

NOTICE OF RECEIPT OF COMPLETE APPLICATION

pursuant to Section 34(12)
of the Planning Act, R.S.O. 1990, as amended

APPLICATION FOR ZONE CHANGE

TOWN OF TILLSONBURG

Please be advised that the Community Planning Office has received an application applying to the following lands:

File No.:	ZN 7-26-04
Owner:	Community Living Tillsonburg
Location of Property:	The subject lands are described as Part of Lot 1139, Plan 500, being Part 1, 41R-4492, in the Town of Tillsonburg. The subject lands are located on the south side of Brock Street East, lying between Harvey Street and Tillson Avenue, and are municipally known as 51 Brock Street East, Tillsonburg.
Description of Application:	The purpose of this application is to rezone the subject lands to a 'Special Central Commercial Zone (CC-sp)' to permit a dwelling unit in the bottom portion of a non-residential building. Site-specific provisions have also been requested to reduce the number of parking spaces required from 7 to 5 spaces (including 1 accessible parking space) and to permit no amenity area for the dwelling unit, where 40 m ² (430 ft ²) per dwelling unit is required. The effect of the zone change will facilitate an interior renovation which will allow the bottom portion of the building to be utilized as a residential dwelling unit with walkout basement access. The main floor portion of the building will continue to be utilized by Community Living Tillsonburg as office space.

(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 application, 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



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

April 21, 2026