

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:

File No.:	OP 25-14-7 & ZN 7-25-11
Owner:	Sycamore Holdings Inc.
Applicant:	Strik, Baldinelli, Moniz Ltd. (c/o Olya Alchits)
Location of Property:	The subject lands are described as Lots 37, 38 and 39, Plan 41M-144, in the Town of Tillsonburg. The subject lands are located on the east side of Walnut Drive lying between Chestnut Drive and Concession Street West and are municipally known as 1 Walnut Drive, and 1 and 3 Chestnut Drive.
Description of Application:	<p>The purpose of the Official Plan Amendment Application is to redesignate the subject lands from Low Density Residential to Medium Density Residential to facilitate the construction of a 1.5 storey, 16 unit stacked townhouse development.</p> <p>The purpose of the Zone Change Application is to rezone the subject lands from 'Low Density Residential Type 1 with Holding Provisions (R1A(H))' to 'Special Medium Density Residential with Holding Provisions (RM-sp(H))' to permit the stacked townhouse as a multiple unit dwelling with special provisions to:</p> <ul style="list-style-type: none"> - to permit 16 units per building where 8 is permitted; - to reduce the front yard depth from 7.5 m (24.6 ft) to 5.3 m (17.3 ft); - to reduce the exterior side yard width from 7.5 m (24.6 ft) to 5.3 m (17.3 ft); - to reduce the rear yard depth from 10.5 m (34.4 ft) to 7.1 m (23.2 ft); - recognize the front lot line a Walnut Drive; and - to permit the parking areas to be located in the interior, rear, and exterior yards.

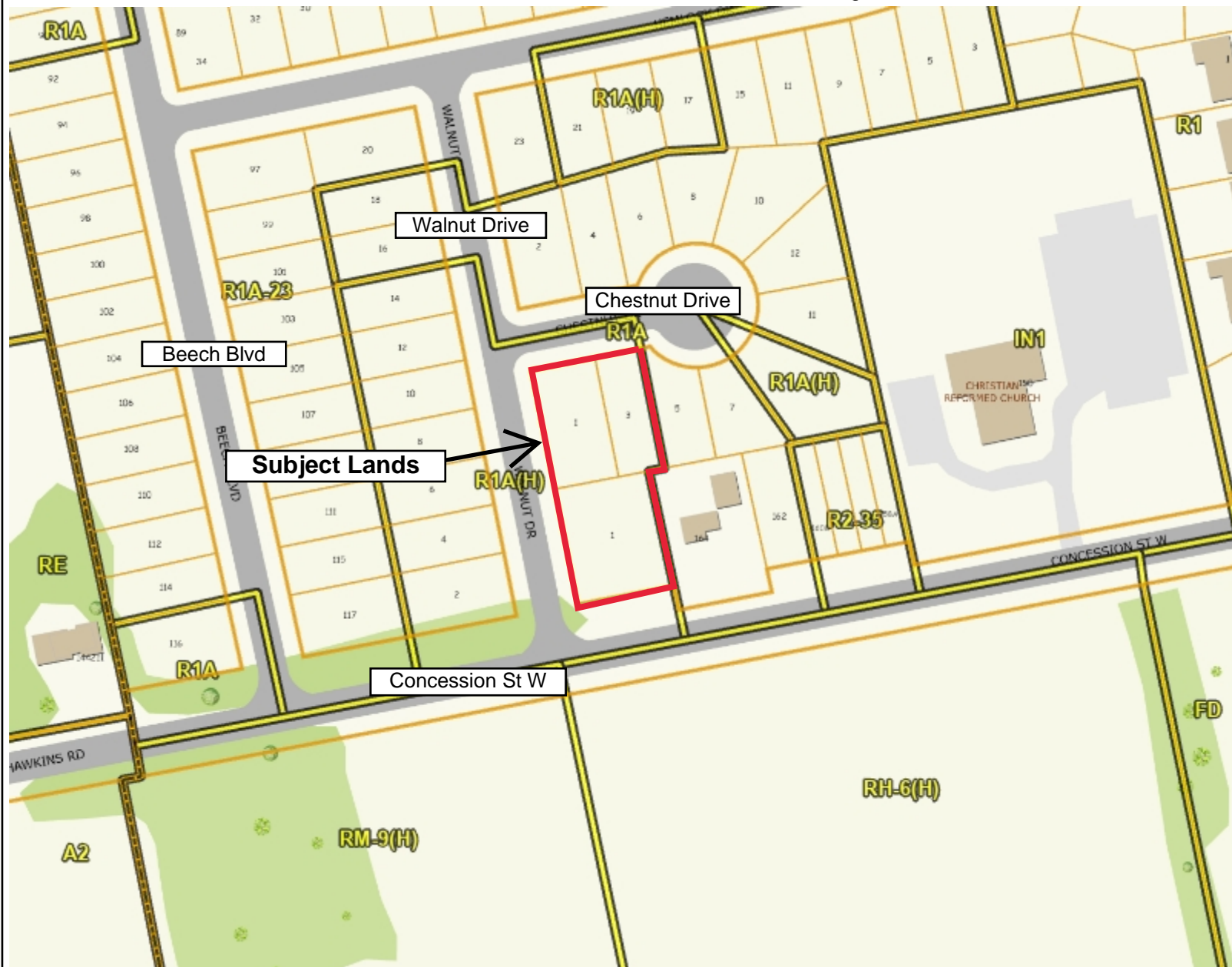
(see attached map)

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

Dated: Thursday, February 12, 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



0 48 96 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

January 28, 2026