REPORT TO COUNTY COUNCIL

Application for Official Plan Amendment OP 25-14-7 – Sycamore Holdings Inc.

To: **Warden and Members of County Council**

From: **Director of Community Planning**

RECOMMENDATIONS

1. **That Oxford County Council approve Official Plan Application OP 25-14-7, submitted by Sycamore Holdings Inc. for the lands described as Lots 37, 38 and 39, Plan 41M-144, in the Town of Tillsonburg, to redesignate the subject lands to Medium Density Residential to facilitate the development of a 16-unit stacked townhouse development.**

2. **And further, that County Council approve the attached Amendment Number 357 to the County of Oxford Official Plan as well as enacting By-law 6882-2026.**

REPORT HIGHLIGHTS

- The Application is requesting to amend the Official Plan designation from 'Low Density Residential' to 'Medium Density Residential' to permit the development of the subject lands for a 16-unit stacked townhouse building.
- Planning staff support the Application as the proposal is consistent with the PPS direction and Official Plan policies respecting residential intensification, infill within established neighbourhoods, increased supply and diversity of dwelling types, and locational criteria respecting the designation of new Medium Density residential areas.

IMPLEMENTATION POINTS

This Application 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 February 12, 2026, and notice of public meeting was issued on April 27, 2026, a subsequent public notice for the County Council meeting was issued on September 24, 2026.

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 support 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 1.1 – 100% Housed Goal 1.2 – Sustainable infrastructure and development		

See: Oxford County 2023-2026 Strategic Plan

DISCUSSION

Background

Owners: Sycamore Holdings Inc. (c/o Jacob Hiebert)
7 Sycamore Drive, Tillsonburg, ON N4G 5S3

Applicant/Agent: Strik Baldinelli Moniz Ltd. (c/o Nick Dyjach)
4-132 Queen Street S, Kitchener, ON N2G 1V9

Location:

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 north side of Concession Street West, east side of Walnut Drive and the south side of Chestnut Drive, and are municipally known as 1 Walnut Drive, and 1 and 3 Chestnut Drive.

County of Oxford Official Plan:

Existing:

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

Proposed:

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

Proposal:

The purpose of the Official Plan Amendment is to redesignate the lands from 'Low Density Residential' to 'Medium Density Residential' to permit the construction of a 1.5 storey building containing 16 stacked townhouse units.

An associated zone change application was submitted to the Town of Tillsonburg to rezone the subject lands from 'Low Density Residential Type 1A Holding Zone (R1A(H))' to 'Special Medium Density Residential (RM-sp)'. The proposed zoning will facilitate the development on the property through a number of special provisions to allow for reduction in front yard, exterior side yard and rear yard depths, increase the permitted number of units per building, recognize parking area locations etc.

The proposed development consists of three residential lots within the Oak Park Estates subdivision development, which together comprise an area of approximately 0.23 ha (0.57 ac). Surrounding land uses primarily consist of existing low density residential development (i.e. single detached dwellings, with some semi-detached dwellings) to the north, east and west and a draft approved high density and medium density residential block located across the street to the south,

within the Victoria Wood subdivision. A church is located further to the east and the boundary between the Town of Tillsonburg and Township of South-West Oxford is located further to the west.

Plate 1, Location Map with Existing Zoning, indicates the location of the subject property and the existing zoning in the immediate vicinity.

Plate 2, Aerial Map (2025) with Existing Zoning, provides an aerial view of the subject lands and surrounding uses as existing in the Spring of 2025.

Plate 3, Applicant's Sketch, identifies the conceptual site plan of the development as provided by the Applicant.

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 2.2.1 – Housing, in 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 2.3.1 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.

Official Plan

The subject lands are currently designated 'Low Density Residential' as per Schedule 'T-1' in the Official Plan. The Applicant is proposing to redesignate the subject lands to 'Medium Density Residential' to facilitate the proposed development.

Section 2.1.1 of the Official Plan sets out various Planning Principles, which indicate that growth and development will be focused within settlements and their vitality and regeneration will be promoted. Further, it states that the majority of growth will be directed to settlements with centralized wastewater and water supply facilities to minimize risks of contamination to air, land, surface water and groundwater, to preserve agricultural land, and to reduce the per capita and per unit costs of public service facilities and infrastructure. The Official Plan also notes that settlements will be required to develop with land use patterns and a mix of uses and densities that: efficiently use land and resources; are appropriate for, and efficiently use, existing of planned infrastructure and public service facilities; support active transportation and existing of planned transit; are freight-supportive; minimize negative impacts to air quality and climate change; and promote energy efficiency.

The Official Plan indicates that intensification will be promoted in appropriate locations within settlements, particularly those serviced by centralized wastewater and water supply facilities, in accordance with the applicable policies of this Plan. The Plan includes a minimum target of 15 percent of all new residential dwelling units that are to be developed through residential intensification within built-up areas of the Town.

Section 8.2.2.2 – Tenure and Mix, provides that it is an objective of the Official Plan to provide a range of tenure forms throughout the Town, consistent with the demand, and to maintain an appropriate supply of affordable rental and ownership housing in the Town, while recognizing that housing needs to be suitably maintained and adequate for habitation. Town Council shall encourage the creation of housing opportunities that may result in a mix of tenure forms, such as ownership, rental and cooperative, throughout the Town. Such encouragement will include the provisions of opportunities for the development of a variety of housing forms and by permitting sensitive infilling and accessory apartments in built-up areas.

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, semi-detached, duplex and 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.

The maximum net residential density for an individual development in the Low Density Residential District is 30 units per hectare (12 units per acre) and no building shall exceed three storeys in height at street elevation.

Medium Density Residential areas are those lands that are primarily developed or planned for low to medium profile municipal unit development that exceed densities established for Low Density Residential areas. Residential uses within these areas include townhouses, medium density cluster development, converted dwellings, and low rise apartment buildings. In these areas, it is intended that there will be a mixing and integration of different forms of housing to achieve an overall medium density of use.

The maximum net residential density in the Medium Density Residential Districts is 62 units per hectare (25 units per acre) and no building shall exceed four storeys in height at street elevation. The proposed development would have a net residential density of 62 units per hectare (25 units per acre).

Any further Medium Density Residential designations [beyond those currently in the Official Plan] will be consistent with the following location criteria:

- sites which abut arterial or collector roads or which are situated such that traffic movements from the site do not flow through any adjoining Low Density Residential Districts;
- sites which are close to shopping, recreation, cultural and community facilities;
- sites which are adjacent to commercial Areas, Community Facilities, or High or Medium Density Residential areas.

