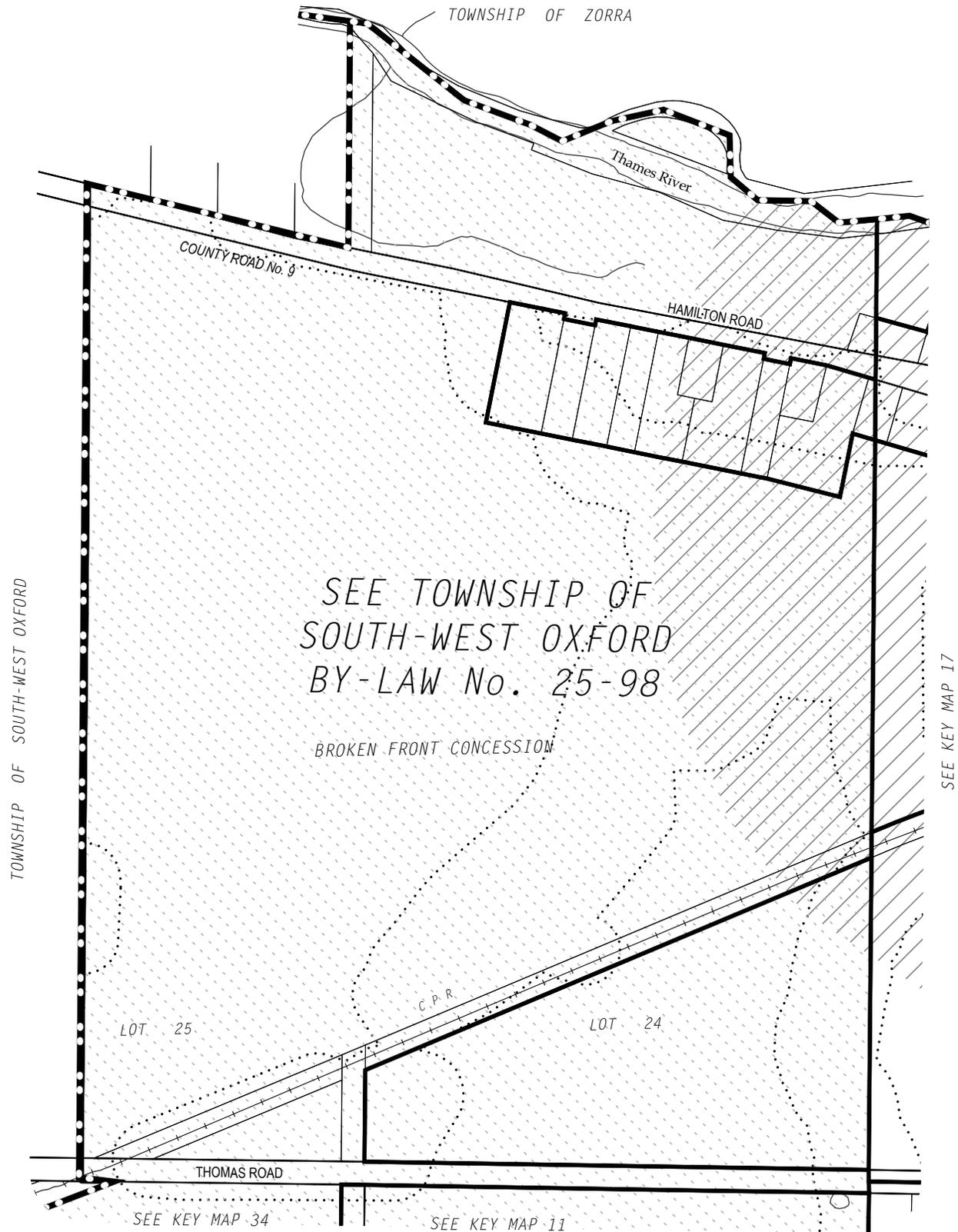
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- ENVIRONMENTAL PROTECTION 2 OVERLAY
See General Provisions 5.25.2
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See General Provisions 5.35.3
- SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.35.3
- CONSERVATION AUTHORITY REGULATION LIMIT
See General Provisions 5.5
- FLOODWAY OVERLAY
See General Provisions 5.32.2
- FLOODFRINGE OVERLAY
See General Provisions 5.32.3



