

## PUBLIC NOTICE

pursuant to Sections 17(15), 53(5) and 34(12) of the Planning Act, R.S.O. 1990, as amended

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT, CONSENT 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, November 24, 2025

**FILES:** OP 25-18-7; B25-49-7; ZN 7-25-09  
(Thames Valley District School Board)

### **Purpose and Effect of the Proposed Official Plan Amendment, Consent and Zone Change:**

The purpose of the application for Official Plan Amendment is to redesignate the lands from Low Density Residential to Community Facility to facilitate the severance of land and the development of a place of worship. The lands surrounding the proposed redesignation will remain as Low Density Residential for future development. The proposed place of worship will be approximately 1,300 m<sup>2</sup> (14,000 ft<sup>2</sup>) served by municipal water and wastewater services.

The application for Consent has been requested to facilitate the creation of an institutional parcel in the Town of Tillsonburg. It is proposed that the lot to be severed will be approximately 1.2 ha (3 ac) in size with 93.5 m (306.8 ft) of frontage onto Cranberry Road. The lot to be severed is currently vacant, and a new church is proposed to be constructed. It is proposed that the lot to be retained will be approximately 26.5 ha (65.5 ac) in size with 195.2 m (640.4 ft) of frontage onto Cranberry Line. The lot to be retained is currently vacant and no new development is proposed at this time.

The Town of Tillsonburg has received an application for Zone Change to rezone the proposed lot to be severed from 'Future Development Zone (FD)' to 'Major Institutional Zone (IN2)' to facilitate the development of a new church.

The subject lands are described as Part of Lot 3, Concession 10 (Dereham), in the Town of Tillsonburg. The subject lands are located on the east side Cranberry Road lying between Kellett Road and Beckett Boulevard and are municipally known as 20 Cranberry Road.

### **Public Meetings:**

The Council of the Town of Tillsonburg will hold a public meeting to consider the proposed Official Plan Amendment, Consent and Zone Change on:

**Date:** Monday, December 8, 2025  
**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, Consent and Zone Change applications. The applications will be considered for decision by County Council at a regular meeting as noted below/on the reverse of this page.

The Council of the County of Oxford will hold a public meeting to consider the proposed Official Plan Amendment, Consent and Zone Change on:

**Date:** Tuesday, January 14, 2025  
**Time:** 9:30 a.m.  
**Place:** Oxford County Administration Bldg, Council Chambers, 1st Floor, 21 Reeve St., Woodstock, ON N4S 3G1  
Virtual public meeting via live stream – [www.oxfordcounty.ca/livestream](http://www.oxfordcounty.ca/livestream)

County Council employs a hybrid meeting model. The public may attend the meeting in-person or may participate virtually. Public meetings and Council meetings may be viewed through a live stream feed at: <http://www.oxfordcounty.ca/livestream>, should you wish to view the meeting but not participate.

We encourage residents to provide written comments to [planning@oxfordcounty.ca](mailto:planning@oxfordcounty.ca). All written comments received may become part of the public agenda.

If you would like to participate in the public hearing, please email [clerksoffice@oxfordcounty.ca](mailto:clerksoffice@oxfordcounty.ca) or call 519-539-9800 ext. 3001 by **Friday, January 9, 2025**. Leave your name and phone number, as well as the application file number or address of the property you are calling about. Staff will return your call and provide participation options and details. Arrangements can also be made to obtain a copy of the relevant planning report if you are unable to download a copy from <http://www.oxfordcounty.ca/Your-Government/Council>

If you require an alternate format or communication support, please contact the Clerk's Department with at least 7 days notice prior to the meeting, at 519-539-9800 ext 3910 or by e-mail at [clerksoffice@oxfordcounty.ca](mailto:clerksoffice@oxfordcounty.ca).

cont'd...

**Other Planning Act Applications: None**

Please be advised that the Councils may approve, modify or refuse the requested Official Plan Amendment, Consent and Zone Change amendments 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](mailto: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](http://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](mailto:planning@oxfordcounty.ca). Please include the applicant's name and our File Number on all correspondence.

Yours truly,



/ak

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

# Plate 1: Location Map with Existing Zoning

File Nos.: OP25-18-7, B25-49-7 & ZN7-25-09 (Thames Valley District School Board)

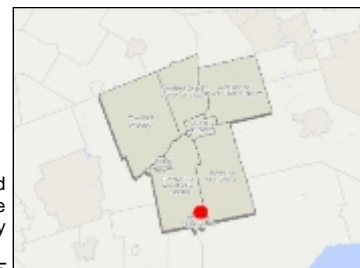
Part of Lot 3, Concession 10 (Dereham); 20 Cranberry Road, Town of Tillsonburg



## 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



0 192 383 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

September 23, 2025