In addition to the locational policies, when considering proposals to designate lands for Medium Density Residential development, Town Council and County Council will be guided by the following site specific criteria:

- the size, configuration and topography of the site provides sufficient flexibility in site design to mitigate adverse effects on the amenities and character of any adjacent Low Density Residential area through adequate buffering and screening;
- the location of vehicular access points and the likely effects of traffic generated by the proposal on Town streets has been assessed and is acceptable;
- adequate hard service capacity including water distribution, sanitary and storm sewers, power and gas distribution facilities is or will be available to accommodate the proposed development;
- adequate off-street parking and outdoor amenity areas can be provided; and

- the effect of the proposed development on environmental resources or the effect of environmental constraints on the proposed development will be addressed and mitigated as outlined in Section 3.2.

Town of Tillsonburg Zoning By-Law

The subject property is currently zoned 'Low Density Residential Type 1A Holding Zone (R1A(H))', according to the Town of Tillsonburg Zoning By-law. The intent of the holding provision is to ensure that all appropriate development agreements are in place, required easements have been provided, and payment for servicing has been provided in advance of building permit issuance. Staff are satisfied that the property owner has entered into the required agreements and payments are being made to the Town, as such the holding provision can be lifted from the subject lands.

The Applicant is proposing to rezone the subject property to 'Special Medium Density Zone (RM-sp)' to facilitate the construction of a 1.5 storey stacked townhouse building, consisting of 16 units. Staff are recommending that revised Holding provisions also be applied to the subject lands to ensure that development can only move forward once servicing capacity has been confirmed by County Public Works.

Agency Comments

Tillsonburg Hydro noted that a request for a new electrical service will be required.

Canda Post indicated that mail delivery will be via centralized mail delivery located within a common area installed by the owner.

Town of Tillsonburg Engineering advised that the subject property is located within the Oak Park Estates subdivision and the three properties are currently separate lots. Proof of consolidation will be required at time of site plan approval.

Oxford County Public Works advised that the Applicant should be aware that water servicing capacity within the Town of Tillsonburg is limited. At the time of this Official Plan Amendment Application there is sufficient water servicing capacity available for the proposed development and, with the approval of this development, the capacity within the Tillsonburg drinking water system would be fully allocated. Further, the Applicant should be aware that the approval of this Official Plan Amendment does not constitute or imply the reservation or allocation of water servicing capacity. The commitment of water capacity for the proposed development will not be evaluated and confirmed until the time of Site Plan Application, in accordance with the County's Water and Wastewater Capacity Allocation Policy.

Town of Tillsonburg Chief Building Official noted the additional relief required for the parking area being located in the front yard and the setback from the property line to the parking area.

Public Consultation

As of the date of writing this report, four letters of concern have been received noting concerns about compatibility with the low density neighbourhood, property upkeep and maintenance, impact or damage to trees and shrubs that line their property and the garbage disposal location.

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 August 10, 2026, meeting.

Planning Analysis

An application has been received to amend the Official Plan to facilitate the construction of a 1.5 storey stacked townhouse building containing 16 units. The Applicant proposes to redesignate the subject lands from 'Low Density Residential' to 'Medium Density Residential'.

Supporting Studies

A Planning Justification Report, Traffic Impact Brief, and Functional Servicing Report have been submitted to support the subject applications.

Traffic Impact Brief

The Traffic Impact Brief prepared by Jonah Lester, P.Eng (Transportation Engineer) at Strik, Baldinelli, Moniz Ltd., referenced and utilized the Traffic Data for both the Victoria Woods and the Oak Park Estates subdivisions and considered the proposed stacked townhouse development with respect to the existing conditions.

The Brief noted that the proposed stacked townhouse development will add 8 and 9 total trips within the AM and PM peak hours respectively. No left turn lanes were warranted during the previous studies in the area and with the additional trips will not require any external road network improvements and the intersection has significant reserve capacity until 2032. The study concluded that existing infrastructure and road capacity is available to serve the development.

Functional Servicing Report

A Functional Servicing Report was prepared by Strik, Baldinelli, Moniz Ltd. dated September 5, 2025. The report advised that the existing infrastructure in the area is sufficient and provided recommendations for the design requirements of the services (water, sanitary and storm servicing/management) required for the project.

Provincial Planning Statement (PPS) 2024

Planning staff are of the opinion that the subject proposal is consistent with the applicable policies of the PPS, as the development is considered to be an efficient use of land and municipal services within a fully serviced settlement area. The proposal will increase the housing supply to help address the full range of housing needs and will assist the Town with providing and building

homes that respond to changing market needs and local demand, to support a diverse and growing population and workforce in the Town and broader region. The development is also consistent with Sections 2.1.4 and 2.2.1 of the PPS as it will permit and facilitate housing options required to meet the social, health, economic and well-being requirements for current and future residents, facilitate residential intensification, represents the development and introduction of new housing options within previously developed areas and redevelopment, which results in a net increase in residential units.

Official Plan

Planning staff are of the opinion that the Official Plan criteria respecting the designation of additional Medium Density Residential areas have been satisfactorily addressed, as further detailed below.

The Official Plan recognizes the importance of increasing the supply of housing through residential intensification. As noted, the proposed development will have a net residential density of 62 units per hectare (25 units per acre) which is appropriate for the Medium Density Residential designation which permits 62 units per hectare (25 units per acre). Additionally, the Medium Density Residential designation does not allow buildings more than four stories in height at street elevation, the proposed building is to be 1.5 stories in height.

The subject site is of sufficient size to appropriately accommodate the proposed medium density development. The subject lands are a total of 0.23 ha (0.57 ac) in size and are generally flat. The lands are located in close proximity to existing residential development, consisting of primarily single detached dwellings, and a planned medium and high density block on the south side of Concession Street West. The subject property abuts Concession Street West, an arterial road which would provide access to commercial shopping, recreation, and community facilities, and parks.

The proposed vehicular access points are setback a sufficient distance from the intersection of Concession Street West and Walnut Drive to allow proper turning and pedestrian and vehicular safety on the public road system. As noted, the Traffic Impact Brief submitted in support of the Application did not identify any off-site road improvements as being required to support the proposed development. Additionally, sight triangles have been incorporated into the proposed design of the property to ensure adequate visibility at intersections and access points.

