

PUBLIC NOTICE

pursuant to Sections 17(15) and 34(12) of the Planning Act, R.S.O. 1990, as amended

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND ZONE CHANGE
in the
TOWN OF TILLSONBURG

County of Oxford
21 Reeve Street
Woodstock, ON N4S 3G1
Telephone: 519-539-9800

Town of Tillsonburg
10 Lisgar Ave
Tillsonburg, ON N4G 5A5
Telephone: 519-688-3009

DATE: Monday, April 13, 2026

FILES: OP 25-20-7 and ZN 7-25-16 (2455892 Ontario Inc)

Purpose and Effect of the Proposed Official Plan Amendment and Zone Change:

The purpose of these applications is to permit the development of 3.5 storey stacked townhouse development consisting of 24 residential units.

The proposed Official Plan Amendment would re-designate the subject lands from Low Density Residential to Medium Density Residential to facilitate the proposed increased density of the development.

The proposed Zone Change would rezone the property from 'Low Density Residential Type 1 Zone (R1)' to 'Special Medium Density Residential Zone (RM-sp)' with the following special provisions:

- Recognize the existing lot frontage of 10 m on Wilson Avenue;
- Provide for a minimum westerly interior side yard width of 3.3 m in lieu of the required 4.5 m;
- Provide for 1.3 parking spaces per unit (32 parking spaces) in lieu of the required 1.5 spaces per unit (36 parking spaces)

The subject land is described as Part of Lot 5, RCP 1646, Part of Lot 52, Registered Plan 41M-88, Part Lot 6, Concession 12 (Dereham), municipally known as 155 Wilson Avenue. The lands front on the north side of Wilson Avenue and south side of Concession St W in the Town of Tillsonburg.

Public Meetings:

The Council of the Town of Tillsonburg will hold a public meeting to consider the proposed Zone Change on:

Date: Monday, April 27, 2026
Time: 6:00 p.m
Place: Long Point Region Conservation Authority, 4 Elm Street, Tillsonburg, ON N4G 0C4

PLEASE NOTE: The Council of the Town of Tillsonburg will make a recommendation to County Council in regard to the Official Plan Amendment application. The application will be considered for decision by County Council at a future regular meeting. The date of the County Council meeting has not yet been determined.

Other Planning Act Applications: None

Please be advised that the Councils may approve, modify or refuse the requested Official Plan Amendment and Zone Change amendment(s) at their respective meetings. If you do not attend or are not represented at the meetings, the Councils may proceed and may not advise you of any proposed modifications.

If you wish to be notified of the decision of the Town of Tillsonburg or the County of Oxford on the proposed amendment, you must make a written request to the either the Clerk of Town of Tillsonburg or to planning@oxfordcounty.ca.

In order to appeal a decision of the Town of Tillsonburg or the County of Oxford to the Ontario Land Tribunal, eligibility requirements must be met as outlined in the Planning Act, R.S.O. 1990, as amended. If a specified person or public body would otherwise have an ability to appeal the decision of the Town of Tillsonburg or the County of Oxford to the Ontario Land Tribunal but does not make oral submissions at a public meeting or make written submissions to the Town of Tillsonburg or the County of Oxford before the amendment is adopted, the specified person or public body is not entitled to appeal the decision. Third party appeals of any decision are not permitted.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Tillsonburg or the County of Oxford before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Additional information relating to the proposed amendment is available for review at the County of Oxford Community Planning Office at the address below, Monday – Friday, 8:30 a.m. to 4:30 p.m., or by visiting the Community Planning website at www.oxfordcounty.ca/en/services-for-you/land-use-development.aspx. If you have any questions regarding the above-noted applications, please contact **Amy Hartley, Development Planner**, Community Planning Office (519-539-9800 ext. 3204). Written comments may be forwarded to the address below or emailed to: planning@oxfordcounty.ca. Please include the applicant's name and our File Number on all correspondence.

