



### Legend

- Parcel Lines**
- Property Boundary
  - Assessment Boundary
  - Unit
  - Road
  - Municipal Boundary
- Zoning Floodlines**
- Regulation Limit**
- ♦♦ 100 Year Flood Line
  - ▲ 30 Metre Setback
  - Conservation Authority Regulation Limit
  - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

### Notes



0 48 95 Meters

NAD\_1983\_UTM\_Zone\_17N



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

March 19, 2025





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## Notes



0 12 24 Meters

NAD\_1983\_UTM\_Zone\_17N



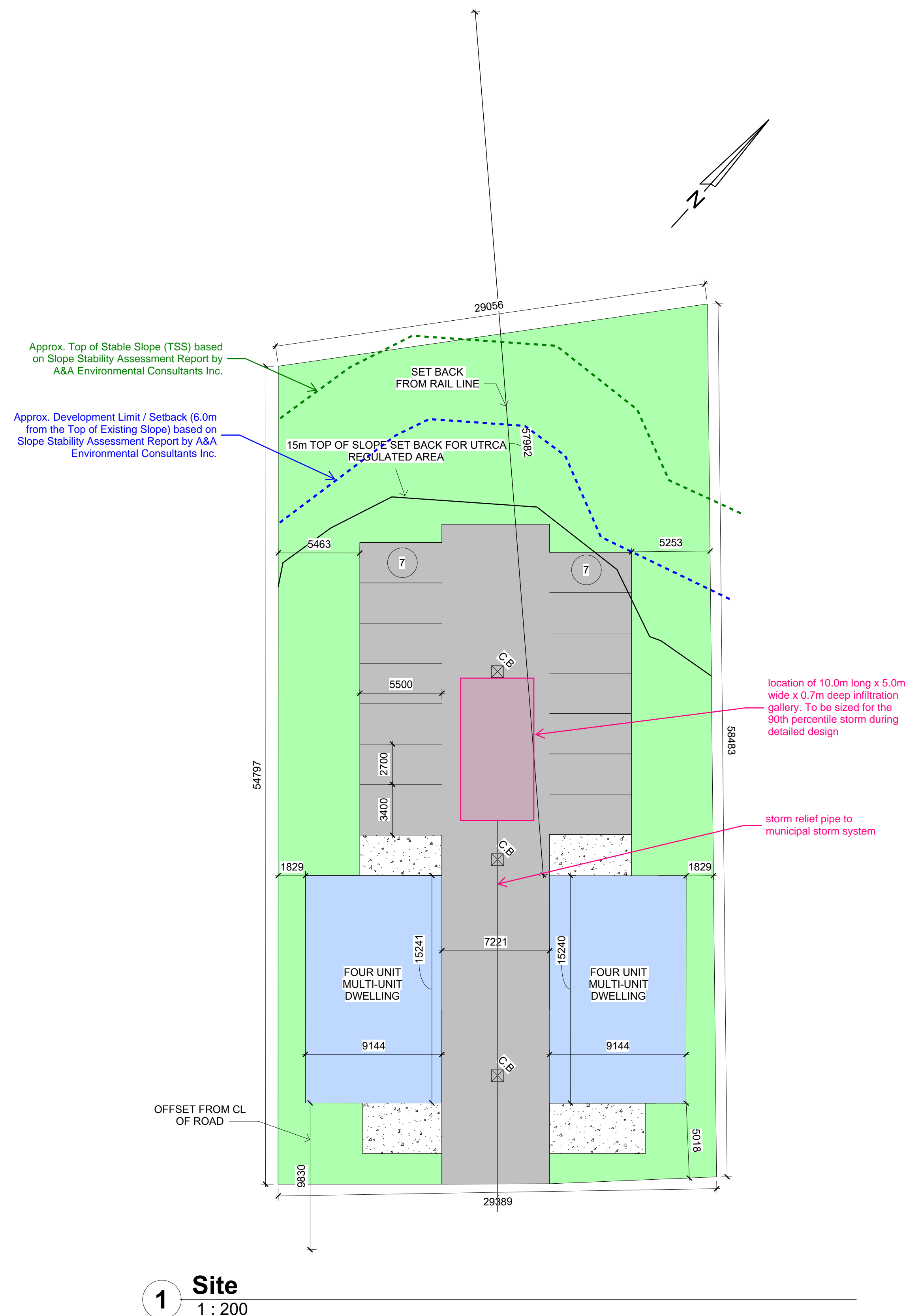
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March 19, 2025

### Plate 3: Applicant's Site Sketch

File Nos.: OP24-13-6 & ZN6-24-06 - 15559367 Canada Inc.

