

PUBLIC NOTICE

pursuant to Sections 53(5) & 45(5) of the Planning Act, R.S.O. 1990, as amended

APPLICATIONS FOR CONSENT & MINOR VARIANCE

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

DATE: Thursday, November 20, 2025

FILE NOS: B25-58-7; A25-14-7; B25-59-7; A25-17-7 (Tirise Inc)

The County of Oxford Land Division Committee has received an Applications for Consent & Minor Variance.

Purpose and Effect of Application(s) for Consent & Minor Variance:

The Oxford County Land Division Committee has received applications for consent and minor variance from the above-noted owner. The applications have been requested to facilitate two lot line adjustments to adjust the lot sizes for the future development of a multiple unit dwelling on each lot. It is proposed that the lot to be severed via application B25-58-7 will be approximately 106.8 m² (1,149.5 ft²) in size and is proposed to be added to the lands to the immediate south, the lot to be severed via application B25-59-7 will be approximately 212.8 m² (2,290.5 ft²) in size and is proposed to be added to the lands to the immediate south. The resulting lot dimensions are as follows:

	25 Queen	29/31 Queen	35 Queen
Frontage	17.49 m (57.3 ft)	17.52 m (57.4 ft)	17.47 m (57.3 ft)
Lot Area	698.12 m ² (7,514.5 ft ²)	704.28 m ² (7,580.8 ft ²)	702.94 m ² (7,566.3 ft ²)
Average Depth	40.2 m (132.2 ft)	40.2 m (132.2 ft)	40.2 m (132.2 ft)

Each of the lots will require a minor variance to reduce the lot frontage from 20 m (65.6 ft) to 17.5 m (57.4 ft), and to reduce the required lot area for the lot to be adjusted via application B25-59-7 from 700 m² (7,534.7 ft²) to 698.12 m² (7,514.5 ft²).

The subject lands are described as Lots 1196 and 1197, and Part of Lot 1199, Plan 500, in the Town of Tillsonburg. The subject lands are located on the west side of Queen Street, lying between Durham Street and Elgin Street and are municipally known as 25, 29/31 and 35 Queen Street.

Public Meeting:

The Land Division Committee will consider the Applications for Consent & Minor Variance on:

Date: Thursday, December 4, 2025

Time: 10:30 a.m.

Place: Oxford County Administration Building, Council Chambers, 21 Reeve St, 1st Floor, Woodstock, ON N4S 3G1

OR Virtual public meeting via live stream – www.oxfordcounty.ca/livestream

The format of Land Division Committee meetings is a hybrid meeting model. The public may attend the meeting in-person or may participate virtually, or by telephone. 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 welcome your comments and request they be submitted in writing to planning@oxfordcounty.ca. All written comments received will be provided for the Land Division Committee's consideration. It is recommended that written comments be submitted at least 24 hours prior to the meeting date in order to give the Land Division Committee members and Planning Staff adequate opportunity to review your comments. All comments received may become part of the public agenda. If you do not wish to participate in the meeting, the Committee may proceed and make a decision with respect to this application in your absence.

If you would like to participate in the public hearing virtually, please email the Land Division Committee Secretary-Treasurer at planning@oxfordcounty.ca or call 519-539-9800, ext. 3912 by **Friday, December 1, 2025**. Please 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.

Please contact the Clerk's Department if you require an alternate format or communication support with at least 7 days' notice prior to the meeting, at 519-539-9800 ext 3910 or by e-mail at clerksoffice@oxfordcounty.ca.

Other Planning Act Applications: None

Cont'd...

Please be advised that the Land Division Committee may approve, modify or refuse the requested Consent & Minor Variance at the meeting. If you do not attend or are not represented at the meeting, the Committee may proceed and may not advise you of any proposed modifications.

Only the applicant, the Minister, a specified person or any public body may appeal decisions in respect of applications for consent to the Ontario Land Tribunal.

If the entities eligible to make an appeal of a decision of the Land Division Committee in respect of the proposed Consent & Minor Variance do not provide written submissions or make oral submissions at a public meeting before the Land Division Committee gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss all or part of the appeal.

If you have any questions regarding the above-noted application, 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.

