

REPORT TO COUNTY COUNCIL

Application for Official Plan Amendment OP 25-15-7 – Michael Perovich

To: Warden and Members of County Council

From: Director of Community Planning

RECOMMENDATIONS

1. That Oxford County Council approve Official Plan Application OP 25-15-7, submitted by Michael Perovich for the lands described as Part of Lot 1606, Plan 500, being Part 1 on Plan 41R-1737 in the Town of Tillsonburg, to redesignate a portion of the subject lands from 'Open Space' to 'Low Density Residential' to facilitate the creation of two residential infill lots;
2. And further, that Council approve the attached Amendment Number 348 to the County of Oxford Official Plan as well as the enacting By-law 6783-2026.

REPORT HIGHLIGHTS

- The application for Official Plan Amendment proposes to redesignate a portion of the subject lands from 'Open Space' to 'Low Density Residential' to facilitate the future creation of residential infill lots through severance.
- Planning staff are recommending that the application be supported, as it is generally consistent with the policies of the Provincial Planning Statement and maintains the intent and purpose of the Official Plan with respect to infill development on underutilized lands within a settlement area.

IMPLEMENTATION POINTS

These applications will be implemented in accordance with the relevant objectives, strategic initiatives, and policies in the Official Plan.

Financial Impact

The approval of this application will have no financial impact beyond what has been approved in the current year's budget.

Communications

In accordance with the requirements of the Planning Act, notice of complete application regarding this proposal was provided to surrounding property owners on October 14, 2025, and notice of public meeting was issued on November 10, 2025. At the time of writing this report, no comments had been received.

2023-2026 STRATEGIC PLAN

Oxford County Council approved the [2023-2026 Strategic Plan](#) on September 13, 2023. The Plan outlines 39 goals across three strategic pillars that advance Council's vision of "Working together for a healthy, vibrant, and sustainable future." These pillars are: (1) *Promoting community vitality*, (2) *Enhancing environmental sustainability*, and (3) *Fostering progressive government*.

The recommendations in this report supports the following strategic goals.

Strategic Plan Pillars and Goals

PILLAR 1	PILLAR 2	PILLAR 3
		
Promoting community vitality	Enhancing environmental sustainability	Fostering progressive government
Goal 1.2 – Sustainable infrastructure and development Goal 1.3 – Community health, safety and well-being		

See: [Oxford County 2023-2026 Strategic Plan](#)

DISCUSSION

Background

Owners: Michael Perovich
50 Clearview Drive, Tillsonburg, ON N4G 4G8

Agent: Civic Planning Solutions (c/o David Roe)
61 Trailview Drive, Tillsonburg, ON N4G 0C6

Location:

The subject lands are described as Part of Lot 1606, Plan 500, being Part 1 on Plan 41R-1737 in the Town of Tillsonburg. The subject lands are located on the west side of Young Street lying south of Highway 3 and are municipally known as 93 Young Street, Town of Tillsonburg.

County of Oxford Official Plan:

Existing:

Schedule 'T-1'	Town of Tillsonburg Land Use Plan	'Open Space'
Schedule 'T-2'	Town of Tillsonburg Residential Density Plan	'Open Space'

Proposed:

Schedule 'T-1'	Town of Tillsonburg Land Use Plan	'Open Space' and 'Residential'
Schedule 'T-2'	Town of Tillsonburg Residential Density Plan	'Low Density Residential'

Proposal:

The application for Official Plan Amendment proposes to redesignate a portion of the subject lands from 'Open Space' to 'Low Density Residential' to permit a future severance of residential lots. The associated zone change application proposes to rezone that same portion of the subject lands from 'Special Passive Use Open Space Zone (OS1-3)' to 'Low Density Residential Type 1 Zone (R1)' and 'Special Passive Use Open Space Zone (OS1-sp)' to permit the development of single detached dwellings on the future lots to be severed from those lands.

The subject lands are approximately 4.45 ha (11 ac) in area, with frontage onto Young Street. The portion of the lands proposed to be redesignated and rezoned is approximately 0.48 ha (1.2 ac) in area and would allow for future low density residential, infill development (i.e. single detached dwelling lots). The applicant's sketch currently shows a proposal for two large residential lots of approximately 0.23 ha (0.6 ac) and 0.25 ha (0.62 ac) in size for this area.

It is noted that the property is within an area regulated by the Long Point Conservation Authority (LPCA) containing erosion hazards. As such, a Slope Stability Assessment has been prepared and submitted in support of the applications.