The subject development is proposing a one-way ingress and egress driveway to access the off-street parking. Twenty-two (22) parking spaces are proposed, representing a rate of 1.25 spaces per dwelling unit, which includes one barrier-free parking space. The proposed parking is appropriate for the proposed development, with landscaped buffering proposed to be provided along the property limits and pedestrian access provided from the parking area to the proposed building.

The 45% landscaped open space that is proposed, well exceeds the minimum 30% requirement in the Town’s Zoning By-law. Further, the amenity area located at the northeast corner of the property is considered adequate for the residents, and will accommodate the required children’s play area and be positioned in a way to ensure safety.

The design of the subject proposal has taken into consideration the mitigation of potential impacts on the surrounding low density neighbourhood. The design of the site has positioned the building as far away from existing housing as possible, is buffered from surrounding low density uses by the parking area and proposed landscaped open space, and additional landscaping and tree plantings. Additionally, based on the architectural concepts, the proposed building at 1.5 storeys is designed to be sensitive to and compatible with the surrounding single detached dwellings. As such, staff are satisfied that subject lands provide for an adequate building envelope and associated parking, landscaping and outdoor amenity areas, appropriate transitioning to surrounding existing low-density development, and adequate access to a range of amenities in the surrounding area.

The Victoria Wood subdivision (SB 22-01-7) was approved April 2023, which includes a Medium Density Block and a High Density Block located on the south side of Concession Street West, across the street from the subject lands. The proposed stacked townhouse building will be complementary to the proposed residential development on the blocks across the street and will provide for further transitioning between these uses and surrounding low density residential uses.

With respect to the subject proposal, Oxford County Public Works has confirmed that the 16 units proposed as part of this development have been accounted for within the calculation of available capacity and that is currently adequate servicing capacity available for this development. However, it should be noted that formal allocation of capacity to this development would not occur until the time of site plan approval, in accordance with the Water and Wastewater Allocation Policy. Should the application be approved and the Applicant fails to complete detailed site design and site plan approval in a timely manner, the servicing capacity that is current available for this development could be reassigned to other proposed developments that are moving forward. To ensure clarity on the requirement to confirm availability of servicing capacity, Staff are proposing that Holding Provisions be implemented through the associated Zoning By-Law Amendment Application to ensure that development can only move forward until such time as water capacity is available to be allocated within the Tillsonburg system, as confirmed by Oxford County Public Works.

CONCLUSIONS

Planning staff are of the opinion that the proposal is consistent with the policies of the Provincial Planning Statement and supports the strategic initiatives and objectives of the Official Plan and can be supported from a planning perspective.

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, Aerial Map (2025) with Existing Zoning
Attachment 3 – Plates 3a-3c, Applicant's Sketch
Attachment 4 – Public Letters of Concern
Attachment 5 – Official Plan Amendment, OPA 357

Plate 1: Location Map with Existing Zoning
File Nos.: OP25-14-7 & ZN7-25-11 (Sycamore Holdings Inc.)
Lots 37, 38 & 39, Plan 41M-144; 1 Walnut Drive, 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)

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

January 28, 2026

Plate 2: Aerial Map (2025) with Existing Zoning
File Nos.: OP25-14-7 & ZN7-25-11 (Sycamore Holdings Inc.)
Lots 37, 38 & 39, Plan 41M-144; 1 Walnut Drive, 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)

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

May 4, 2026

REFERENCE DOCUMENTS:

1. SUBDIVISION DRAWINGS PROVIDED BY CJDL, PROJECT No. 22045, DATED 2022-12-01.
2. ARCHITECTURAL DRAWING PACKAGE PROVIDED BY SBM, PROJECT No. S250517, DATED XXXX-XX-XX.

PARCELS, BUILDINGS AND EXISTING INFORMATION ARE APPROXIMATE AND FOR REFERENCE ONLY.

CONCEPT IS PRELIMINARY AND HAS NOT BEEN REVIEWED BY THE CITY.

THE PLAN IS COMPILED AND SHOULD NOT BE CONSIDERED A PLAN OF SURVEY.

WASTE REMOVAL

GARBAGE TO BE STORED EXTERNALLY IN DEEP WELL GARBAGE CONTAINERS AND OWNER TO ARRANGE SITE PICK-UP AND REMOVAL.

BUILDING CLASS.

RESIDENTIAL – GROUP C OCCUPANCY, PART 9 OF THE ONTARIO BUILDING CODE

CANADA POST

THIS DEVELOPMENT WILL RECEIVE MAIL TO A NEAR-BY SUPERBOX AS LOCATED BY CANADA POST.

PARKING DATA CHART

OFF-STREET VEHICLE PARKING

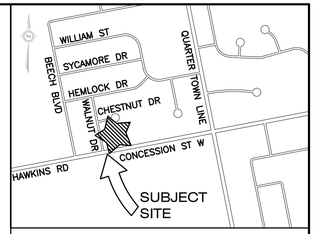
No.	ITEM	REQUIREMENT	REQUIRED	PROPOSED
1	PARKING SPACES	1.25/DWELLING UNIT	20 SPACES	22 SPACES
2	B.F. PARKING	4% OF TOTAL REQUIRED PARKING (24 SPACES)	1 SPACE	1 SPACE (1 TYPE A)

ZONING DATA CHART

GROSS SITE AREA: 2,590.55m² ASPHALT AREA: 889.91 m²
BUILDING AREA: 586.22 m² LANDSCAPED AREA: 1,184.09 m²
PROPOSED UNIT COUNT: 16

ITEM	RM	REQUIRED	PROVIDED
1	PERMITTED USES	SEE PERMITTED USE NOTE ON SHEET SP1	SEE PERMITTED USE NOTE ON SHEET SP1
1	NUMBER OF DWELLING UNITS	8 UNITS PER BUILDING	16**
2	LOT AREA (160m² MIN/DWELLING UNIT)	2,560	2,590.55
3	LOT FRONTAGE (m MIN)	20.0	76.79
4	LOT DEPTH (m MIN)	30.0	31.37
4	FRONT YARD AND EXTERIOR SIDE YARD SETBACK (m² MIN)	7.5	5.34** 5.32**, 37.63
5	REAR YARD AND INTERIOR SIDE YARD SETBACK (m MIN)	10.5 4.5	7.15** N/A
6	LANDSCAPED OPEN SPACE (%) MINIMUM	30	45.71
7	LOT COVERAGE (%) MAX	40	22.63
8	HEIGHT MAXIMUM (m)	11	<11
9	AMENITY AREA (40m² MIN/UNIT)	640	645.50
10	VEHICLE PARKING	SEE PARKING REQUIREMENTS NOTE	SEE PARKING REQUIREMENTS NOTE

*CURRENTLY ZONED R1. CHART FILLED OUT PER ZONE RM
**ZONING DEFICIENCY
***PROPOSED CONSTRUCTION DEEMED MULTIPLE UNIT DWELLING



KEY PLAN

N.T.S.