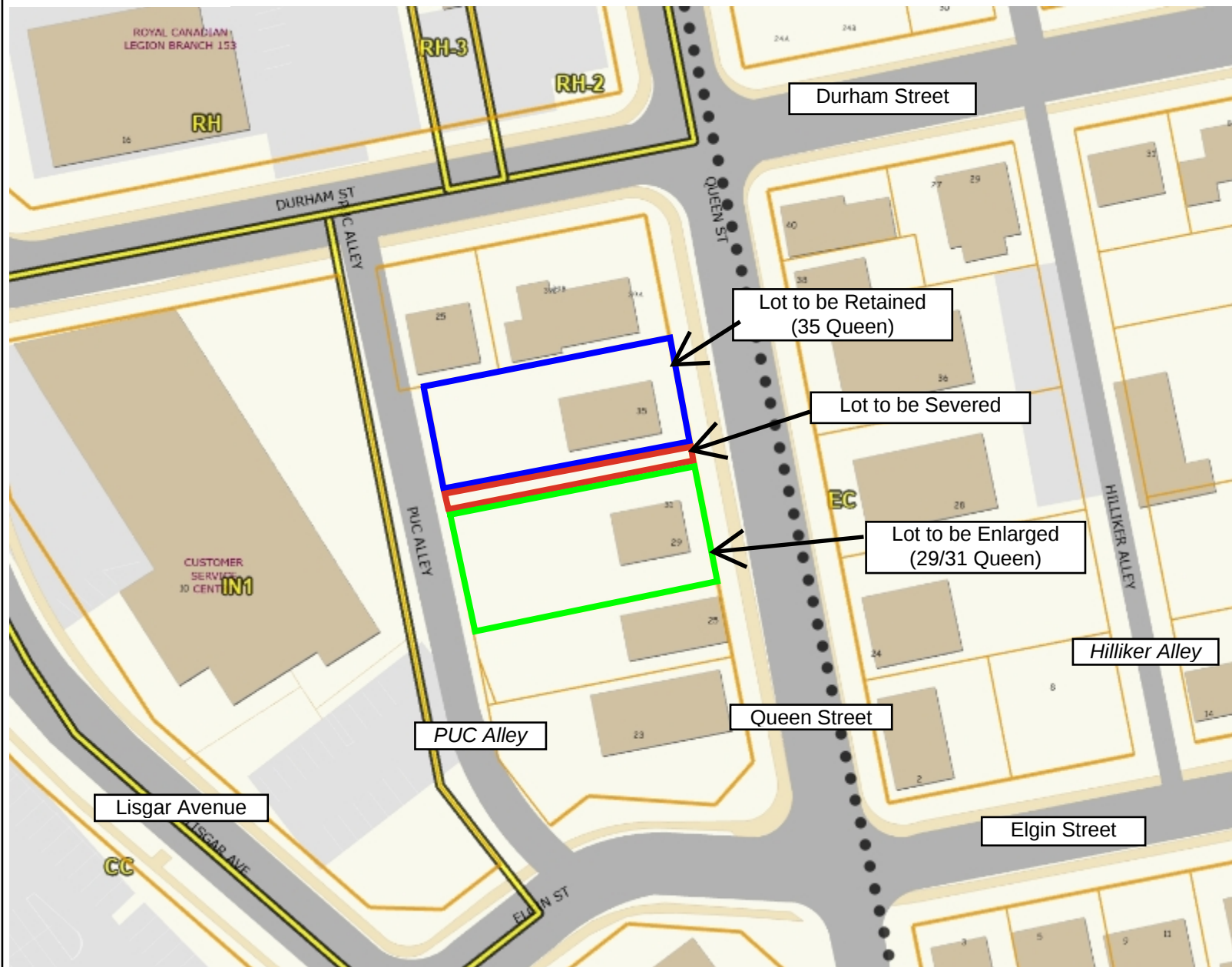
Decision:

If you wish to be notified of the decision of the Land Division Committee in respect to the proposed application, you must make a written request to the Land Division Committee at the address noted below, or to planning@oxfordcounty.ca.

Yours truly,

A handwritten signature in dark ink, appearing to be 'Shelley Buchanan', with a long horizontal line extending to the right.