Surrounding land uses include draft approved low density development to the north (along the west side of Young Street), a woodlot to the west, service commercial uses to the east, a railway right of way and the municipal boundary between the County of Oxford/Town of Tillsonburg and Norfolk County to the south.

Plate 1 – Location Map and Existing Zoning illustrates the location of the subject property and the existing zoning in the immediate vicinity.

Plate 2 – 2020 Aerial Map, provides an aerial view of the subject lands.

Plate 3 – Official Plan Designation, depicts the Official Plan designations applying to the site.

Plate 4 – Applicant's Sketch, provides the dimensions of the subject lands and identifies the proposed lots to be severed.

Comments

2024 Provincial Planning Statement (PPS)

The 2024 Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Under Section 3 of the *Planning Act*, where a municipality is exercising its authority affecting a planning matter, such decisions, "shall be consistent with" all policy statements issued under the Act. The following outlines the key PPS policies that have been considered, but is not intended to be an exhaustive list.

Section 2.2 of the PPS provides that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the immediate area by:

- a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;
- b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;
- c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and
 - d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

Section 2.2.1 - Housing provides that Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

- a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options, including affordable housing needs;
- b) permitting and facilitating:
 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including *additional needs housing* and needs arising from demographic changes and employment opportunities; and
 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g. shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;
- c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation.

Section 2.3.1 of the PPS indicates that settlement areas shall be the focus of growth and development and land use patterns within settlement areas shall be based on densities and a mix of land uses which;

- a) Efficiently use land and resources;
- b) Optimize existing and planned infrastructure and public service facilities;
- c) Support active transportation;
- d) Are transit-supportive as appropriate, and
- e) Are freight supportive.

Section 2.3.1.3 also directs that planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritize planning and investment in infrastructure and public service facilities.

Section 4.1 of the PPS speaks to Natural Heritage, indicating that areas containing significant natural heritage shall be protected for the long term and the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

County of Oxford Official Plan

The subject lands are designated 'Open Space' according to the Town of Tillsonburg Land Use Plan, as contained within the County Official Plan.

Open Space areas within Settlements include lands identified as being regulatory flood plan areas, public lands, pathways, and linkages between natural heritage features. In this instance, the open space designation reflects the historical use of the lands and surrounding natural heritage and hazard features.

Low Density Residential Areas are those lands that are primarily developed or planned for a variety of low rise, low density housing forms including single-detached dwellings, semi-detached, duplex or converted dwellings, quadraplexes, townhouses and low density cluster development. In these areas, it is intended that there will be a mixing and integration of different forms of housing to achieve a low overall density of use. It is not intended that the full range of housing will be permitted in every individual neighbourhood or development.

The policies of Section 8.2.4.1 (Infill Housing) also apply to this proposal. Infill housing is defined as the placement of new residential development into established built-up areas on vacant or underutilized sites. In order to efficiently utilize the land supply designated residential and municipal servicing infrastructure, infill housing will be supported in Low Density Residential Districts.

The introduction of new residential housing into an established streetscape pattern will only be permitted if the proposal is deemed to be consistent with the characteristics of existing development on both sides of the same street. In order that the street oriented infill projects are sensitive to the continuity of the existing residential streetscape, the County Land Division Committee and Town Council will ensure that:

- the proposal is consistent with the street frontage, setbacks, lot area and spacing of existing development within a two block area on the same street; and,
- for proposals involving more than two dwelling units, the exterior design in terms of height, bulk, scale and layout of the proposed building is consistent with present land uses in the area.

In addition to the specific infill policies identified, the following policies will apply to all infill proposals:

- the location of vehicular access points, the effect of traffic generated by the proposal on the public road system, pedestrian and vehicular safety and surrounding properties is assessed and found to be acceptable;

- existing municipal services and community facilities will be adequate to accommodate the proposed infill project;
- stormwater run-off from the proposal will be adequately controlled and will not negatively affect adjacent properties;
- the extent to which the proposed development provides for the retention of any desirable vegetation or natural features that contribute to the visual character of the surrounding area;
- the effect of proposed development on environmental resources or the effects of environmental constraints on the proposed development will be addressed and mitigated in accordance with Section 3.2;
- compliance of the proposed development with the provisions of the Zoning By-Law of the Town and other municipal by-laws; and,
- consideration of the potential effect of the development on natural and heritage resources and their settings.

