NOTICE OF RECEIPT OF COMPLETE APPLICATIONS

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

TOWN OF TILLSONBURG

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

File No.:	OP 26-04-7 and ZN 7-26-02
Owner:	The Bridges Inc. (c/o Kassandra Way)
Location of Property:	The subject land is described as Part of Lot 1594, Plan 500, in the Town of Tillsonburg. The subject lands are located on the north side of Clubhouse Way lying between John Pound Road and Baldwin Street and are municipally known as 33 Clubhouse Drive, Town of Tillsonburg.
Description of Application:	The purpose of the application for Official Plan Amendment is to redesignate the lot to be severed from Open Space and Environmental Protection to Low Density Residential and Environmental Protection to facilitate a residential lot addition. The effect of the proposed amendment would be to facilitate the severance of lands from the subject property and consolidate them with the lands located at 55 Greenhill Drive. The associated application for Consent (B26-06-7) is requesting a residential lot addition. It is proposed that the lot to be severed will be approximately 0.32 ha (0.79 ac) in size. The lot to be severed is currently vacant and utilized by the abutting golf course, it is proposed to be added to the parcel to the immediate west. The lot to be enlarged is currently 0.38 ha (0.95 ac) in size and is proposed to contain a single detached dwelling. The lot to be retained will be approximately 9.7 ha (24 ac) in size and will continue to be used as a golf course. The application for Zone Change is proposing to rezone the lot to be severed from 'Active Use Open Space Zone (OS2)' to 'Special Low Density Residential Type 2 Zone (R2-30)' and 'Active Use Open Space Zone (OS2)'. The effect of the zone change will consolidate the zoning with the lot to be enlarged and will be consistent with the surrounding parcels on Greenhill Drive. The 'Special Low Density Residential Type 2 Zone (R2-30)' permits a lot of 50%, and exterior side yard width of 4.5 m (14.76 ft), and a minimum rear yard depth of 6 m (19.68 ft).

(see attached map)

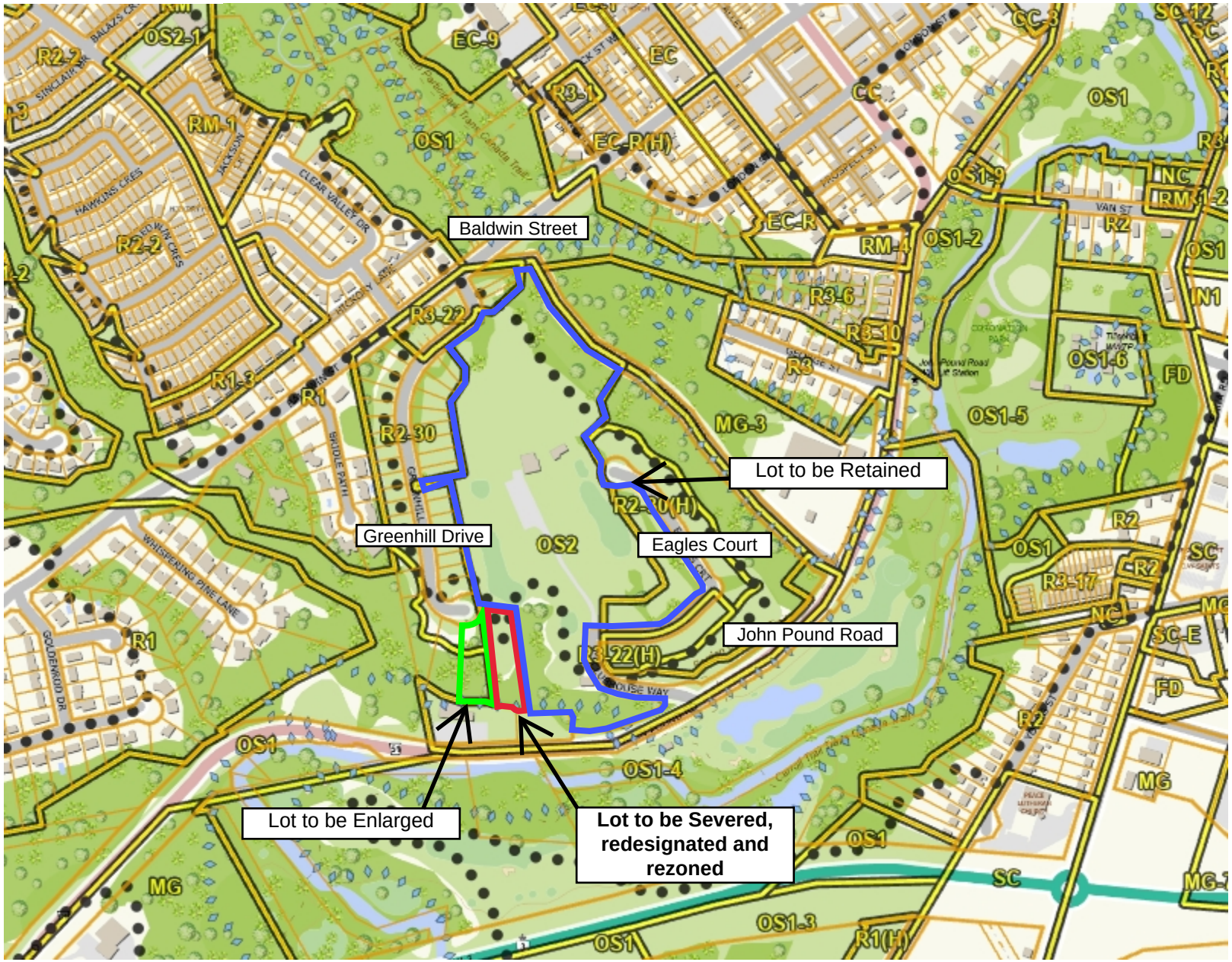
Please note this is **not** a notice of Public Meeting. Prior to the Public Meeting, you will receive a "Public Notice" informing you of the date, time and location of the public meeting, together with a description of the proposal.

If you have any questions regarding the applications, please contact this office to arrange an appointment with **Amy Hartley, Development Planner**. Written inquiries may also be forwarded to the regular mail or email addresses provided below. Please include the applicant's name and file number on all correspondence.

Amy Hartley
Development Planner
Community Planning
County of Oxford
P. O. Box 1614, 21 Reeve Street
Woodstock ON N4S 7Y3
phone: 519-539-9800 x 3204
email: planning@oxfordcounty.ca

Dated: Friday, March 6, 2026

Plate 1: Location Map with Existing Zoning
File Nos.: OP26-04-7, B26-06-7 & ZN7-26-02 (The Bridges Inc.)
Part of Lot 1594, Plan 500; 33 Clubhouse Way, Town of Tillsonburg



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

0 192 383 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 6, 2026