SCHEDULE "A"
KEY MAP 34
 TOWN OF INGERSOLL
 SCALE 1:7,500
 May 28, 2024



SEE TOWNSHIP OF
SOUTH-WEST OXFORD
BY-LAW No. 25-98

BROKEN FRONT CONCESSION

LOT 25

LOT 24

THOMAS ROAD

C.P.R.

SEE KEY MAP 34

SEE KEY MAP 11

SEE KEY MAP 17

APPROVED BY BY-LAW No.:

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OxfordCounty
Growing stronger together

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ENVIRONMENTAL PROTECTION 2 OVERLAY
See General Provisions 5.25.2

SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
See General Provisions 5.35.3

SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.35.3

CONSERVATION AUTHORITY REGULATION LIMIT
See General Provisions 5.5

FLOODWAY OVERLAY
See General Provisions 5.32.2

FLOODFRINGE OVERLAY
See General Provisions 5.32.3



SCHEDULE "A"

KEY MAP 35

TOWN OF INGERSOLL

SCALE 1:5,000

May 28, 2024

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 9th day of September, 2024.

READ a third time and finally passed this 9th day of September, 2024.



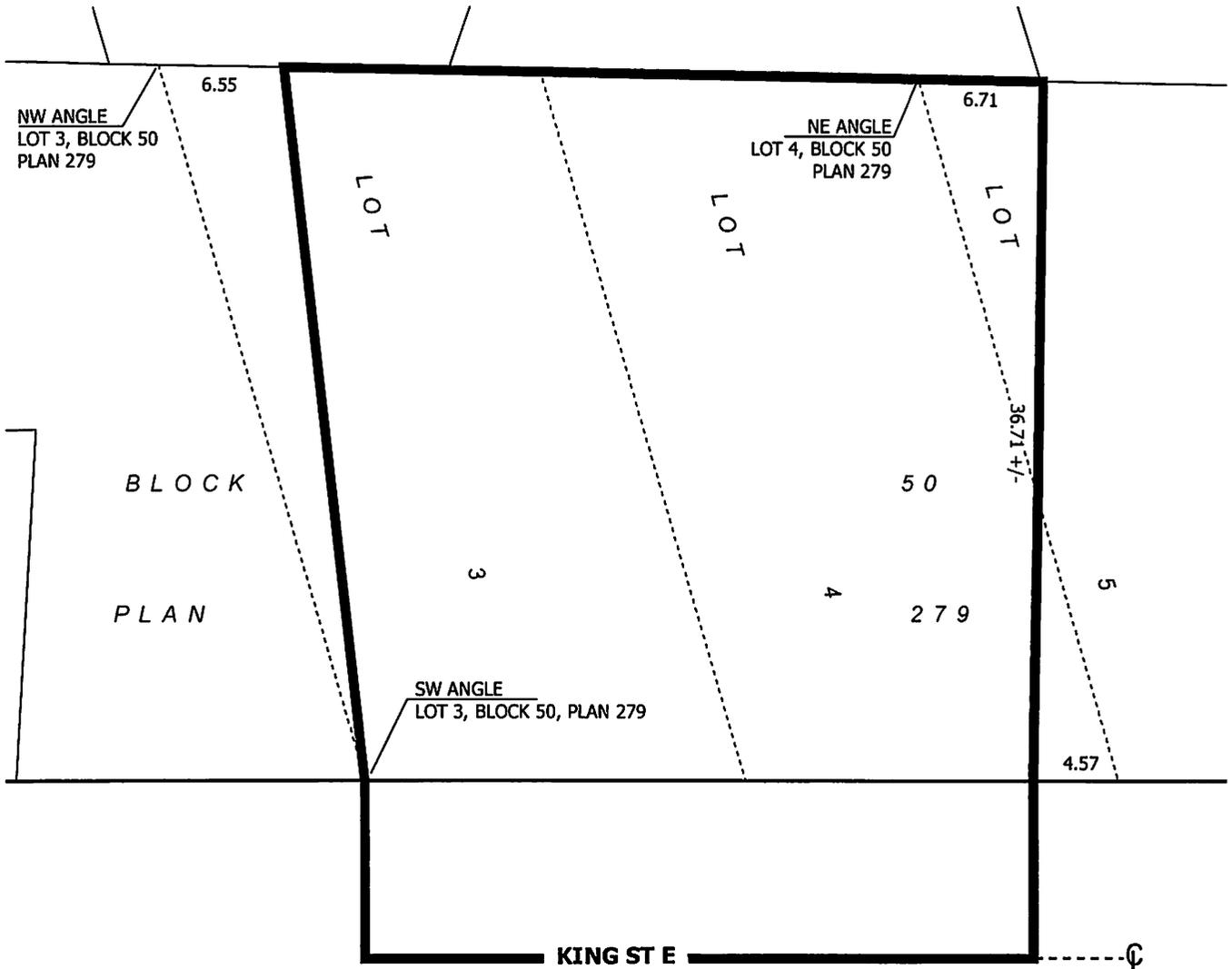
Mayor
Brian Petrie



Clerk
Danielle Richard

SCHEDULE "A"
 TO BY-LAW No. 24-5340

PART LOTS 3, 4 & 5, BLOCK 50, PLAN 279
 TOWN OF INGERSOLL



AREA OF ZONE CHANGE TO R2-30

NOTE: ALL DIMENSIONS IN METRES



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THIS IS SCHEDULE "A"

TO BY-LAW No. 24-5340, PASSED

THE 9th DAY OF September, 2024

 MAYOR

 CLERK

any *building* or *structure* for any purpose except in accordance with the following provisions:

8.3.34.2.1 Lot Coverage

Maximum **50%**

8.3.34.3 That all the provisions of the R3 Zone in Section 8.2 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*."

4. That Section 8.3 to By-Law Number 04-4160, as amended is hereby further amended by adding the following subsection at the end thereof:

"8.3.35 LOCATION: PART LOT 19, CONCESSION 1 (WEST OXFORD)
KEITH MABEE BLVD R3-35 (KEY MAP 9)

8.3.35.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R3-35 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except for the following:

multiple unit dwelling.

8.3.35.2 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any R3-35 zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

8.3.35.2.1 Lot Coverage

Maximum **50%**

8.3.35.2.2 Number of Dwellings or Dwelling Units

Maximum **8 dwelling units per building**

8.3.35.2.3 Lot Frontage

Minimum **7 m (23 ft)**

8.3.35.3 That all the provisions of the R3 Zone in Section 8.2 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*."

5. 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 in Open Council this 13th day of January, 2025.

READ a third time in Open Council and passed this 13th day of January, 2025.