[Town of Tillsonburg Zoning By-law](#)

The subject lands are currently zoned 'Special Passive Use Open Space Zone (OS1-3)' according to the Town's Zoning By-law. Permitted uses within the OS1-3 zone include a single detached dwelling, home occupation and a public use. Site specific provisions currently limit the number of single detached dwellings on the subject property to one (i.e. the existing dwelling on the southeast corner) and specify setback requirements from a railway property and Highway 3.

The applicant is proposing to rezone the 0.48 ha (1.2 ac) portion of the subject property that is to be redesignated 'Low Density Residential' to a 'Low Density Residential Type 1 Zone (R1)' to facilitate the future creation of lots for single detached dwellings. Permitted uses within the R1 zone include a single detached dwelling and accessory uses thereto, an additional residential unit, and a home occupation.

Further, a portion of the subject lands (6 m area at the rear of the proposed residential lots) is also proposed be rezoned OS1-sp in order to implement the recommendations of the Slope Stability Assessment (i.e. to ensure any buildings or structures remain outside the slope hazard area). As the 'R1' zoned portion and the 'OS1-sp' portion would be considered as separate lots for the purposes of applying the zone provisions (with the exception of minimum lot area and frontage), the applicants have also requested relief from Section 5.16 in order to have the required rear yard setback determined from the proposed rear property line, rather than the rear extent of the 'R1' zoned portion.

[Agency Comments](#)

Tillsonburg Engineering Department and Tillsonburg Hydro had no concerns with the proposal. Canada Post indicated that mail delivery will be via the existing community mailbox.

Long Point Region Conservation Authority (LPRCA) indicated that the natural hazard begins at the top of the slope, and that the portion of the lands proposed for rezoning should exclude areas subject to natural hazards.

Ontario Ministry of Transportation (MTO) indicated no concerns with the proposal, but noted the following:

- the proponents should be aware that permits are required from the Ministry of Transportation before any grading or construction work can begin; and
- Advise the proponents to visit <https://www.hcms.mto.gov.on.ca/> for information on the MTO permit application process and to apply for MTO permits

Oxford County Public Works had no concerns with the subject application but noted requirements for municipal service extensions when the severance applications are considered.

[Town of Tillsonburg Council](#)

Town of Tillsonburg Council recommended support of the proposed Official Plan Amendment and approved 'in principle' the proposed Zone Change Application at their November 24, 2025, meeting.

Planning Analysis

The subject applications for Official Plan Amendment and Zone Change propose to redesignate and rezone a portion of the subject lands for the purpose of a future severance of two (2) residential lots.

[Supporting Study - Slope Assessment Report](#)

The requirement for the Slope Assessment Report was triggered by the identification of an erosion hazard within the area proposed for redevelopment. The Slope Assessment was submitted to LPRCA for review and was found to be acceptable for identifying the location of the slope and the area to be excluded from development. The area that is proposed to be redesignated and rezoned for residential purposes is wholly contained within the area identified as having a stable slope by the slope assessment report.

[Provincial Planning Statement \(PPS\) 2024](#)

It is the opinion of staff that the proposal is consistent with the relevant policies of the Provincial Planning Statement. The proposed redesignation and rezoning would facilitate residential infill development and allow for more efficient use of existing lands, municipal services, and infrastructure within a designated settlement area. The proposal does not impact any natural heritage features and has demonstrated that the lands proposed for residential use do not contain natural hazards.

[Official Plan](#)

The proposed re-designation of the identified portion of the subject lands from 'Open Space' to 'Low Density Residential' is considered appropriate, as the current 'Open Space' designation on that portion of the lands simply reflects its historical use as open space rather than a specific feature to which the 'Open Space' designation is intended to apply (i.e. public lands, parks/trails, or natural heritage features and/or hazards). Further, the proposed re-designation is supported

by technical studies and will create a residential infilling opportunity that would allow for more efficient use of existing urban lands and infrastructure and facilitate development that will be similar to, and compatible with, surrounding low density residential uses.

The proposed Official Plan amendment and accompanying zone change are generally in keeping with the policies of the 'Low Density Residential' designation, as single detached dwellings are a permitted use in the 'Low Density Residential' designation, and further residential development in this area would generally comply with the infill policies of the Official Plan. The subject lands are located within an area that is adjacent to a recently draft approved plan of subdivision (SB 22-04-7) consisting of seven low density residential lots, as well as the existing dwelling on the southeast corner of the subject lands. The surrounding area is less urbanized than most other areas of the Town, with fewer public amenities, parks, schools or public serving commercial uses, with existing residential development consisting of larger, single detached lots/dwellings. The proposed area for the infill development represents the last remaining frontage with potential for residential development along the west side of Young Street, due to required setbacks from Highway 3, the railway, and natural heritage features in the vicinity. As such, the proposed development of the lands for low density, single detached residential uses would be in keeping with existing development and is considered appropriate in this case.