Shelley Buchanan
Coordinator of Planning Administration/
Acting Secretary-Treasurer
County of Oxford Land Division Committee
Community Planning Office
P.O. Box 1614, 21 Reeve Street
Woodstock, ON N4S 3G1
Telephone: (519) 539-9800 ext. 3202



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



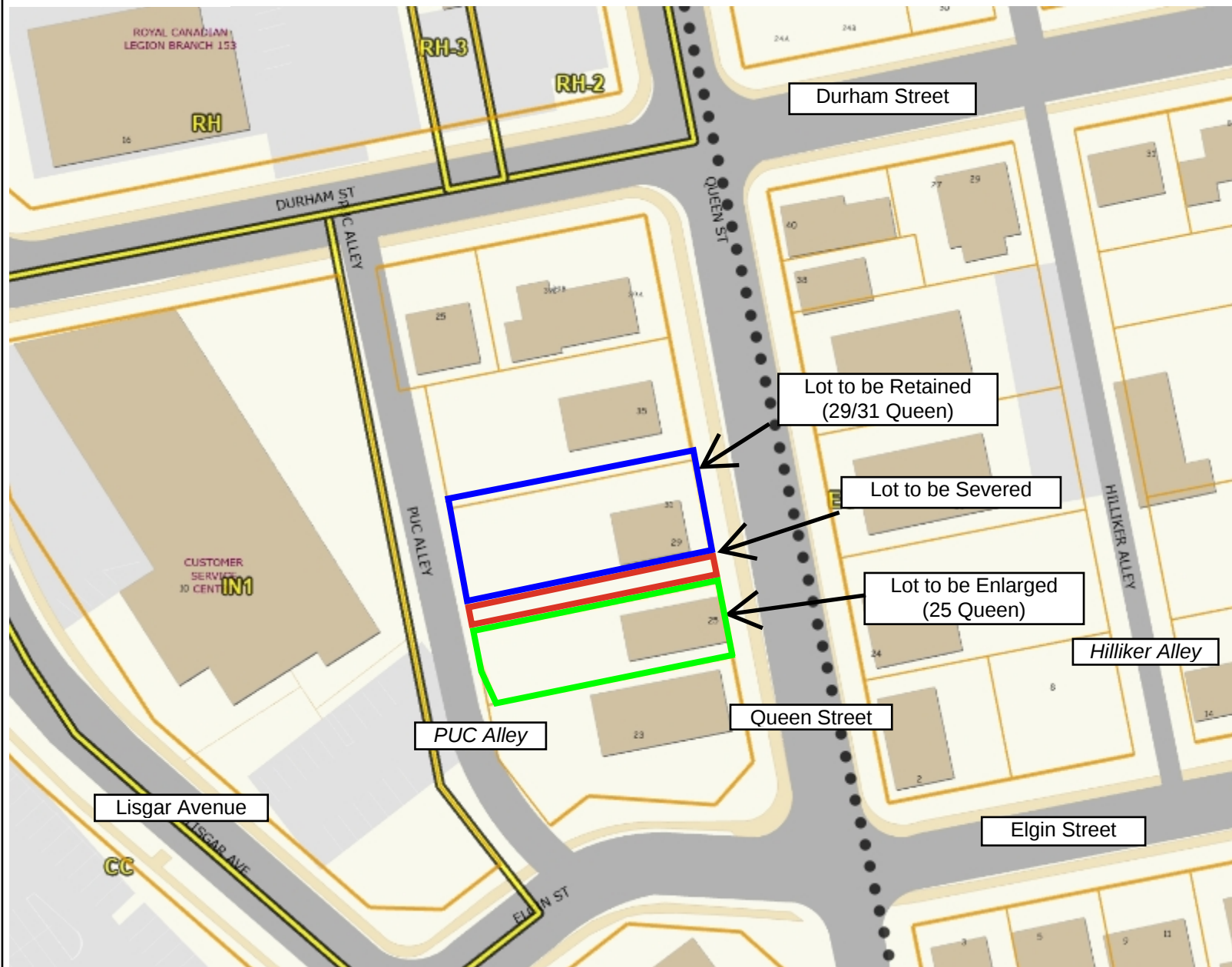
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NAD_1983_UTM_Zone_17N



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October 8, 2025



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



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