LEGAL INFORMATION

1 WALNUT DR
IN THE
TOWN OF TILLSONBURG
COUNTY OF OXFORD

PERMITTED USES

RM ZONE (TOWN OF TILLSONBURG ZONING BY-LAW No. 3295):

- AN APARTMENT DWELLING;
- A BOARDING OR LODGING HOUSE;
- A CONVERTED DWELLING, CONTAINING 2 OR MORE DWELLING UNITS;
- A HOME OCCUPATION, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 5.13 OF THIS BY-LAW;
- A GROUP HOME, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 5.12 OF THIS BY-LAW;
- **A MUTILPLE UNIT DWELLING;**
- A PUBLIC USE IN ACCORDANCE WITH THE POVISIONS OF SECTION 5.27 OF THIS BY-LAW;
- A SINGLE DETACHED DWELLING, DUPLEX DWELLING OR SEMI-DETACHED DWELLING EXISTING ON THE DATE OF PASSING OF THIS BY-LAW, IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN SECTION 7.2;
- A SPECIAL NEEDS HOME;
- A STREET FRONTING TOWNHOUSE.

SITE BENCHMARKS:

SITE BENCHMARK #1

MONUMENT TYPE: HIRE HYDRANT

LOCATION: ±59.5m NORTH OF BEECH BLVD & SYCAMORE DRIVE INTERSECTION.

GEODETIC ELEVATION: 242.352m

(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)

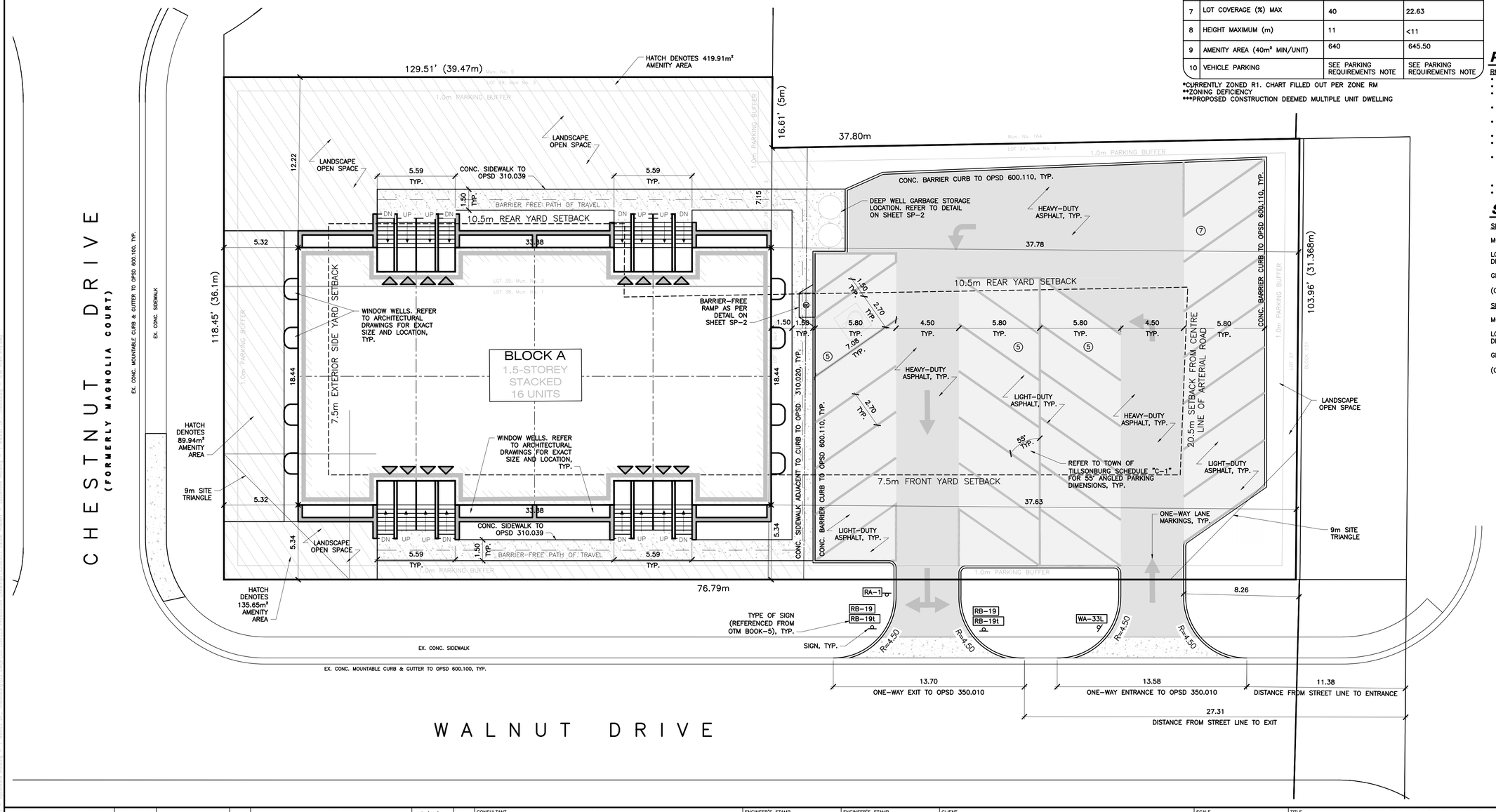
SITE BENCHMARK #2

MONUMENT TYPE: HIRE HYDRANT

LOCATION: ±30.2m WEST OF WILLIAM STREET & SYCAMORE DRIVE INTERSECTION.