Lot 5, Block 39, Plan 279, 169 Charles Street East, Ingersoll



<b><u>R3 Zone</u></b>		
<b><u>R3 Zone Provision</u></b>	<b><u>Multiple Unit Dwelling</u></b>	<b><u>Proposed Multiple Unit Dwelling</u></b>
Number of dwellings or dwelling units maximum	No provision	No provision
Lot area minimum	150m <sup>2</sup> (1614.6 ft <sup>2</sup> ) per dwelling unit	150m <sup>2</sup> (1614.6 ft <sup>2</sup> ) per dwelling unit
Lot frontage minimum	20m (65.5 ft)	20m (65.5 ft)
Lot depth minimum	No provision	No provision
Front yard minimum depth	7.5m (24.6ft)	5.m (16.4ft)
Exterior side yard minimum width	7.5m (24.6ft)	7.5m (24.6ft)
Rear yard minimum depth	10m (32.8ft)	10m (32.8ft)
Interior side yard minimum width	4m (13.1ft)	1.2m (4ft)
Setback, minimum distance form the centre-line of an arterial road.	20.5m (67.3ft)	9m (29.6ft)
Lot coverage maximum	40%	40%
Landscaped open space minimum	30%	30%
Gross floor area minimum	55m <sup>2</sup> (592 ft <sup>2</sup> ) per dwelling unit	55m <sup>2</sup> (592 ft <sup>2</sup> ) per dwelling unit
Height of building maximum	3 Storeys	3.5 Storeys 12m (39.4ft)
Amenity area minimum	40m <sup>2</sup> (430.6 ft <sup>2</sup> ) per dwelling unit	40m <sup>2</sup> (430.6 ft <sup>2</sup> ) per dwelling unit
Parking and accessory building etc.	In accordance with Section 5.19	In accordance with Section 5.19

[illegible]

CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE

PROJECT	
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169 CHARLES ST E.

TITLE	
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## Site Concept

CLIENT	
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SV/TW

DRAWN BY SV	CHECKED BY Checker	DATE 2024-09-29
SCALE (@ A1) 1 : 200	PROJECT NUMBER 1	
DRAWING NUMBER A100		REV

Hi Heather,

Re: The proposed amendment to redesignate lands legally described as Part Lot 4 and Lot 5, Block 39, Plan 279, (169 Charles Street E), in the town of Ingersoll.

Applicant's name is Scott Van Schyndel. File No: OP 24-13-6 and ZN 6-24-06.

The application requests redesignating the subject lands from Low Density Residential to Medium Density Residential to facilitate the creation of two new multi-unit residential structures, consisting of four units each, for a total of eight new residential units.

We spoke to the property owners on the east side of the above mentioned property (we are on the west side) and together we have noted some of our concerns. We are concerned about the significant impact these changes would have on the quality of life, safety and environmental impact on our neighbourhood.

The application requests an increase in residential units from four to eight. Our concern is that some of these units will be used inappropriately, resulting in over-occupancy. For example, five or six tenants per unit, as opposed to a reasonable one or two. Will the infrastructure accommodate over-occupancy, and is that sort of thing regulated?

The increase in concrete and asphalt will dramatically alter how rain water is reabsorbed, and with the increase in unpredictable weather systems, we want to ensure our properties will not be negatively affected.

Other areas of concern include:

- Tremendous loss of natural light
- Extreme privacy issues and excessive view obstruction
- Improperly stored waste will attracting rodents
- Extreme and detrimental impact to the resale value of adjacent properties
- Dramatic and excessive alteration to neighbourhood character/architectural incompatibility
- Significant impact to quality of life
- Significant increase of improperly disposed trash and recycle materials
- Construction impact with noise, air quality and traffic
- Inadequate green space and environmental impact/loss of trees
- Excavation of proposed property can potentially disrupt adjacent structures

Our concerns are with bylaw enforcement as well. In the past there were issues with property maintenance and noise complaints that were not addressed. We feel an increase in occupancy will increase potential incidence with inadequate enforcement.



In a note sent to me from Juan Carlos and his wife Eliana, concerns were raised regarding their loss of privacy, loss of natural view, increased noise from traffic and tenants, and the fact that he will be looking directly at a building full of people, not what he anticipated when they bought their very first home.

Thank you for hearing our concerns Heather. We look forward to working with you and receiving updates as they become available.

