

pursuant to Sections 17(15) and 34(12)
of the Planning Act, R.S.O. 1990, as amended

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT, DRAFT PLAN OF SUBDIVISION 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 25-19-7; SB 25-03-7 and ZN 7-25-15
Owner:	1000509145 Ontario Inc. (Jacob Hiebert)
Applicant:	Dillon Consulting Limited (c/o Connor Wilks)
Location of Property:	The subject lands are described as Part of Lot 7, Concession 10, being Parts 2, 4, 5 & 8, Plan 41R-7145, in the Town of Tillsonburg. The subject lands are located on the east side of Broadway lying between North Street East and Keswick Road, the lands are municipally known as 690 Broadway, Town of Tillsonburg.
Description of Application:	<p>The purpose of the Official Plan Amendment is to redesignate a portion of the subject lands from Service Commercial to High Density Residential, site-specific High Density Residential and Open Space to facilitate the development of six (6) apartment buildings. The remainder of the lands will be designated as Service Commercial and developed for commercial uses. The proposed site-specific High Density Residential block is proposed to be developed with a higher net density, 136 units per hectare, rather than 111 units per hectare which is permitted in the Official Plan.</p> <p>The purpose of the Draft Plan of Subdivision application is to permit the development of three blocks for service commercial uses containing approximately 14 commercial units, six blocks for residential purposes containing six apartment buildings ranging from four storeys to six storeys, resulting in approximately 432 units total. Additionally, the draft plan proposes a block for open space and two new roads serving the development, one being a collector road.</p> <p>The application for Zone Change proposes to rezone the subject lands to permit the proposed commercial and residential uses throughout the subdivision. It is proposed that:</p> <ul style="list-style-type: none"> - Block 1 be zoned as 'Service Commercial (SC)' - Blocks 2 & 3 be zoned as 'Special Service Commercial (SC-sp)' - Block 9 be zoned as 'High Density Residential (RH)' - Blocks 4-8 be zoned as 'Special High Density Residential (RH-sp)'; and - Block 10 be zoned as 'Active Use Open Space (OS2)'

(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



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



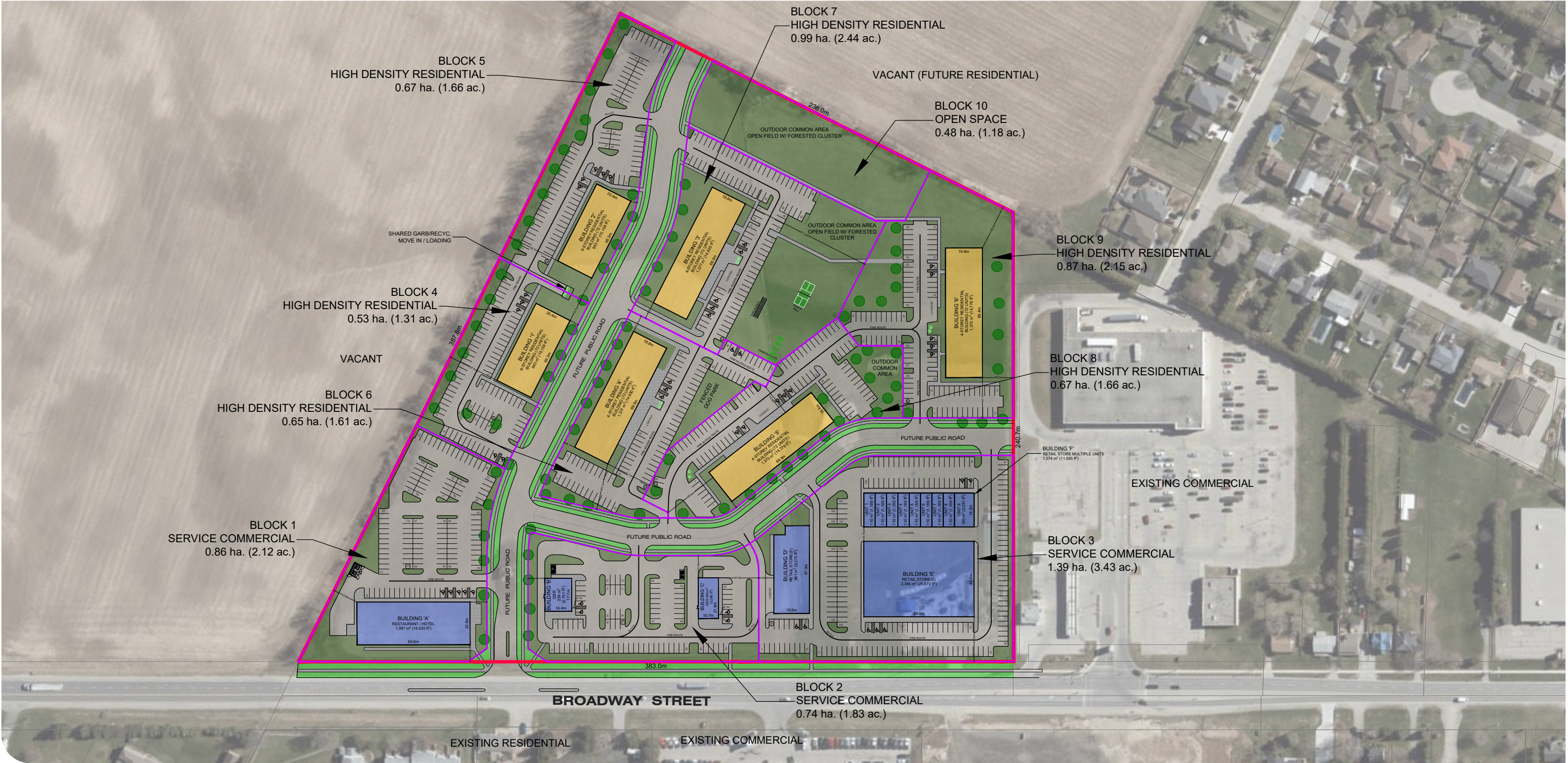
0 192 383 Meters

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

December 23, 2025



JACOB HIEBERT
690 BROADWAY STREET, TILLSONBURG

CONCEPT PLAN
FIGURE 1.0



File Location:
c:\pw working directory\projects 2022\dillon_10\sdms14365\223819 - 690 broadway
tillsonburg concept plan.dwg
November, 03, 2025 4:48 PM

SOURCE: THE COUNTY OF OXFORD INTERACTIVE MAPPING (2024)

MAP/DRAWING INFORMATION
THIS DRAWING IS FOR INFORMATION PURPOSES ONLY.
ALL DIMENSIONS AND BOUNDARY INFORMATION SHOULD
BE VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION.

CREATED BY: JSC
CHECKED BY: CPW
DESIGNED BY:

SCALE: 1:2,000 (11x17)



PROJECT: 22-3819
STATUS: DRAFT
DATE: 11/03/2025