GEODETIC ELEVATION: 240.950m

(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)



AS CONSTRUCTED SERVICES	COMPLETION		No.	REVISIONS	D/M/Y	BY
		DESIGN RJS	1	ISSUED FOR CLIENT REVIEW	09/09/25	BWG
		DRAWN BWG				
		CHECKED RJS				
		APPROVED KEK/RSF				
		DATE 22/09/2025				
		CAD S250517				

CONSULTANT
STRIK BALDINELLI MONIZ
PLANNING · CIVIL · STRUCTURAL · MECHANICAL · ELECTRICAL
1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8
Tel: (519) 471-6667 Fax: (519) 471-0034
Email: sbm@sbmltd.ca

ENGINEER'S STAMP
PRELIMINARY NOT FOR CONSTRUCTION

ENGINEER'S STAMP
SEALED FOR GENERAL CONFORMANCE WITH THE OBC AND MUNICIPAL SITE PLAN CONTROL AND ZONING BY-LAWS

CLIENT
SYCAMORE HOLDING INC.
7 SYCAMORE DRIVE
TILLSONBURG, ON
N4G 5S3
P: 519.550.1701
E: jacob7hiebert@gmail.com

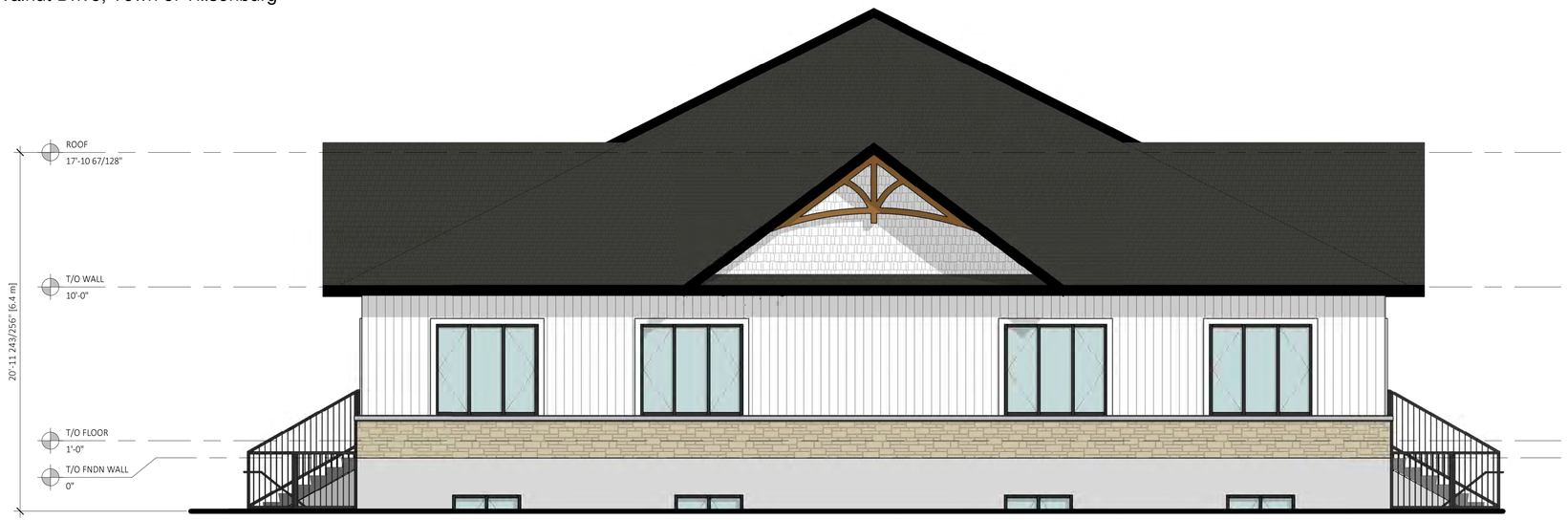
SCALE
SCALE – 1:150
1.5 0 3.0m

TITLE
SITE PLAN & ZONING CHART
STACKED BACK-TO-BACK TOWNHOUSE
1 WALNUT DRIVE
TILLSONBURG, ON.

PROJECT No. S250517
SHEET No. SP1
PLAN FILE No. –

Plate 3a: Applicant's Sketch
File Nos.: OP 25-14-7 & ZN 7-25-11 (Sycamore Holdings Inc.)
Lots 37, 38 & 39, Plan 41M-144; 1 Walnut Drive, Town of Tillsonburg

Plate 3b: Applicant's Sketch
File Nos.: OP 25-14-7 & ZN 7-25-11 (Sycamore Holdings Inc.) Lots 37, 38 & 39, Plan 41M-144; 1 Walnut Drive, Town of Tillsonburg



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL LEGEND

TAG	DESCRIPTION	COLOUR	HATCH
F1	PRE-FINISHED METAL CAP FLASHING	TO MATCH ADJACENT MATERIAL	
BR1	BRICK VENEER (BRAMPTON MODULAR BRICK CROSSROADS SERIES OR APPROVED EQUAL)	RED (SULLIVAN OR EQUAL)	
SD1	HORIZONTAL FIBER CEMENT LAP SIDING (JAMES HARDIE BOARD OR APPROVED EQUAL)	CEDARMILL PLANK: AGED PWETER (OR EQUAL)	
SD2	EXTERIOR INSULATION FINISH SYSTEM (EIFS)	BLACK	
PB1	PRECAST SILL/BANDING (SHOULDICE 424 SLOPED SILL OR EQUAL)	PRECAST GREY	
PB2	PRECAST BANDING (90x390x590 SHOULDICE DIMENSIONAL STONE, SMOOTH TEXTURE)	BLACK (COLBY OR EQUAL)	
SP1	SPANDREL PANEL	GREY	
PP1	EXPOSED CONCRETE FOUNDATION (FINISH SMOOTH)	GREY	
M1	STANDING SEAM METAL ROOF	BLACK	
AS1	ASPHALT SHINGLES	BLACK	



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS TO STRIK BALDINELLI MONIZ LTD.
2. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT BUILDING CODE REGULATIONS AND BYLAWS HAVING JURISDICTION
3. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNTIL IT HAS BEEN SIGNED BY STRIK BALDINELLI MONIZ LTD. AND A BUILDING PERMIT HAS BEEN ISSUED
4. CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE.
5. DO NOT SCALE DRAWINGS, WHEN REQUIRED REQUEST WRITTEN VERIFICATION OF DIMENSIONS WITH STRIK BALDINELLI MONIZ LTD.
6. ALL DRAWINGS & SPECIFICATIONS ARE THE PROPERTY OF STRIK BALDINELLI MONIZ LTD. & MUST BE RETURNED UPON COMPLETION OF THIS PROJECT
7. THIS DRAWING & ALL DETAILS ARE FOR THIS PROJECT ONLY AND SHOULD NOT BE USED FOR ANY OTHER WORK.
8. CONTRACTOR IS FULLY RESPONSIBLE FOR MATTERS AFFECTING CONSTRUCTION.
9. ANY MATERIAL ALTERNATIONS CARRIED OUT DURING CONSTRUCTION BY THE CONTRACTOR OR ASSOCIATED SUB-CONTRACTOR SHALL BE CONFIRMED WITH THE ENGINEER PRIOR TO INSTALL FAILURE TO DO SO RESULTS IN FULL CONTRACTOR RESPONSIBILITY FOR SYSTEMS EFFECTED.