The portion of the subject lands to be redesignated for residential purposes will provide for sufficient frontage and area to accommodate the necessary setbacks, drainage, parking, and vehicular ingress and egress. Further, development of these lands for residential purposes is not expected to negatively impact the woodlands to the northwest, as the area to be re-designated and rezoned encompasses the existing cleared area and excludes the top of slope identified by LPRCA. As such, it is the opinion of staff that the proposed development of the lands for low density residential purposes would generally conform to the policies of the Official Plan respecting residential infill development.

As previously noted, the applicant is currently proposing to develop the lands to be redesignated for two large residential lots of approximately 0.23 ha (0.6 ac) and 0.25 ha (0.62 ac) in area. The development of these lands for two residential lots would represent a more efficient use of existing urban lands and infrastructure than if they had simply remained in an Open space designation. However, it is also recognized that the proposed lots are considerably larger than the abutting draft approved lots to the north and as many as 5 lots could potentially be accommodated on these lands in accordance with the proposed 'Low Density Residential' designation and R1 zoning. As such, opportunities to further intensify and/or make more efficient use of these lands over time (e.g. through additional lots, development of additional residential units, ensuring the placement of dwellings/building does not limit future infill lot creation) will be further considered/reviewed with the applicant as part of the review of any future severance applications.

The existing municipal water and wastewater services along Young Street will need to be extended to serve any proposed residential lots. The applicant has not requested relief from Section 5.19 of the Town's Zoning By-law, as such, municipal services will be required to be extended to the subject lands prior to issuance of a building permit. This requirement will be included as a condition of approval for any future severance applications.

CONCLUSIONS

In light of the foregoing Planning staff are satisfied that the Official Plan amendment application is consistent with the policies of the Provincial Planning Statement and is in-keeping with the strategic initiatives and objectives contained in the Official Plan. As such, staff are recommending approval of the Official Plan amendment application.

SIGNATURES

Report author:

Original Signed By _____
Amy Hartley
Development Planner

Departmental Approval:

Original Signed By _____
Eric Gilbert, MCIP, RPP
Manager of Development Planning

Original Signed By _____
Paul Michiels
Director of Community Planning

Approved for submission:

Original Signed By _____
Benjamin R. Addley
Chief Administrative Officer

ATTACHMENTS

Attachment 1 – Plate 1, Location Map with Existing Zoning
Attachment 2 – Plate 2, 2020 Aerial Map
Attachment 3 – Plate 3, Official Plan Designation
Attachment 4 – Plate 4, Applicant's Sketch
Attachment 5 – Official Plan Amendment, OPA 348

Plate 1: Location Map with Existing Zoning
 File Nos.: OP 25-15-7 and ZN7-25-12 (Perovich)
 Part Lot 1606, Plan 500, Part 1, 41R-1737; 93 Young Street, Town of Tillsonburg



Legend

- Parcel Lines
- Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- Zoning Floodlines
- 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

October 8, 2025

Plate 2: 2020 Aerial Map
File Nos.: OP 25-15-7 and ZN7-25-12 (Perovich)
Part Lot 1606, Plan 500, Part 1, 41R-1737; 93 Young Street, Town of Tillsonburg



