

**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:

<b>File Nos.:</b>	OP 25-20-7, ZN 7-25-16
<b>Owner:</b>	2455892 Ontario Inc.
<b>Location of Property:</b>	The subject land is described as Part of Lot 5, RCP 1646, Part of Lot 52, Registered Plan 41M-88, Part Lot 6, Concession 12 (Dereham), municipally known as 155 Wilson Avenue. The lands front on the north side of Wilson Avenue and south side of Concession St W in the Town of Tillsonburg.
<b>Description of Application:</b>	<p>The purpose of these applications is to permit the development of 3.5 storey stacked townhouse development consisting of 24 residential units.</p> <p>The proposed Official Plan Amendment would re-designate the site from Low Density Residential to Medium Density Residential to facilitate the increased density of the development.</p> <p>The proposed Zone Change would rezone the property from 'Low Density Residential Type 1 Zone (R1)' to 'Special Medium Density Residential Zone (RM-sp)' with the following special provisions:</p> <ul style="list-style-type: none"> <li>• Recognize the existing lot frontage of 10 m on Wilson Avenue;</li> <li>• Provide for a minimum westerly interior side yard width of 3.3 m in lieu of the required 4.5 m;</li> <li>• Provide for 1.3 parking spaces per unit (32 parking spaces) in lieu of the required 1.5 spaces per unit (36 parking spaces)</li> </ul>

(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.

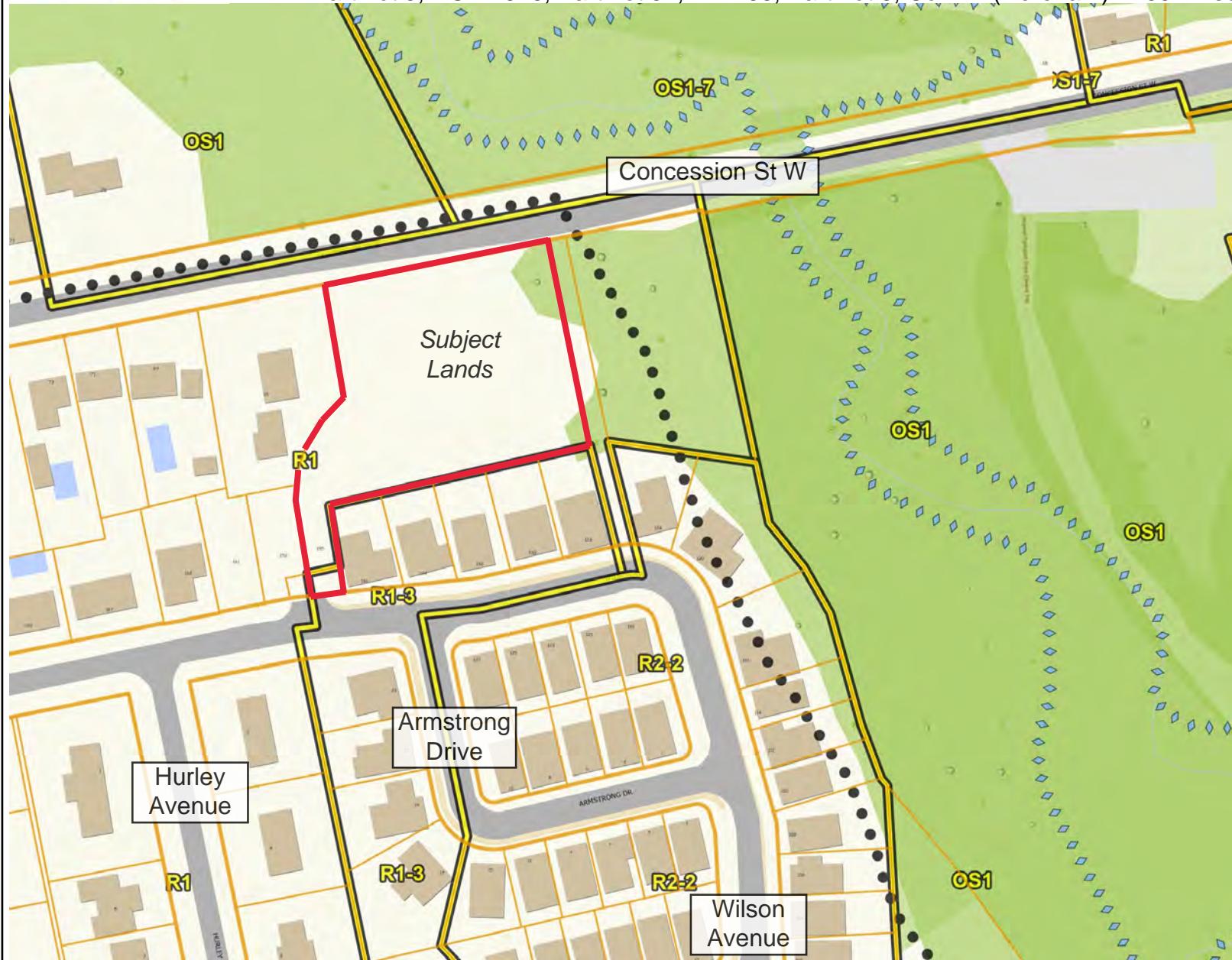
If you have any questions regarding the applications, please contact this office to arrange an appointment with **Amy Hartley, Development Planner**. Written inquiries may also be forwarded to the regular mail or email addresses provided below. Please include the applicant's name and file number on all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

Plate 1: Location Map with Existing Zoning

File Nos: OP 25-20-7 & ZN 7-25-16 - 2455892 Ontario Inc

Part Lot 5, RCP 1646, Part Lot 52, 41M-88, Part Lot 6, Con 12 (Dereham) - 155 Wilson Avenue, 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**

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

January 16, 2026