

PUBLIC NOTICE

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 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: Tuesday, September 30, 2025

FILES: OP 24-02-7 and ZN 7-24-01 (Town of Tillsonburg)

Purpose and Effect of the Proposed Official Plan Amendment and Zone Change:

The purpose of the application for Official Plan Amendment is to re-designate a portion of the lands from Low Density Residential to Medium Density Residential to permit approximately 47 residential units within a four-storey apartment building. The north portion of the subject lands will remain designated as Low Density Residential.

The purpose of the application for Zone Change is to rezone a portion of the subject lands from 'Minor Institutional Zone (IN1)' to 'Special Medium Density Residential Zone (RM-sp)'. Site-specific provisions are required to recognize a reduced lot area per dwelling unit of approximately 114.6 m² (1,233.5 ft²). The remainder of the lands will continue to be zoned 'IN1' to recognize continued use of the lands for institutional purposes.

The subject lands are described as Lots 25 & 26, and Part of Willow Street, Plan 966 in the Town of Tillsonburg. The subject lands are located on the south side of Earle Street lying between Cedar Street and Pine Avenue and are municipally known as 31 Earle Street, Town of Tillsonburg.

Public Meetings:

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

Date: **Tuesday, October 14, 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 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 and Zone Change on:

Date: **Wednesday, November 12, 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

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. 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 or call 519-539-9800 ext. 3001 by **Friday, November 7, 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 day's notice prior to the meeting, at 519-539-9800 ext 3910 or by e-mail at clerksoffice@oxfordcounty.ca.

Other Planning Act Applications: None

Please be advised that the Councils may approve, modify or refuse the requested Official Plan Amendment and Zone Change amendments at their respective meetings. If you do not attend or are not represented at the meetings, the

cont'd...

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.

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. 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. Please include the applicant's name and our File Number on all correspondence.

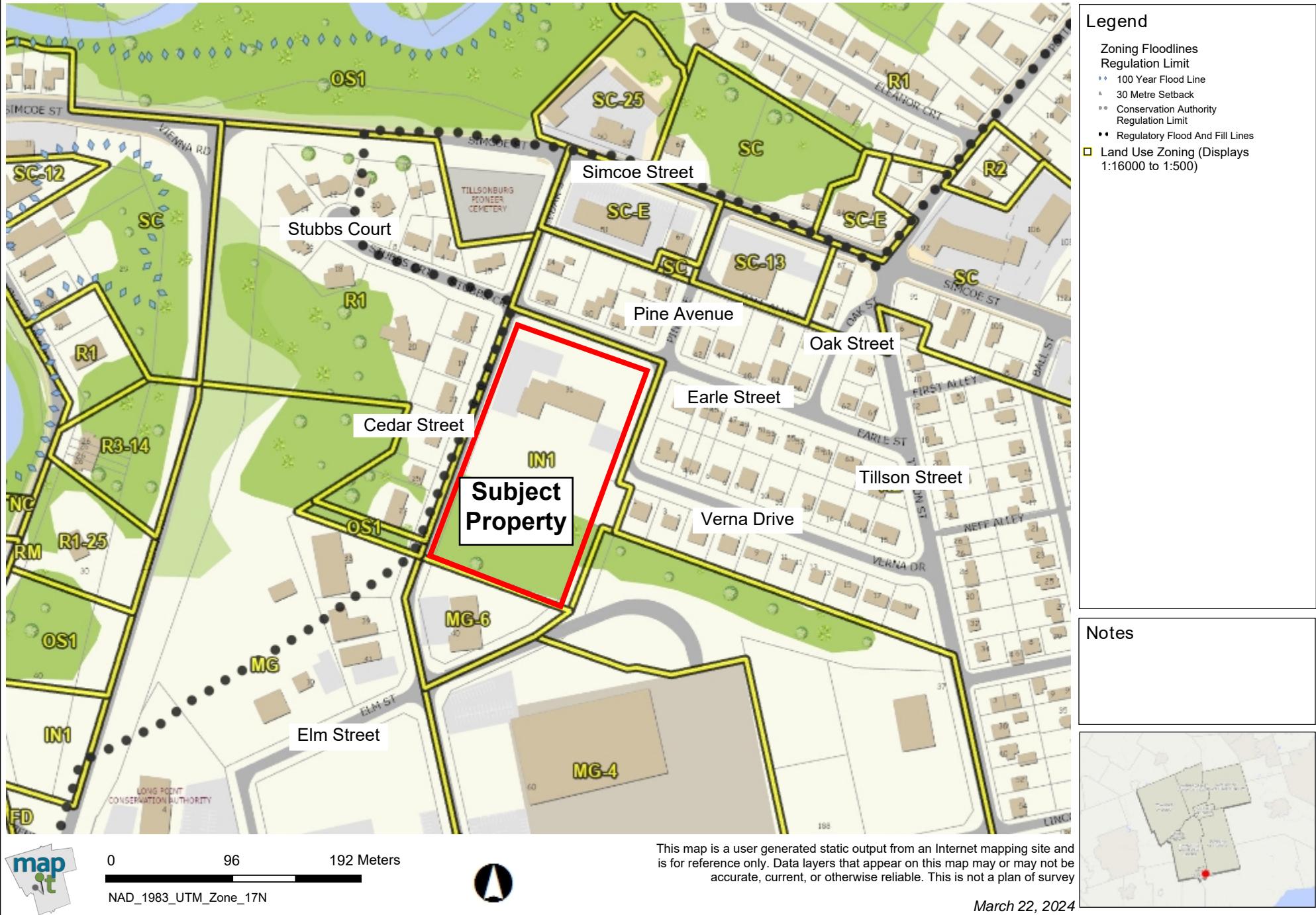
Yours truly,



/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 No.: OP 24-02-7 and ZN 7-24-01 (Town of Tillsonburg)
Lots 25-26, Plan 966;31 Earle Street, Tillsonburg





Legend

- 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

March 22, 2024