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

November 12, 2025



0 192 383 Meters

NAD 1983 UTM Zone 17N



Notes

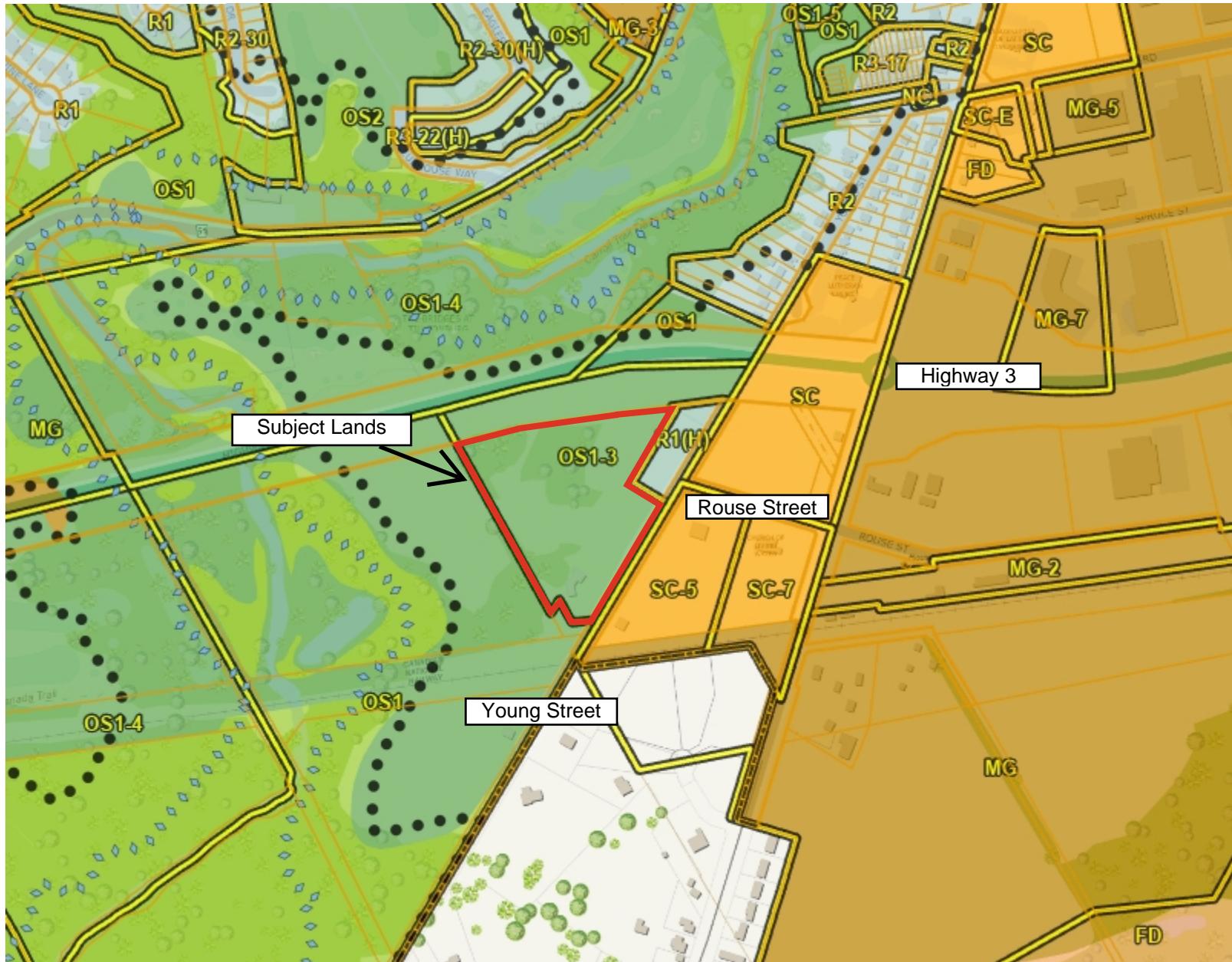
Legend

- 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)

Plate 3: Official Plan Designation

File Nos.: OP 25-15-7 and ZN7-25-12 (Perovich)

Part Lot 1606, Plan 500, Part 1, 41R-1737; 93 Young Street, Town of 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)
- 100 Metre Buffer Ingersoll
- Site Specific Policy Areas
- Village Land Use Designation
 - Village Core
 - Service Commercial
 - Low Density Residential
 - Medium Density Residential
 - Industrial
 - Minor Institutional
 - Major Institutional
 - Future Urban Growth
 - Open Space
 - Environmental Protection
 - School
 - Requiring Secondary Planning (See Sec. 4.2.2.4)
- Land Use Designation
 - Residential
 - Residential Reserve
 - Central Business District
 - Entrepreneurial District