DETAIL SYMBOL
A
B
A – DETAIL NUMBER
B – LOCATION/DETAIL SHEET

SECTION SYMBOL
A
B
A – SECTION/ELEVATION NUMBER
B – LOCATION/DETAIL SHEET

STRIK BALDINELLI sbm MONIZ
PLANNING • CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL
1599 Adelaide St. N, Unit 301, London Ontario, N5X 4E8
Tel: (519) 471-6667 Fax: (519) 471-0034
Email: sbm@sbmltd.ca

PRELIMINARY FOR REVIEW ONLY

ENGINEER'S STAMP

PROJECT/CLIENT:
SYCAMORE HOLDING INC.
STACKED TOWNHOUSE
1 WALNUT DRIVE
TILLSONBURG, ON

DRAWING TITLE:
ELEVATIONS

No.	Date	Issued/Revision
1	2025.09.05	ISSUED FOR CLIENT REVIEW
2	2025.09.18	ISSUED FOR ZBA

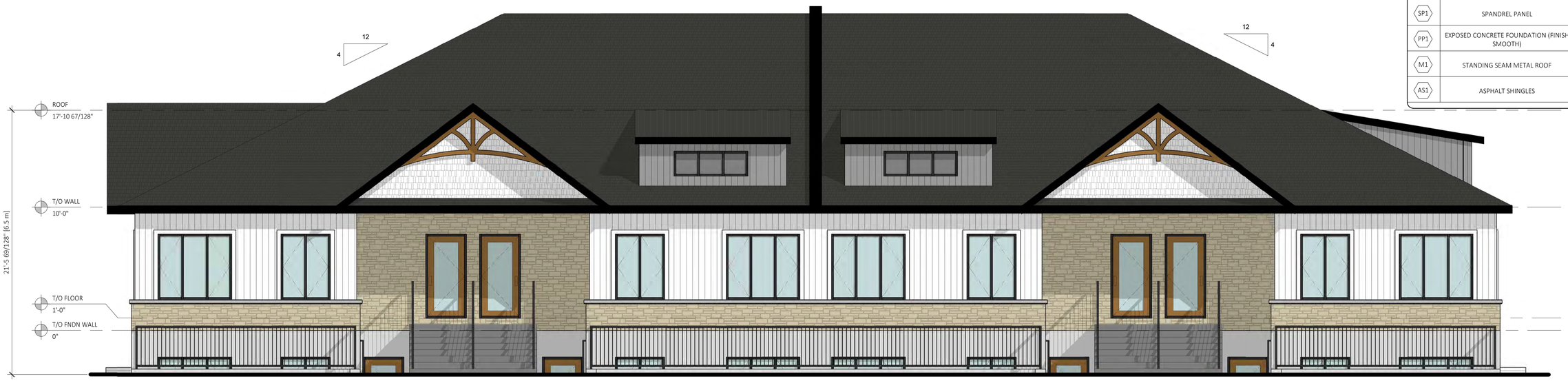
PROJ. NO.	S250517
SCALE	AS NOTED
DATE	11/16/23
DRAWN	DJB
DESIGNED	DJB
CHECKED	ZJRE

DRAWING NO. **A400**
REVISION NO. 2

Plate 3c: Applicant's Sketch
File Nos.: OP 25-14-7 & ZN 7-25-11 (Sycamore Holdings Inc.) Lots 37, 38 & 39, Plan 41M-144; 1 Walnut Drive, Town of Tillsonburg

MATERIAL LEGEND

TAG	DESCRIPTION	COLOUR	HATCH
F1	PRE-FINISHED METAL CAP FLASHING	TO MATCH ADJACENT MATERIAL	
BR1	BRICK VENEER (BRAMPTON MODULAR BRICK CROSSROADS SERIES OR APPROVED EQUAL)	RED [SULLIVAN OR EQUAL]	
SD1	HORIZONTAL FIBER CEMENT LAP SIDING (JAMES HARDIE BOARD OR APPROVED EQUAL)	CEDARMILL PLANK: AGED PWETER (OR EQUAL)	
SD2	EXTERIOR INSULATION FINISH SYSTEM (EIFS)	BLACK	
PB1	PRECAST SILL/BANDING (SHOULDICE 424 SLOPED SILL OR EQUAL)	PRECAST GREY	
PB2	PRECAST BANDING (90x390x590 SHOULDICE DIMENSIONAL STONE, SMOOTH TEXTURE)	BLACK (COLBY OR EQUAL)	
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AS1	ASPHALT SHINGLES	BLACK	



EAST ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

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No.	Date	Issued/Revision
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PROJ. NO.	S250517
SCALE	AS NOTED
DATE	11/16/23
DRAWN	Author
DESIGNED	Designer
CHECKED	Checker

DRAWING NO.
A401
REVISION NO. 2

Amy Hartley

From: Amy Hartley
Sent: Monday, May 4, 2026 9:07 AM
To: Planning
Subject: FW: 164 concession st west

OP25-14-7

-----Original Message-----
From: Brandon Hudson [redacted]
Sent: Sunday, May 3, 2026 9:06 AM
To: Amy Hartley <ahartley@oxfordcounty.ca>
Subject: 164 concession st west

Hi Amy, you asked me to express my concerns in an email and forward them to you and to anyone involved.

There are obviously more concerns than just this quick summary, especially with me being here for two decades now, but if I had to focus on the main problems at hand, it would be the following…

The noise / excess exhaust fumes and the safety of my small children is my first main concern. During and after construction. We are hoping this will be simply addressed with some type of sound wall or fence or something all with hopes that you do not kill my trees which have also been there for over 15 years. This should be done before the construction/project begins to maximize safety / noise / damage / garbage etc.

My second concern is the obvious that a 16 unit on this piece of land seems very overkill to me. For very obvious reasons that I won't list in this simplified email.