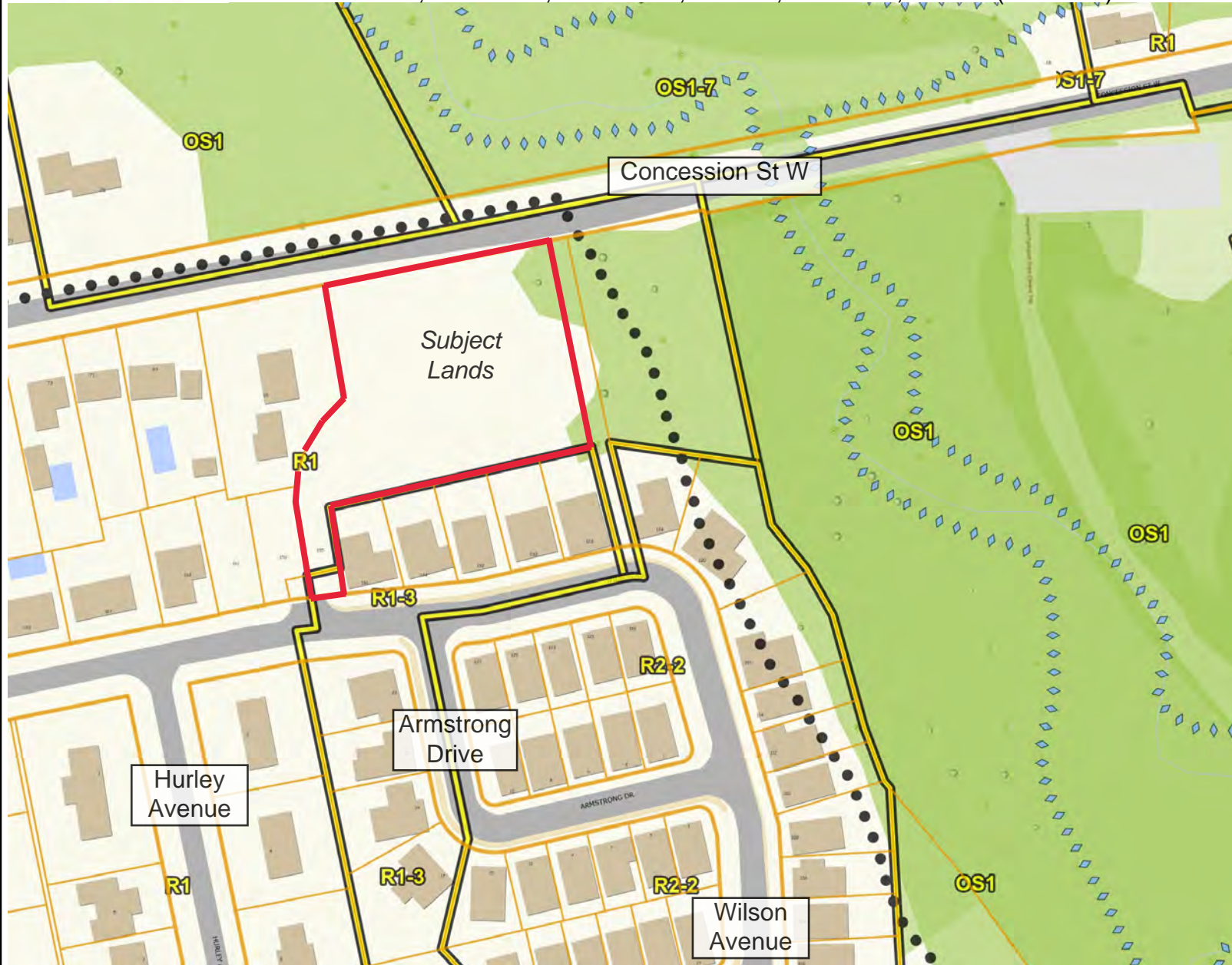
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Yours truly,

A handwritten signature in black ink, appearing to read "Eric Gilbert". The signature is written in a cursive style with a prominent initial "E".

/lb

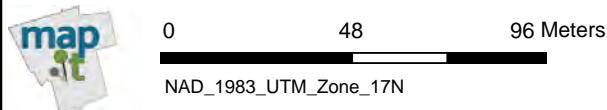
Eric Gilbert, MCIP, RPP
Manager of Development Planning
Community Planning Office
County of Oxford
21 Reeve Street
Woodstock ON N4S 3G1
Telephone: 519-539-9800
Fax 519-421-4712



Legend

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

Notes



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