

NOTICE OF RECEIPT OF COMPLETE APPLICATIONS

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

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 26-13-7 and ZN 7-26-11
Owner:	JM Braun Inc.
Applicant:	Ryan Mounsey
Location of Property:	The subject lands are described as Part Block 1, Plan 41M-381 in the Town of Tillsonburg. The subject lands are located at the southwest corner of Highway 3 and Innovation Way and are municipally known as 1 Innovation Way.
Description of Application:	The Official Plan Amendment is requesting site-specific policies to permit the outdoor display and sales of finished trailer products accessory to a manufacturing use on the subject property within the Industrial Designation. The applicant is requesting that approximately 45% of the lot area of the lot to be retained be used for outdoor display and sales. The associated Zone Change application will facilitate implementing the site-specific policies by permitting outdoor display and sales of finished goods. Specifically, the applicant is requesting to amend the existing 'Special General Industrial Zone (MG-8)' to allow relief from Section 17.2.2 to permit the front and exterior side yards to be utilized for an outdoor display area and relief from Section 17.2.3.4 to not require fencing around the proposed outdoor storage and open storage on the subject lands.

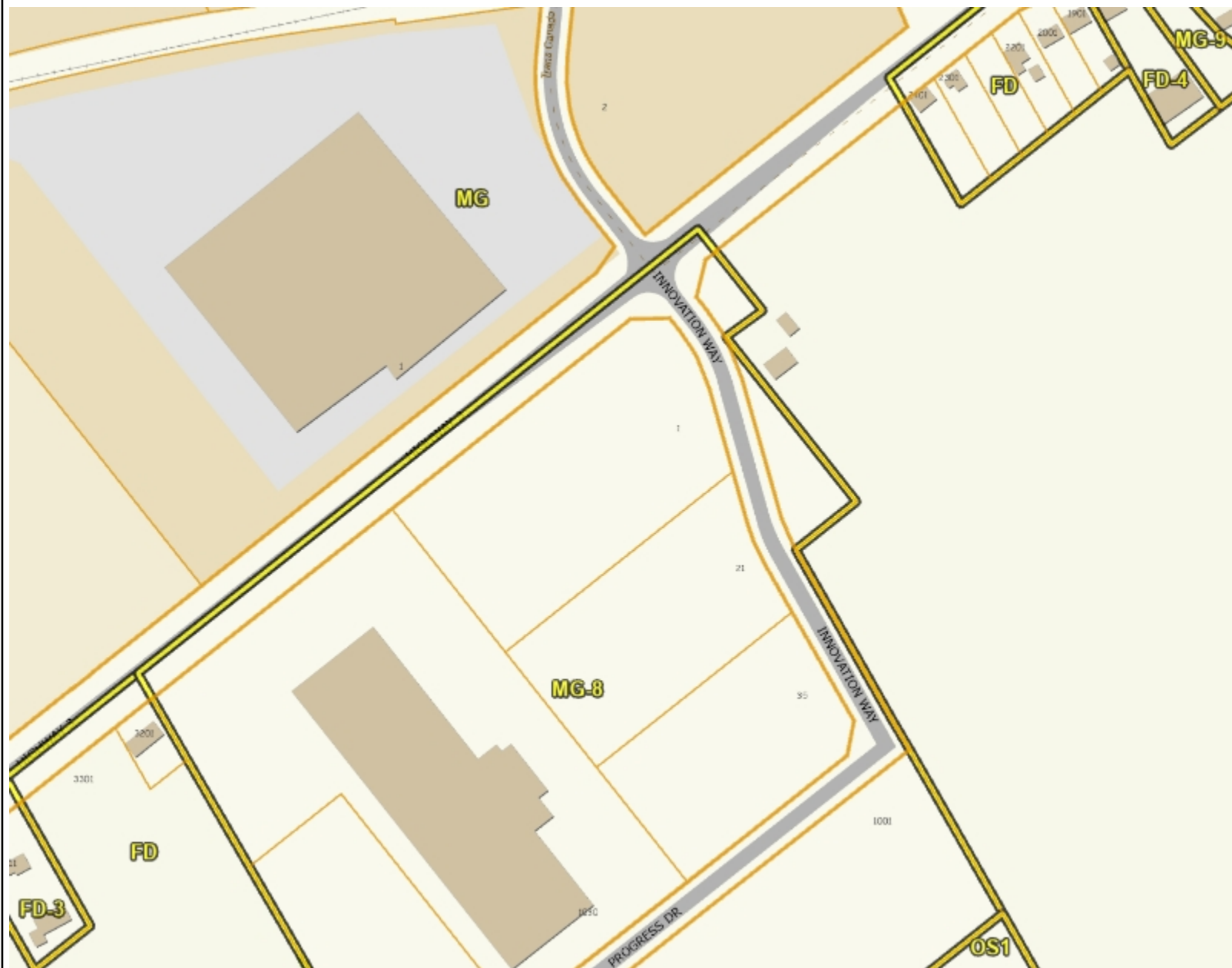
(see attached map)

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

Dated: Wednesday, August 26, 2026



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 25, 2026