I'm also not okay about having largr garbage and dump truck access near my land when it could be possibly placed elsewhere / away from me. There is a consistent, west wind here. We will not allow any odor/fume in anyway coming here. It would literally be right next to my bedroom window. I will be having tests done beforehand to prove any newly induced odor/pollution, natural light diminishing , and all other impacts here to my families wellbeing and property.
I want to be as nice of neighbor here as possible and will be, but I want to be very clear that I will stand up for every single right I have and will not tolerate excuse/games for the concerns I have expressed. Anything that is even slightly out of the realm of obvious and clearly proper we will not be entertaining. I want to be communicated with and let's do this properly together to ensure a great future neighbor relationship, which is also extremely important to us.

Thank you,
Brandon Hudson

Amy Hartley

From: Amy Hartley
Sent: Tuesday, May 5, 2026 3:49 PM
To: Planning
Subject: FW: RE :Sycamore holdings Inc.

From: [redacted]
Sent: Tuesday, May 5, 2026 3:44 PM
To: planning@tillsonburg.ca
Subject: RE :Sycamore holdings Inc.

Re: OP 25 14 7 and ZN 7 25 11

I am writing to state my objections to this proposed zone change application..
About 4 years ago and application was submitted to allow the construction of six (6) semi detached dwelling on 3 lots (Sycamore st. lots # 90 , 91 a d 92).

At the council meeting a case was made against the proposal , some items debated were that the subdivision was sold by home buyers as single unit dwelling and purchasers of new homes believe that was what they were purchasing , items like traffic , parking,
size of front yard and rear yards were also discuted.

After discussions a vote was taken by council rejecting the application 6 to 1
Please pass this to council

Thank you

Andre Fournier
22 William St.
Tillsonburg. [redacted]

Sent from my Galaxy

Amy Hartley

From: Amy Hartley
Sent: Monday, May 25, 2026 12:46 PM
To: Planning
Subject: FW: New housing in Tillsonburg

From: Eric Mitchell [redacted]
Sent: Monday, May 25, 2026 12:22 PM
To: Amy Hartley <ahartley@oxfordcounty.ca>
Subject: New housing in Tillsonburg

> You don't often get email from [redacted]. Learn why this is important

I am writing in regards of the new housing proposal very near to our house. OP25-14-7 and ZN7-25-11

When my wife and I were looking to buy our new house, we looked for many things and one important thing for us was location and type of housing around us. We bought on William St in Tillsonburg due to all of the older established homes and all the new single homes that were being developed. This would ensure we have good neighbours and families that are financial stable. Town housing and multi housing complexes are known for bringing in people that are not necessarily in that place in their lives. Most get run down and ultimately turn into a low-income type housing which in turn brings in people that are not desired and can really affect a nice community. I hope the town will recognize this and only permit single detached homes in the area so we can keep the community safe and clean.

Eric Mitchell

Get Outlook for iOS

From: Chris Julien [redacted]
Sent: October 4, 2026 12:15 AM
To: Planning; Clerks Office; Planning
Subject: op25-14-7_7-25-11_concern-let-Julien-20261005

Some people who received this message don't often get email from chrisjulien1@hotmail.com. Learn why this is important

Re: File OP 25-14-7 (Sycamore Holdings Inc)

Objection to Proposed Amendment Permitting a 16 unit Stacked Townhouse Development on Existing Single-Family Residential Lots 37, 38 and 39. Plan 41M-144

To Mayor and Members of Council, County Council,

I am writing to formally object to the proposed amendment that would permit the construction of a stacked townhouse complex on lands currently designated for single-family residential development within our subdivision. This proposal is almost directly behind our home.

When my family chose to purchase our home in this neighborhood, we did so based on the approved planning framework and the established character of the subdivision. Residents invested in this community with the reasonable expectation that the surrounding area would continue to reflect the single-family residential environment that was presented and promoted at the time of purchase.

The proposed amendment represents a significant departure from those expectations and raises several concerns.

1. Incompatibility with Existing Neighborhood Character

The subdivision was designed and developed as a low-density, single-family residential community. Introducing a high-density stacked townhouse development would fundamentally alter the character of the neighborhood and create an incompatible built form that was never contemplated when homeowners purchased their properties.

The proposed development would be out of scale with the surrounding homes and would undermine the cohesive nature and appearance of the area.

2. Increased Noise and Activity

A stacked townhouse complex would significantly increase the number of residents, vehicles, visitors, and associated activity in an area originally designed for lower-density housing.

This additional density can reasonably be expected to increase:

- Traffic volumes
- Vehicle noise
- Parking pressures

- General pedestrian and outdoor activity
- Demands on local infrastructure

These impacts would directly affect the quiet enjoyment of nearby homes and diminish the quality of life currently enjoyed by residents.

3. Traffic and Safety Concerns

The existing road network and streetscape were planned around single-family residential development. Additional residential density will inevitably generate increased traffic movements.

Council should carefully consider:

- Traffic congestion during peak periods
- Vehicle speeds and safety
- Pedestrian safety
- The impact on children walking or playing within the neighborhood
- Parking overflow onto surrounding streets

A comprehensive traffic impact assessment should be completed and publicly reviewed before any amendment is considered.

4. Potential Impact on Property Values

Many homeowners are concerned that introducing a significantly higher-density development into an established single-family neighborhood may negatively affect surrounding property values and marketability.

For most residents, their home represents their largest financial investment. Council should carefully consider the economic impact that this change may have on existing homeowners, particularly when the proposed amendment substantially alters the nature of the community that attracted residents to the area.

5. Fairness and Reasonable Expectations

Perhaps most importantly, residents purchased their homes based on a clear understanding of how the subdivision was planned and represented.

Changing the rules after families have made long-term investments in the community is fundamentally unfair. Homeowners relied on the approved planning framework when making one of the largest financial decisions of their lives.

While growth and development are important, such growth should occur in locations specifically designated and planned for increased density rather than through amendments that fundamentally change the character of established single-family neighborhoods.

Request

I respectfully request that Council:

1. Reject the proposed amendment.

2. Maintain the existing single-family residential designation.
3. Protect the character and integrity of the neighborhood as originally planned.
4. Respect the expectations and investments of existing residents.
5. Ensure that future higher-density developments are directed to areas specifically intended and designed to accommodate them.

Thank you for your consideration of this submission and for your commitment to protecting the interests of existing residents and maintaining the integrity of our community.

