

NOTICE OF RECEIPT OF COMPLETE APPLICATIONS

pursuant to Section(s) 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 26-01-7 and ZN 7-26-01
Owner:	2780480 Ontario Inc. (c/o Ceara Huigenbos)
Applicant:	LandPRO Planning Solutions Inc. (c/o Emilie Brodeur)
Location of Property:	The subject lands are described as Lots 417, 418 and 419, Plan 500, in the Town of Tillsonburg. The subject lands are located at the southeast corner of First Street and King Street and are municipally known as 61 First Street, Town of Tillsonburg.
Description of Application:	<p>The purpose of the application for Official Plan Amendment is to redesignate the lands to contain a Site-Specific Service Commercial designation to permit a self-storage business within the Service Commercial designation.</p> <p>The purpose of the application for Zone Change is to rezone the subject lands to permit a self-storage business on a site-specific basis and remove the existing holding provision on the property. The proposed self-storage use will be approximately 975 m² (10,494.8 ft²) in total area, consisting of three separate storage buildings. Access to the buildings is proposed from First Street. The existing holding provision on the lands was to ensure that the lands have been investigated for contaminants, remediated, and a Record of Site Condition is filed against the title of the property if required.</p>

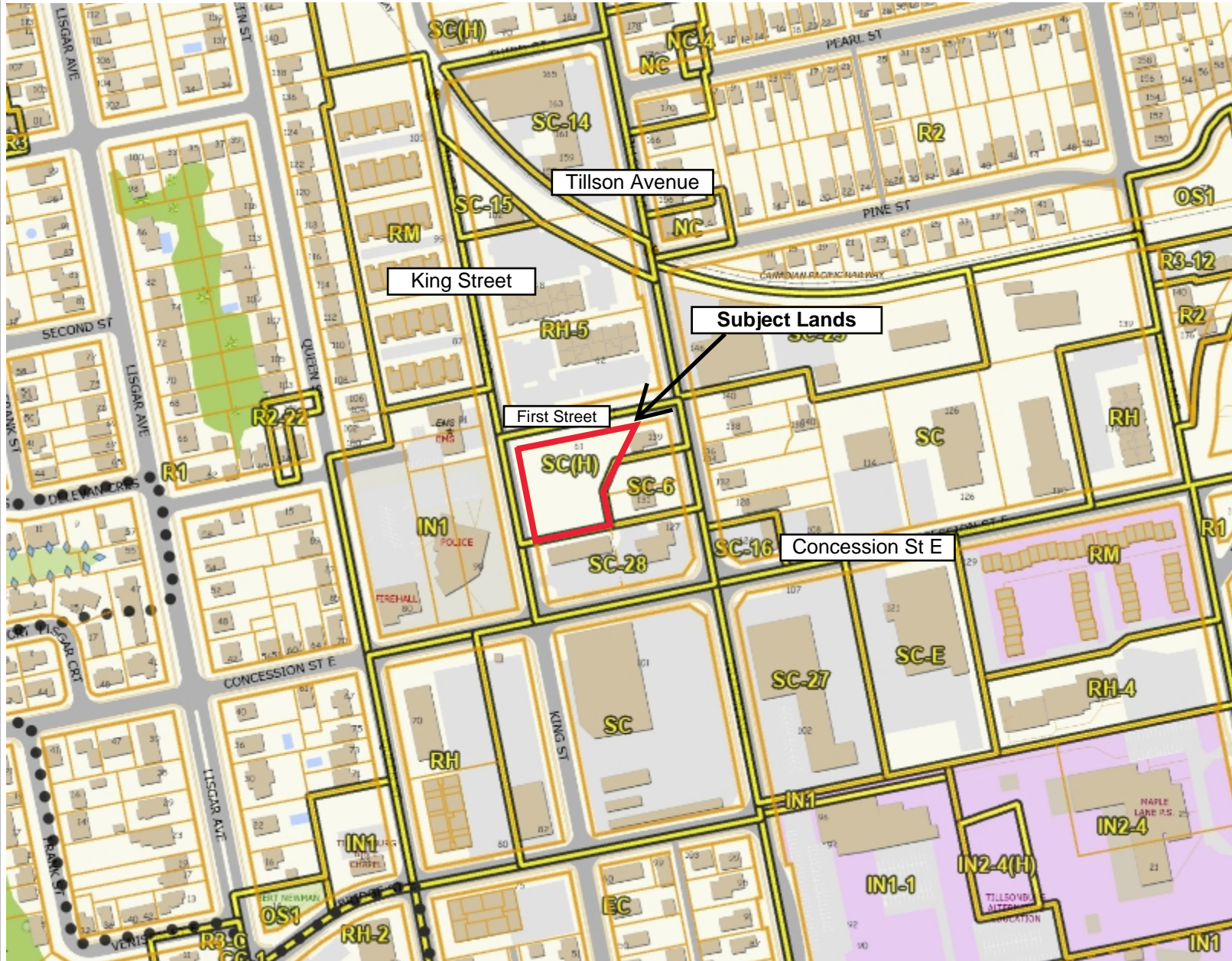
(see attached map)

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 application(s), 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

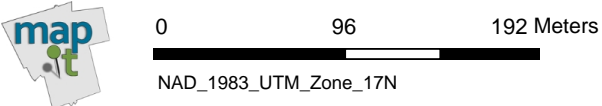
Dated: Tuesday, April 7, 2026



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