

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:

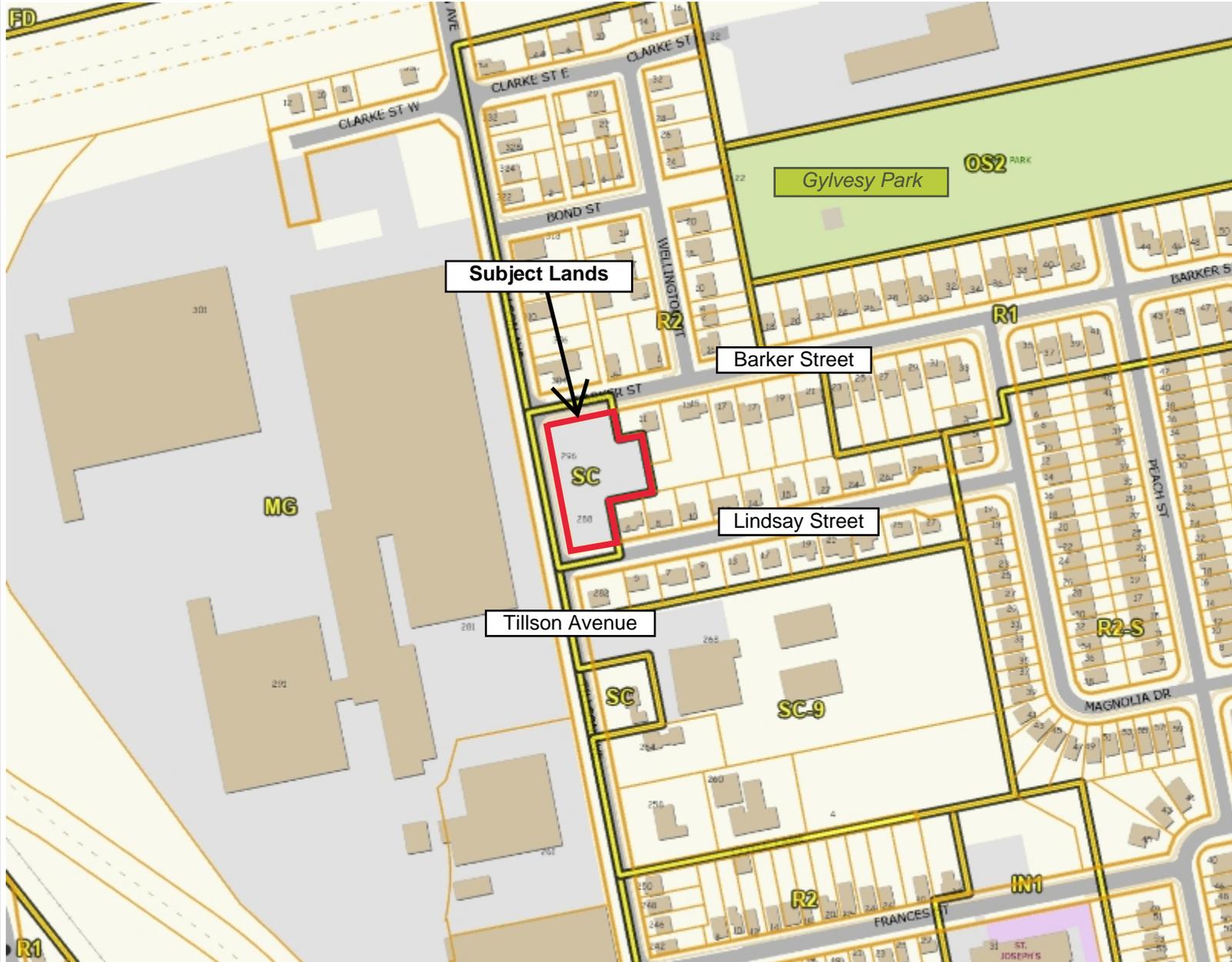
File No.:	OP 26-05-7 and ZN 7-26-03
Owner:	Town of Tillsonburg Non-Profit Housing Corporation
Applicant:	John Fleming
Location of Property:	The subject land is described as Lots 48, 48A, 49 and 49A, Plan 500, in the Town of Tillsonburg. The subject lands are located on the east side of Tillson Avenue lying between Barker Street and Lindsay Street and are municipally known as 288/296 Tillson Avenue.
Description of Application:	<p>The County of Oxford and the Town of Tillsonburg have received applications for an Official Plan Amendment and Zone Change for the above-noted lands.</p> <p>The purpose of the Official Plan Amendment Application is to redesignate the lands from Service Commercial to a Site-specific Medium Density Designation. The proposed site-specific policies would permit a density of 80 units per hectare whereas 62 units per hectare is permitted in the Medium Density designation. The intent of the amendment is to facilitate the development of a 3 storey, 30- unit apartment building containing affordable seniors housing.</p> <p>The purpose of the Zone Change Application is to rezone the subject lands from 'Service Commercial (SC) Zone' to a 'Special Medium Density Residential (RM- sp) Zone' to permit the proposed apartment building with special provisions to:</p> <ul style="list-style-type: none"> - to permit a reduced lot area per dwelling unit of 125 m² (1,345.5 ft²) where 160 m² (1,722.2 ft²) is required; - to deem Tillson Avenue as the required front lot line; - to reduce the front yard setback to 4.5 m (14.7 ft) where 7.5 m (24.6 ft) is required; - to reduce the exterior side yard setback to 3.4 m (11.1 ft) where 7.5 m (24.6 ft) is required; - to reduce the required setback from an arterial road (Tillson Avenue) to 14.5 m (47.6 ft) where 20.5 m (67.3 ft) is required; and - to reduce the required parking to 1 space per unit where 1.25 spaces per unit is required.

(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.

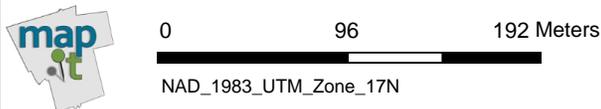
Amy Hartley
Development Planner
Community Planning
County of Oxford
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email: planning@oxfordcounty.ca



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

February 20, 2026