Jodi DiGiuseppe  
[REDACTED]

Mark Killi  
[REDACTED]

Juan Carlos Gordillo Munoz  
[REDACTED]

Gloria Eliana Eid Ortiz  
[REDACTED]

May 2015

To: Oxford County Council at the  
Woodstock Administration Building

Regarding the request for zone change  
at 169 Charles Street East Ingersoll  
Ontario Canada

File # OP 24-13-6 and ZN 6-24-06

Attention: Oxford County Council

I am Jeremy Wood I have lived  
at 169 Charles Street East Ingersoll  
for many years, soon would be  
20 years. I have a neighbour here  
in another unit who has lived here  
10+ years. It is our HOME.

We/I respectfully ask that  
you do not approve the zone  
change. A decision to approve it  
would make us homeless. There  
are other empty lots or empty  
houses that could be developed.  
We are long standing tenants here  
in a long standing well established  
quiet neighbourhood. Not only  
would it leave us nowhere to live  
but would ruin our neighbours peace  
and quiet. My son has a room  
here too it would deprive him also.

I have had to go to my Doctor, I am  
suffering from Anxiety and Depression  
over potentially losing my HOME!!!



Page 2

Again I ask humbly, <sup>I am</sup> at  
the Council's mercy that  
you protect us help us keep  
our home to live  
I have no where else to go  
and cannot afford to lose my  
sons place to live.

We have been Citizens of Ingersoll  
and Oxford County most of our lives  
Please turn down / dismiss the  
requested zone change.  
We would be utmost Grateful  
to you and Indebted.

Protect us Please!

Jeremy Webb



The Applicant for the zone change  
can always look at other locations  
where it doesn't make current  
inhabitants homeless and negatively  
affect immediate neighbours and the  
neighbourhood greatly.

169 Charles Street East  
Ingersoll The Applicant Scott Van Schynde 1  
purchased the house December of 2024  
and agreed units A + D would stay the  
same for rental. He renovated and re-rented  
the units filling the house. He acted  
like a proper no mal landlord.



He said it was important to him that  
US tenants were happy.

Not known to us was that behind  
our backs he developed a plan to  
evict us, demolish our home and  
build new structures.

This is not how to treat people,  
this is not how it should be done.

Again, look for other opportunities  
with fully vacant buildings or lots.  
Thank you.

APRIL 14, 2025

ATTN: INGERSOLL ZONING BY LAW DEPT.

★ Oxford County Council @ Oxford County  
Administration Building  
Woodstock

RE: THE REQUEST FOR AN OFFICIAL PLAN

AMENDMENT + ZONING CHANGE BY

SCOTT VAN SCHYNDAL (15559367 CANADA INC)

AT 169 CHARLES ST E, INGERSOLL

TO WHOM IT MAY CONCERN (AS IT SHOULD),

I AM WRITING IN SUPPORT OF THE RESIDENTS  
OF THE HOUSE LOCATED AT 169 CHARLES ST E, INGERSOLL.

THIS REQUEST MADE BY SCOTT VAN SCHYNDAL  
(15559367 CANADA INC) IS BY FAR UNETHICAL  
AND UNNECESSARY. THERE ARE SEVERAL LONG TERM  
RESIDENTS IN THE HOUSE AT 169 CHARLES ST E  
WHO HAVE MADE THEIR HOMES HERE FOR MANY  
YEARS. IN PARTICULAR UNITS A + D HAVE MADE  
THIS HOUSE THEIR HOME FOR APPROX 12 + 17  
YEARS RESPECTIVELY.

SPEAKING ON BEHALF OF UNIT A IN PARTICULAR,  
THIS RESIDENT WOULD BECOME HOMELESS AS  
THEY COULD NOT AFFORD CURRENT MARKET  
RENT MUCH LESS THE COSTS ASSOCIATED WITH  
MOVING.

THIS IS PEOPLES HOMES YOU ARE CONSIDERING  
DESTROYING + CREATING HOMELESSNESS FOR  
SOME. THESE PEOPLE HAVE CHOSEN INGERSOLL  
AS THEIR RESIDENCE AND SUPPORTED THE

COMMUNITY FOR MANY YEARS. GIVEN THE  
CURRENT ECONOMIC STRESSES AND EMPLOYMENT  
CHALLENGES IN INGERSOLL I ADAMANTLY  
OPPOSE THIS CHANGE AND ASK YOU TO DO  
THE SAME.

THERE IS NO OTHER REASON FOR THIS REQUEST  
THAN GREED ON THE PART OF SCOTT VAN SCHYNDAL  
(15559367 CANADA INC). AN EMPTY LOT COULD BE  
PURCHASED FOR THIS DEVELOPMENT, NOT AN OCCUPIED HOME.  
YOUR TIME AND CONSIDERATION ARE APPRECIATED.