Notes



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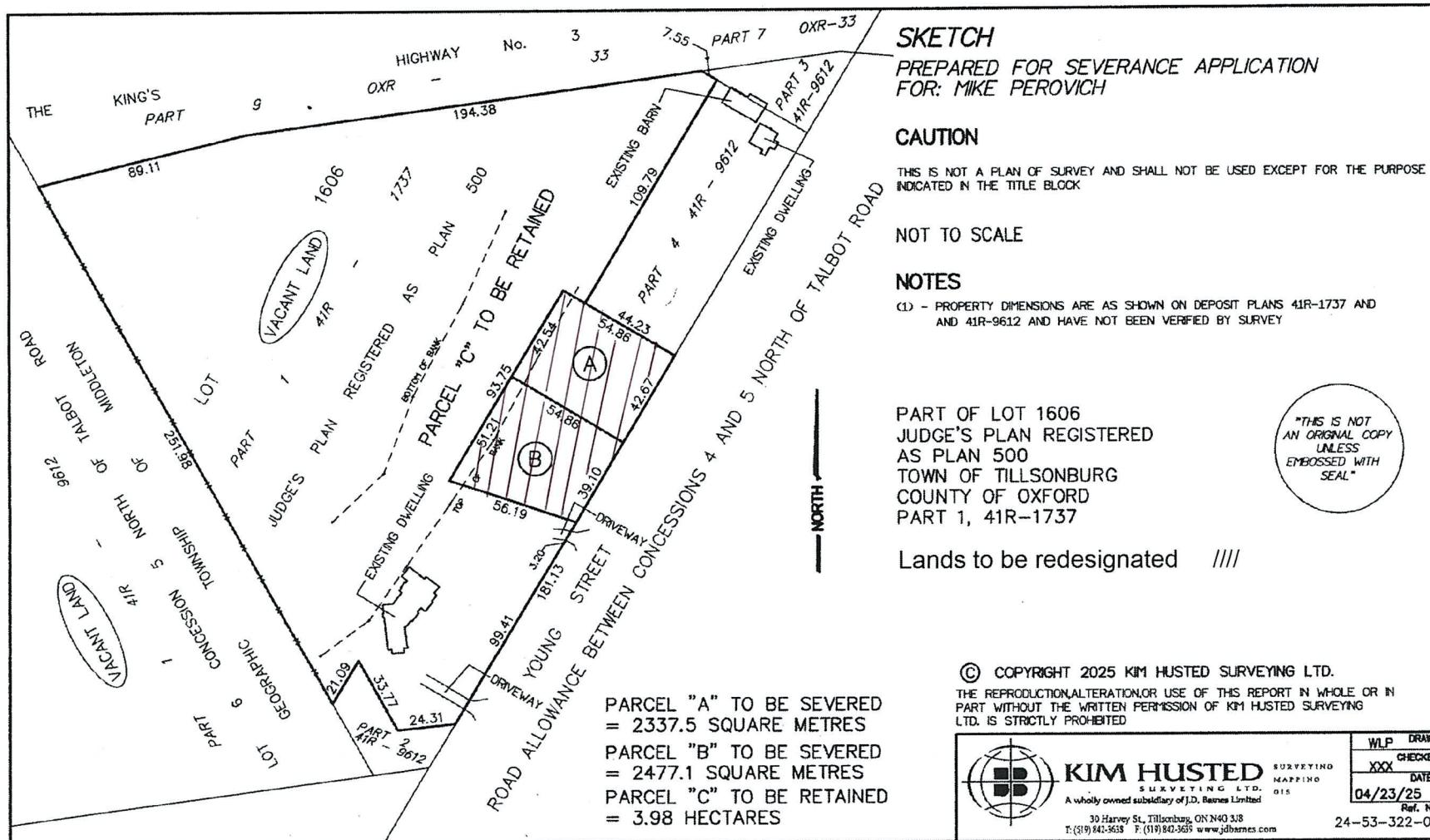
November 12, 2025

Plate 4: Applicant's Sketch

File Nos.: OP125-15-7 and ZN7-25-12 (Perovich)

Part Lot 1606, Plan 500, Part 1, 41R-1737; 93 Young Street, Town of Tillsonburg

Perovich - OPA Sketch



COUNTY OF OXFORD

BY-LAW 6783-2026

BEING a By-Law to adopt Amendment Number 348 to the County of Oxford Official Plan.

WHEREAS, Amendment Number 348 to the County of Oxford Official Plan has been recommended by resolution of the Council of the Town of Tillsonburg and the County of Oxford has held a public meeting and has recommended the Amendment for adoption.

NOW THEREFORE, the County of Oxford pursuant to the provision of the Planning Act, R.S.O. 1990, as amended, enacts as follows:

1. That Amendment Number 348 to the County of Oxford Official Plan, being the attached explanatory text, is hereby adopted.
2. This By-Law shall come into force and take effect on the day of the final passing thereof.

READ a first and second time this 14th day of January, 2026.

READ a third time and finally passed this 14th day of January, 2026.

