

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 26-12-7 and ZN 7-26-10
Owner:	Andy, Darren and Madeline Jacko and Kathy Pasztor
Applicant:	Maverick Development Corporation
Location of Property:	The subject lands are described as Lot 30, Plan 1653 and Part 1, 41R-8185, in the Town of Tillsonburg. The subject lands are located at the northwest corner of Westtown Line and Simcoe Street and are municipally known as 11 Westtown Line, Town of Tillsonburg.
Description of Application:	The purpose of these applications is to permit a commercial development. The development is proposed to consist of three (3) commercial buildings. The proposed Official Plan Amendment would re-designate the northern portion of the subject lands from ‘Residential’ to ‘Service Commercial’ to permit the proposed development. The proposed Zone Change would rezone the property from ‘Future Development (FD)’ and ‘Service Commercial (SC)’ to ‘Special Service Commercial (SC-sp)’ with the following site-specific provisions: • to permit a bank or financial institution, dollar store, medical/dental centre, pharmacy, and retail store as permitted uses within the ‘SC’ Zone • to permit a reduced front yard depth from 9 m (29.5 ft) to 3 m (9.8 ft); • to permit a reduced exterior side yard width from 9 m (29.5 ft) to 3 m (9.8 ft); • to permit a reduced interior side yard width from 9 m (29.5 ft) to 1.7 m (5.5 ft) when abutting a residential zone.

(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
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Woodstock ON N4S 7Y3
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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 96 192 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

August 10, 2026