Note: I would like to attend the meeting, I would like this email to be brought forward and presented in the meeting

Respectfully submitted,

[Chris Julien]
[redacted]
[Tillsonburg, Ont]
[redacted]

COUNTY OF OXFORD

BY-LAW **6882-2026**

BEING a By-Law to adopt Amendment Number 357 to the County of Oxford Official Plan.

WHEREAS, Amendment Number 357 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 357 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 October, 2026.

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

MARCUS RYAN, WARDEN

LINDSEY MANSBRIDGE, CLERK

AMENDMENT NUMBER 357

TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following Plan attached hereto as explanatory text, constitutes Amendment Number 357 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 'Low Density Residential' to 'Medium Density Residential' to facilitate the development of a 16 unit stacked townhouse building.

2.0 LOCATION OF LANDS AFFECTED

This Amendment applies to lands located at Lots 37, 38 and 39, Plan 41M-144, in the Town of Tillsonburg. The lands are located on the northeast corner of Concession Street West and Walnut Drive and are municipally known as 1 Walnut Drive and 1 and 3 Chestnut Drive, 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 'Low Density Residential' to 'Medium Density Residential' to facilitate the development of a 16 unit stacked townhouse development.

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 and municipal services within a fully serviced settlement area. The development also contributes to housing types and densities required to meet the projected requirements of current and future residents of the Town and the broader regional market area.

Council is further satisfied that the Official Plan criteria respecting the designation of the lands for Medium Density Residential purposes have been satisfactorily addressed.

The design of the subject proposal has taken into consideration the surrounding low density neighbourhood to mitigate impacts. The design of the site has positioned the building as far away from existing housing as possible, is buffered from the low density uses by the parking lot and proposed landscaped open space, and additional landscaping and tree plantings. Additionally, based on the architectural concepts, the proposed building at 1.5 storeys is designed in a way that is sympathetic to the surrounding single detached dwellings. As such, staff are satisfied that the proposed developable land provides an adequate building envelope on the subject lands, transitioning to surrounding existing low-density development, and provide adequate access to amenities in the surrounding area.

Surrounding draft approved subdivisions include Medium Density Blocks and a High Density Block located on the south side of Concession Street West, across the street from the subject lands. The proposed stacked townhouse building will be complementary to the proposed blocks across the street and further provides transitioning between these uses and surrounding low density residential.

In light of the foregoing, it is the opinion of Council that the proposed Official Plan Amendment is consistent with the policies of the PPS and supports the objectives and strategic initiatives of the Official Plan.

4.0 DETAILS OF THE AMENDMENT

4.1 That Schedule "T-2" – Town of Tillsonburg Residential Density Plan, is hereby amended by changing the land use designation of those lands identified as 'ITEM 1' on the 'Schedule A' attached hereto from 'Low Density Residential' to 'Medium Density Residential'.

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. 357

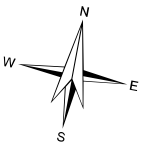
TO THE

COUNTY OF OXFORD OFFICIAL PLAN

SCHEDULE "T-2"

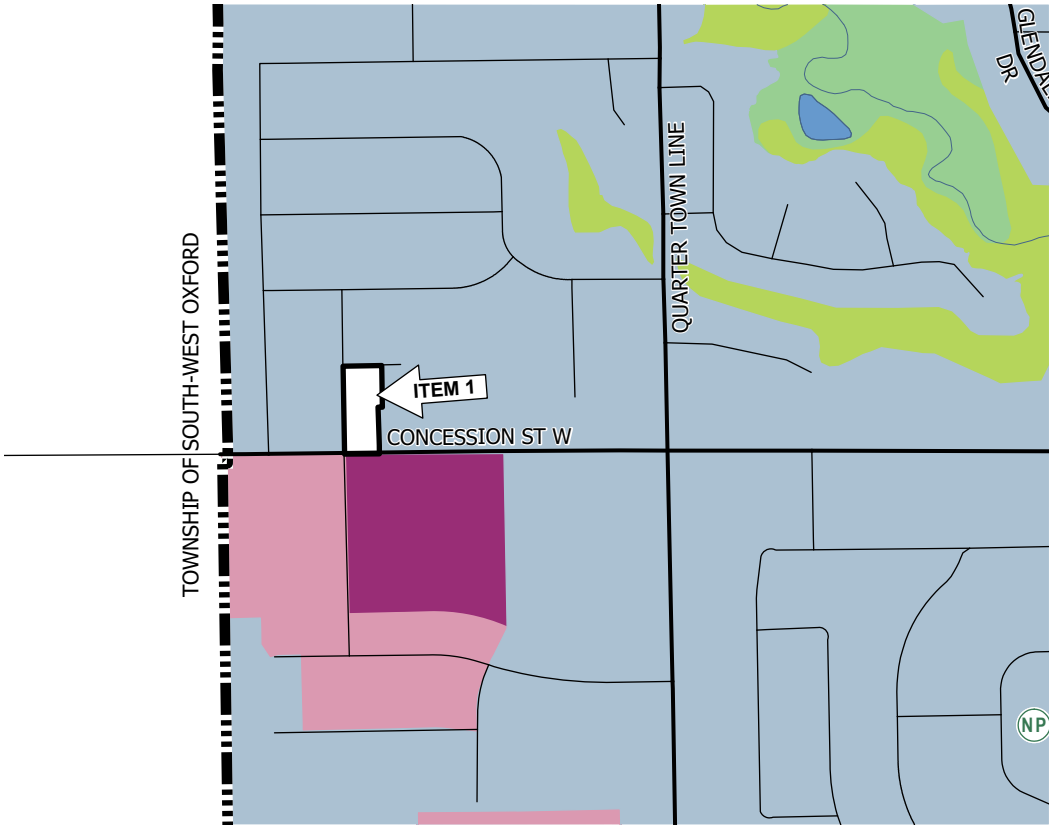
TOWN OF TILLSONBURG

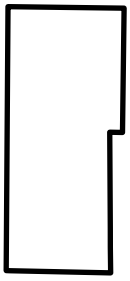
RESIDENTIAL DENSITY PLAN



Metres

0 50 100 200 300 400





- AREA OF THIS AMENDMENT

ITEM 1 - CHANGE FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL

RESIDENTIAL DENSITY PLAN LEGEND

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- OPEN SPACE
- ENVIRONMENTAL PROTECTION
- NP — NEIGHBOURHOOD PARK

OxfordCounty
Growing stronger together
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