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## Support Petition

**To:** Ingersoll Town Council, Ingersoll Bylaw Dept, Oxford County, Oxford County

**In Support of:** Appealing an Application for Residential Zone Change and Bylaw change for

**The undersigned show support for the opposition of the following:**

## Residential Zone Change of 169 Charles St E, Ingersoll, ON N5C 1J9

[illegible]

## Support Petition

**To:** Ingersoll Town Council, Ingersoll Bylaw Dept, Oxford County, Oxford County

**In Support of:** Appealing an Application for Residential Zone Change and Bylaw change for

**The undersigned show support for the opposition of the following:**

Residential Zone Change of 169 Charles St E, Ingersoll, ON N5C 1J9

[illegible]

COUNTY OF OXFORD

**BY-LAW NO. 6732-2025**

**BEING** a By-Law to adopt Amendment Number 338 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 338 to the County of Oxford Official Plan has been recommended by resolution of the Council of the Town of Ingersoll and the County of Oxford has held a public hearing and has recommended the Amendment for adoption.

**NOW THEREFORE**, the County of Oxford pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended, enacts as follows:

1. That Amendment Number 338 to the County of Oxford Official Plan, being the attached explanatory text and schedules, is hereby adopted.
2. This By-Law shall come into force and take effect on the day of the final passing thereof.

READ a first and second time this 28<sup>th</sup> day of May, 2025.

READ a third time and finally passed this 28<sup>th</sup> day of May, 2025.

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MARCUS RYAN, WARDEN

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LINDSEY MANSBRIDGE, CLERK



AMENDMENT NUMBER 338  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following text and schedule attached hereto constitutes  
Amendment Number 338 to the County of Oxford Official Plan.

## 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to redesignate the subject lands from Low Density Residential to Medium Density Residential to facilitate the development of a two multiple unit dwellings, each consisting of four dwelling units, for a total of eight new dwelling units on the subject lands.

## 2.0 LOCATION OF LANDS AFFECTED

This amendment applies to the lands described as Part Lot 4 and Lot 5, Block 39, Plan 279 in the Town of Ingersoll. The subject lands are located on the north side of Charles Street East, lying between Pemberton Street and Mutual Street and are municipally known as 169 Charles Street East, Ingersoll.

## 3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to facilitate the development of two new four unit multiple unit dwellings, for a total of eight new dwelling units on the subject lands. Specifically, the amendment proposes to redesignate the subject lands from Low Density Residential to Medium Density Residential.

It is the opinion of Council that the amendment is consistent with the relevant policies of the PPS as the proposal is a form of development that promotes intensification and assists in facilitating a mix of housing types to accommodate current and future residents of the Town of Ingersoll and the broader regional market area. The development is also considered to be an efficient use of lands, available municipal services and infrastructure.

Council is also of the opinion that the subject lands are generally suitable for medium density residential development as the lands are located on an arterial road and in close proximity to the public services and amenities of the downtown core of Ingersoll. Further, Council is satisfied that the development of the proposed residential units will have no negative impact on traffic and that the erosion hazard on the subject lands can be appropriately avoided and no further adverse effects from the nearby rail line is anticipated, beyond what is currently experienced on the subject lands. Overall, the proposed increase in residential density is considered to be appropriate for the development of the lands and supports the strategic initiatives and objectives of the Official Plan it pertains to medium density residential development.

The subject lands comprise approximately 1741.2 m<sup>2</sup> (18,742.7 ft<sup>2</sup>) and the applicant is proposing a maximum of eight dwelling units, which constitutes a residential density of approximately 45.9 units/ha (18.6 units/ac), which is within the maximum permitted density of the medium density residential designation of 62 units/ha (25 units/ac). The density policies contained in the Plan are intended to encourage the efficient use of residentially designated lands within the settlement, while ensuring that lands provide adequate parking and amenity space to serve the needs of the development and limiting off site impacts that may have adverse effects on the surrounding neighbourhood.

In light of the foregoing, it is the opinion of Council that the proposed Official Plan Amendment is consistent with the policies of the Provincial Planning Statement and supports the objectives and strategic initiatives of the Official Plan.

4.0 DETAILS OF THE AMENDMENT

- 4.1 That Schedule "I-2" – Town of Ingersoll Residential Density Plan, is hereby amended by changing the designation of those lands identified as "ITEM 1" on Schedule "A" attached hereto from "Low Density Residential" to "Medium Density Residential".

5.0 IMPLEMENTATION

This Official Plan Amendment shall be implemented in accordance with the implementation policies of the Official Plan.

6.0 INTERPRETATION

This Official Plan Amendment shall be interpreted in accordance with the interpretation policies of the Official Plan.



