

PUBLIC NOTICE

pursuant to Section 17(15) of the Planning Act, R.S.O. 1990, as amended

APPLICATION FOR OFFICIAL PLAN AMENDMENT in the TOWN OF TILLSONBURG

County of Oxford
21 Reeve Street
Woodstock, ON N4S 3G1
Telephone: 519-539-9800

DATE: Thursday, September 24, 2026

FILES: OP 25-14-7 (Sycamore Holdings Inc)

Purpose and Effect of the Proposed Official Plan Amendment:

The purpose of the Official Plan Amendment Application is to redesignate the subject lands from Low Density Residential to Medium Density Residential to facilitate the construction of a 1.5 storey, 16 unit stacked townhouse development.

The subject lands are described as Lots 37, 38 and 39, Plan 41M-144, in the Town of Tillsonburg. The subject lands are located on the east side of Walnut Drive lying between Chestnut Drive and Concession Street West and are municipally known as 1 Walnut Drive, and 1 and 3 Chestnut Drive.

Public Meetings:

The Council of the County of Oxford will hold a public meeting to consider the proposed Official Plan Amendment on:

Date: Wednesday, October 14, 2026
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, October 9, 2026. 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 days notice prior to the meeting, at 519-539-9800 ext 3910 or by e-mail at clerksoffice@oxfordcounty.ca.

Other Planning Act Applications: ZN 7-25-11

Please be advised that Council may approve, modify or refuse the requested Official Plan Amendment at their meeting. If you do not attend or are not represented at the meeting, the Council may proceed and may not advise you of any proposed modifications.

If you wish to be notified of the decision of the County of Oxford on the proposed amendment, you must make a written request to the Community Planning office at planning@oxfordcounty.ca.

In order to appeal a decision of 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 County of Oxford to the Ontario Land Tribunal but does not make oral submissions at a public meeting or make written submissions to 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 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.

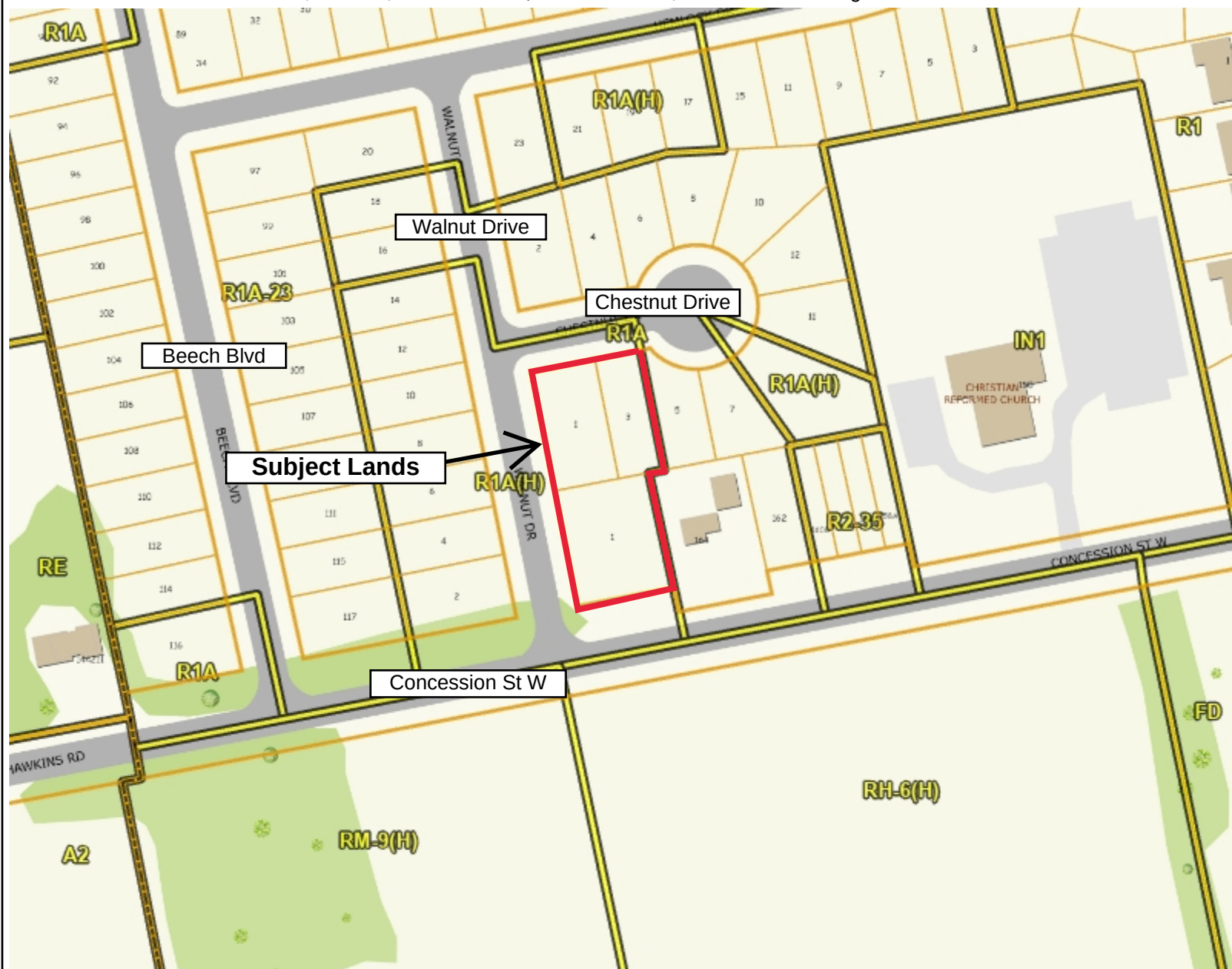
Additional information relating to the proposed amendment is available for review at the County of Oxford Community Planning Office at the address below, Monday – Friday, 8:30 a.m. to 4:30 p.m., or by visiting the Community Planning website at www.oxfordcounty.ca/en/services-for-you/land-use-development.aspx. 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,

A handwritten signature in black ink, appearing to read "Eric Gilbert". The signature is fluid and cursive, with the first name "Eric" and last name "Gilbert" clearly distinguishable.

/lb

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



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



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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

January 28, 2026