Brian Petrie, Mayor



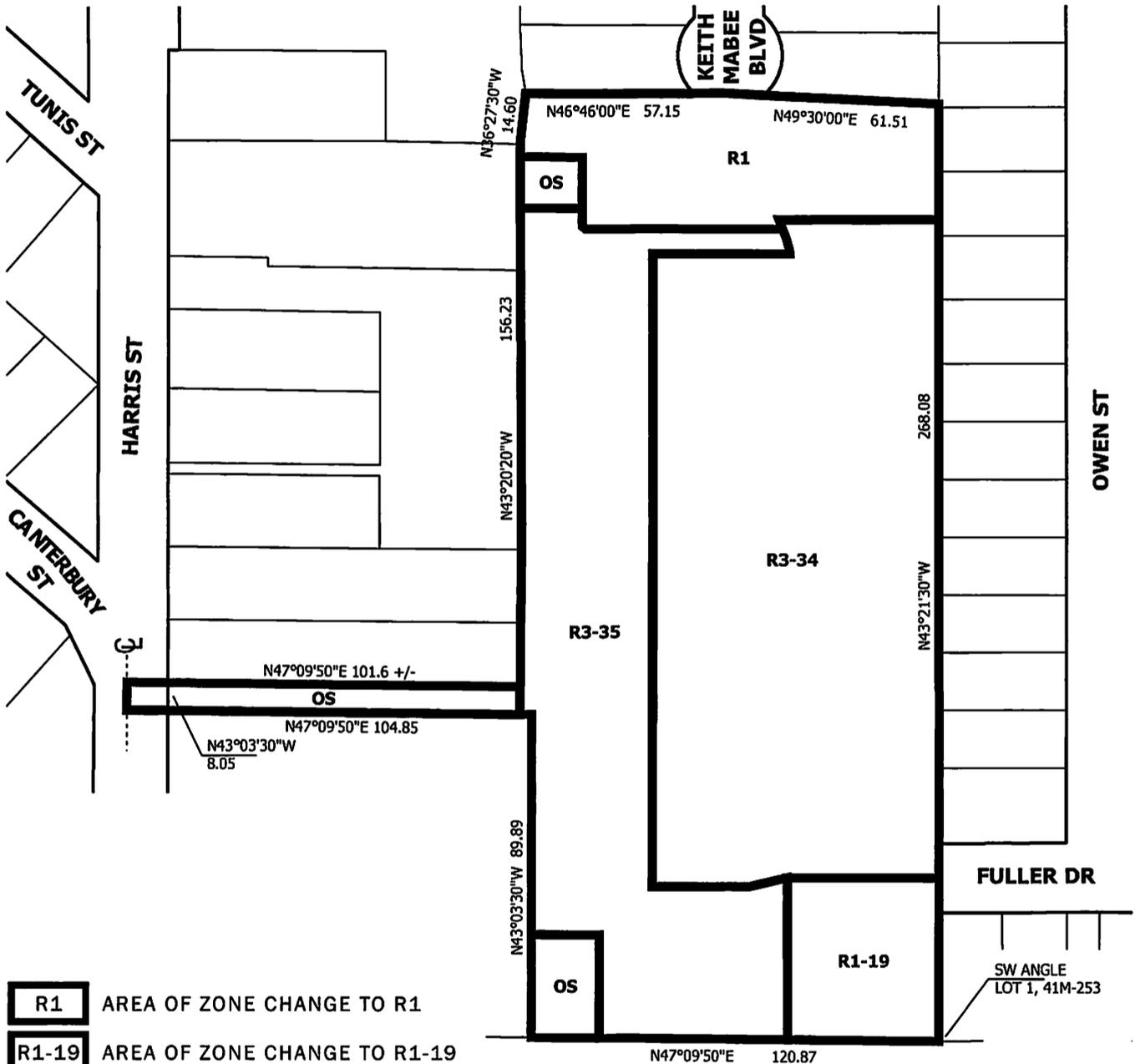
Danielle Richard, Clerk

SCHEDULE "A"

TO BY-LAW No. 25-5367



PART LOTS 223, 224 226, BLOCK 63, REGISTERED PLAN 279
TOWN OF INGERSOLL



- R1** AREA OF ZONE CHANGE TO R1
- R1-19** AREA OF ZONE CHANGE TO R1-19
- R3-34** AREA OF ZONE CHANGE TO R3-34
- R3-35** AREA OF ZONE CHANGE TO R3-35
- OS** AREA OF ZONE CHANGE TO OS

THIS IS SCHEDULE "A"
TO BY-LAW No. 25-5367, PASSED
THE 13th DAY OF JANUARY, 2025



NOTE: ALL DIMENSIONS IN METRES
THIS BY-LAW IS INTENDED TO ENCOMPASS
ALL THE LANDS IN APPLICATION FOR
SUBDIVISION No. SB22-08-6

MAYOR

CLERK