SCHEDULE "A"

AMENDMENT No. 338

TO THE

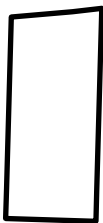
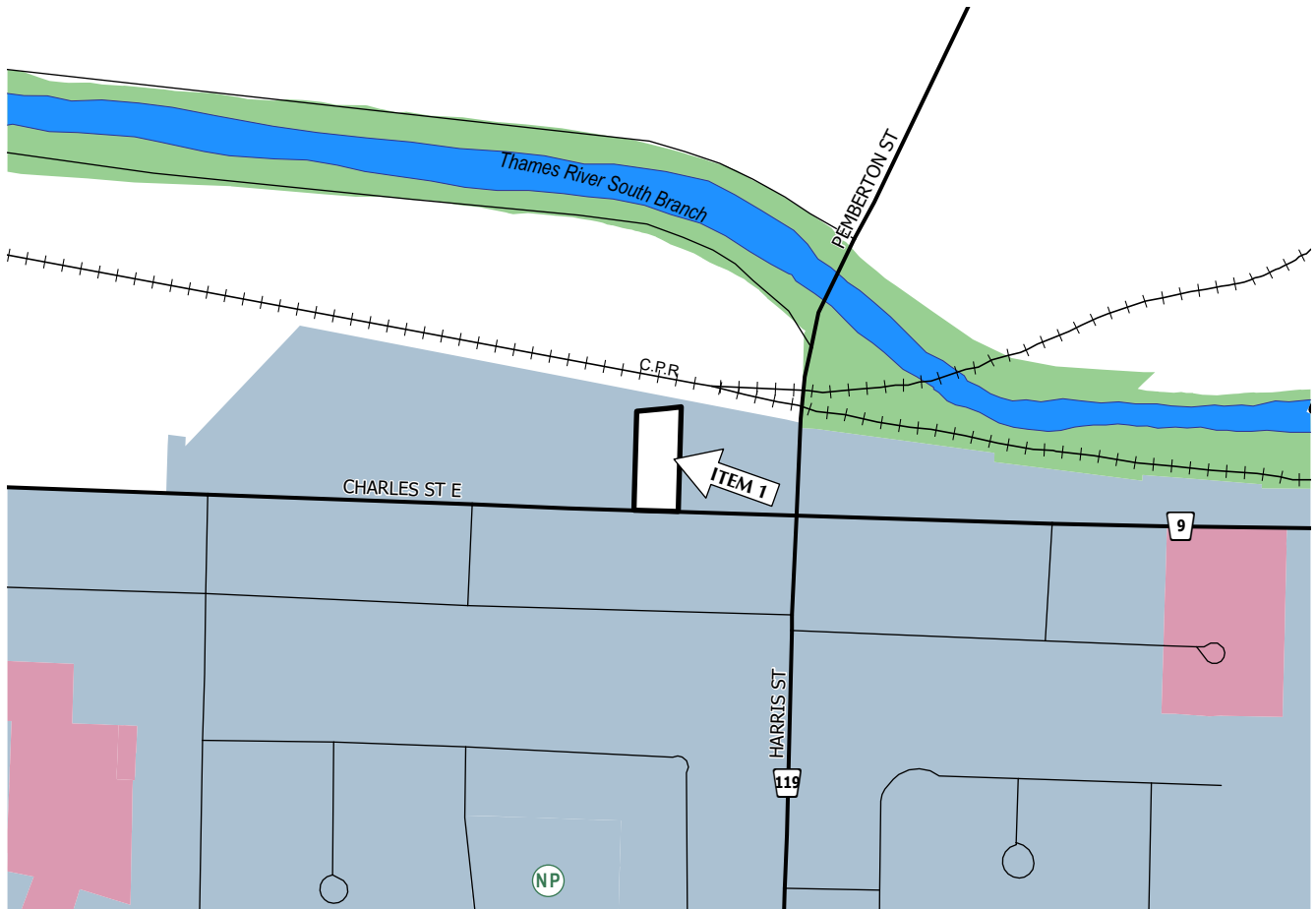
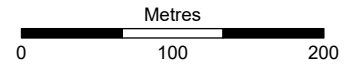
**COUNTY OF OXFORD**

**OFFICIAL PLAN**

SCHEDULE "I-2"

**TOWN OF INGERSOLL**

**RESIDENTIAL DENSITY PLAN**



**- AREA OF THIS AMENDMENT**

ITEM 1 - CHANGE FROM LOW DENSITY RESIDENTIAL  
TO MEDIUM DENSITY RESIDENTIAL

**RESIDENTIAL DENSITY PLAN  
LEGEND**

-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  OPEN SPACE
-  NEIGHBOURHOOD PARK