MARCUS RYAN,

WARDEN

LINDSEY MANSBRIDGE,

CLERK

AMENDMENT NUMBER 348
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following Plan designated as Schedule "A", attached hereto, constitutes
Amendment Number 348 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of the Amendment is to re-designate certain lands in the Town of Tillsonburg from 'Open Space' to 'Low Density Residential', to facilitate the severance of residential infill lots.

2.0 LOCATION OF LANDS AFFECTED

This Amendment applies to lands located at Part of Lot 1606, Plan 500, being Part 1 on Plan 41R-1737 in the Town of Tillsonburg. The subject lands are located on the west side of Young Street lying south of Highway 3 and are municipally known as 93 Young Street, Town of Tillsonburg.

3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to re-designate certain lands in the Town of Tillsonburg from 'Open Space' to 'Low Density Residential', to facilitate the severance of residential infill lots.

It is the opinion of Council that the amendment is consistent with the policies of the PPS as the development is an efficient use of land served by municipal services within a fully serviced settlement area.

Council is also of the opinion that the proposal is consistent with the relevant policies of the County Official Plan, as the proposed development will create an infilling opportunity that is considered an efficient use of underutilized lands and facilitate development that will be similar to and compatible with surrounding low density residential uses.

Further, the proposed use is considered to be appropriate for the subject lands as the residential development is located adjacent to a recently draft approved plan of low density development, and the surrounding area is less urbanized than most other areas of the Town, with fewer public amenities, parks, schools or public serving commercial uses, with existing residential development consisting of larger, single detached lots/dwellings. The subject proposal is not expected to negatively impact any of the surrounding woodlands to the northwest, the area to be re-designated and rezoned encompasses the existing cleared area and excludes the top of slope identified by Long Point Region Conservation Authority.

In light of the foregoing, it is the opinion of Council that the proposal is consistent with the policies of PPS and meets the general intent and purpose of the County Official Plan.

4.0 DETAILS OF THE AMENDMENT

- 4.1 That Schedule "T-1" – Town of Tillsonburg Land Use Plan, is hereby amended by changing the land use designation of those lands identified as 'ITEM 1' on 'Schedule A' attached hereto from 'Open Space' to 'Residential'.
- 4.2 That Schedule "T-2" – Town of Tillsonburg Residential Density Plan, is hereby amended by adding the designation of Low Density Residential to those lands identified as 'ITEM 1' on 'Schedule A'
- 4.3 That Schedule "T-3" – Town of Tillsonburg Leisure and Resources and School Facilities Plan, is hereby amended by removing the designation of Open Space from those lands identified as 'ITEM 1' on 'Schedule A'

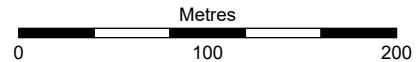
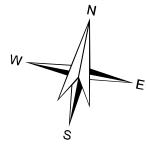
5.0 IMPLEMENTATION

This Official Plan Amendment shall be implemented in accordance with the implementation policy of the Official Plan.

6.0 INTERPRETATION

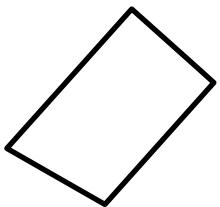
This Official Plan Amendment shall be interpreted in accordance with the interpretation policy of the Official Plan.

SCHEDULE "A"
AMENDMENT No. 348
TO THE
**COUNTY OF OXFORD
OFFICIAL PLAN**
SCHEDULE "T-1"
**TOWN OF TILLSONBURG
LAND USE PLAN**



- AREA OF THIS AMENDMENT

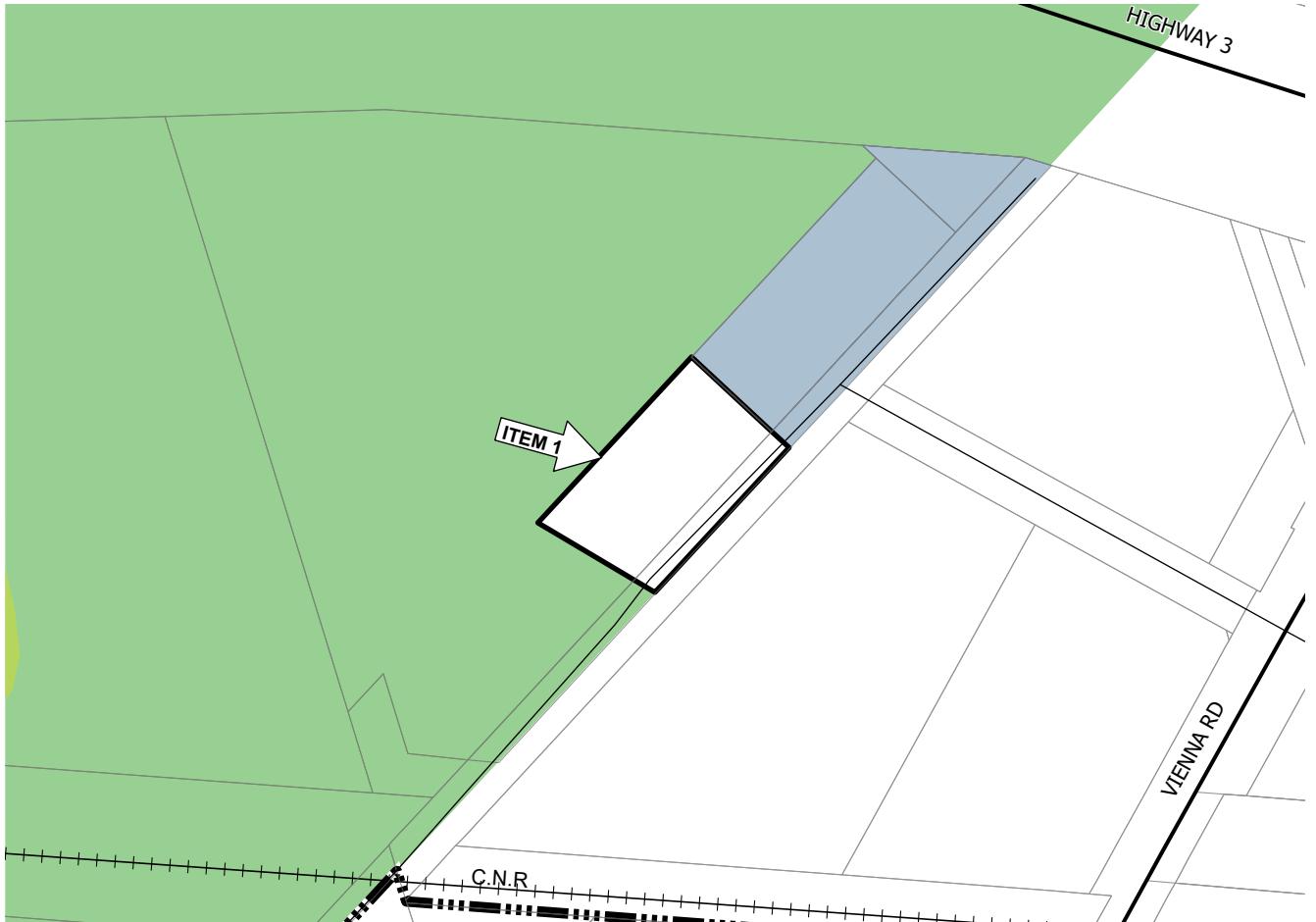
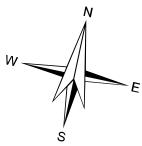
ITEM 1 - CHANGE FROM OPEN SPACE
TO RESIDENTIAL



**LAND USE PLAN
LEGEND**

RESIDENTIAL
SERVICE COMMERCIAL
INDUSTRIAL
OPEN SPACE
ENVIRONMENTAL PROTECTION
FLOODLINE

SCHEDULE "A"
AMENDMENT No. 348
TO THE
**COUNTY OF OXFORD
OFFICIAL PLAN**
SCHEDULE "T-2"
**TOWN OF TILLSONBURG
RESIDENTIAL DENSITY PLAN**



- AREA OF THIS AMENDMENT

ITEM 1 - CHANGE FROM OPEN SPACE
TO LOW DENSITY RESIDENTIAL

**RESIDENTIAL DENSITY PLAN
LEGEND**

- LOW DENSITY RESIDENTIAL (blue)
- OPEN SPACE (green)
- ENVIRONMENTAL PROTECTION (yellow-green)

SCHEDULE "A"
AMENDMENT No. 348
 TO THE
**COUNTY OF OXFORD
 OFFICIAL PLAN**
 SCHEDULE "T-3"
TOWN OF TILLSONBURG
LEISURE RESOURCES AND SCHOOL FACILITIES PLAN



Metres
 0 100 200



- AREA OF THIS AMENDMENT
 ITEM 1 - REMOVE FROM OPEN SPACE

**LEISURE RESOURCES AND SCHOOL FACILITIES PLAN
 LEGEND**

- OPEN SPACE
- ENVIRONMENTAL PROTECTION
- FLOODLINE