

PUBLIC NOTICE

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
in the
TOWN OF TILLSONBURG

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

Town of Tillsonburg
10 Lisgar Ave
Tillsonburg, ON N4G 5A5
Telephone: 519-688-3009

DATE: Monday, May 11, 2026

FILES: OP 26-04-7 and ZN 7-26-02 (The Bridges Inc)

Purpose and Effect of the Proposed Official Plan Amendment and Zone Change:

An application for Consent (B26-06-7) has been received, requesting a residential lot addition. It is proposed that the lot to be severed will be approximately 0.32 ha (0.79 ac) in size. The lot to be severed is currently vacant and utilized by the abutting golf course, it is proposed to be added to the parcel to the immediate west. The lot to be enlarged is currently 0.38 ha (0.95 ac) in size and is proposed to contain a single detached dwelling. The lot to be retained will be approximately 9.7 ha (24 ac) in size and will continue to be used as a golf course.

The purpose of the application for Official Plan Amendment is to redesignate the lot to be severed from Open Space and Environmental Protection to Low Density Residential and Environmental Protection to facilitate a residential lot addition. The effect of the proposed amendment would be to facilitate the severance of lands from the subject property and consolidate them with the lands located at 55 Greenhill Drive.

The application for Zone Change is proposing to rezone the lot to be severed from 'Active Use Open Space Zone (OS2)' to 'Special Low Density Residential Type 2 Zone (R2-30)' and 'Active Use Open Space Zone (OS2)'. The effect of the zone change will consolidate the zoning with the lot to be enlarged and will be consistent with the surrounding parcels on Greenhill Drive. The 'Special Low Density Residential Type 2 Zone (R2-30)' permits a lot of 50%, and exterior side yard width of 4.5 m (14.76 ft), and a minimum rear yard depth of 6 m (19.68 ft).

The subject land is described as Part of Lot 1594, Plan 500, in the Town of Tillsonburg. The subject lands are located on the north side of Clubhouse Way lying between John Pound Road and Baldwin Street and are municipally known as 33 Clubhouse Drive, Town of Tillsonburg.

Public Meetings:

The Council of the Town of Tillsonburg will hold a public meeting to consider the proposed Official Plan Amendment and Zone Change on:

Date: Monday, May 25, 2026
Time: 6:00 p.m.
Place: Long Point Region Conservation Authority, 4 Elm Street, Tillsonburg, ON N4G 0C4

If you wish to speak or make a presentation to Town Council regarding this application at the Council meeting of **Monday, May 25, 2026**, you must advise the clerk of your reasons via email at clerks@tillsonburg.ca, in writing, no later than 2:00 PM on the Friday prior to the meeting. Copies of any presentation must be provided at the time of the request to the Town Clerk.

PLEASE NOTE: The Council of the Town of Tillsonburg will make a recommendation to County Council in regard to the Official Plan Amendment and Zone Change applications. The applications will be considered for decision by County Council at a regular meeting as noted below/on the reverse of this page.

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

Date: Wednesday, June 10, 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, June 5, 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: B26-06-7

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

If you wish to be notified of the decision of the Town of Tillsonburg or the County of Oxford on the proposed amendment, you must make a written request to either the Clerk of the Town of Tillsonburg or to planning@oxfordcounty.ca.

In order to appeal a decision of the Town of Tillsonburg or 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 Town of Tillsonburg or 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 Town of Tillsonburg or 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 Town of Tillsonburg or 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.

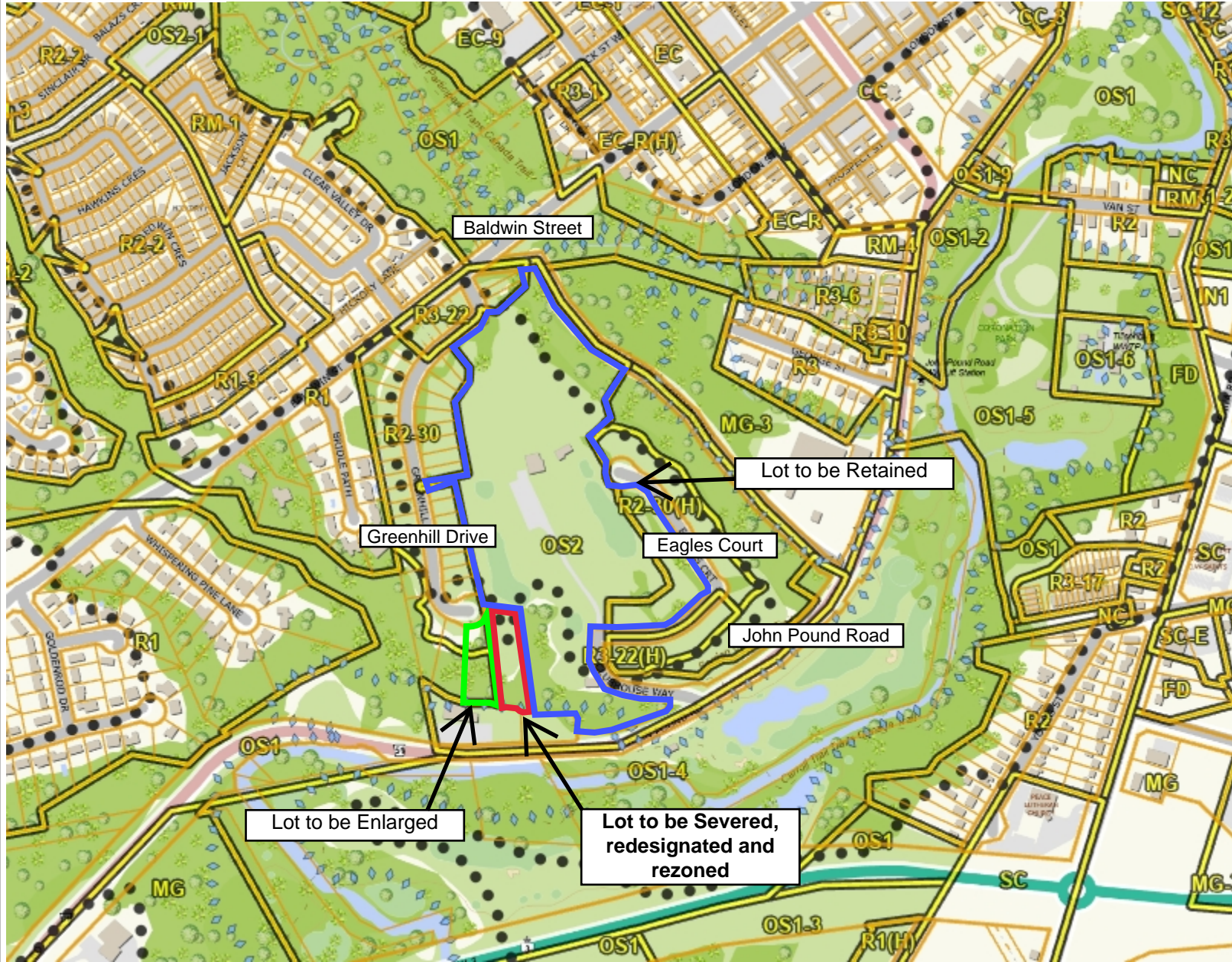
Additional information relating to the proposed amendment is available for review at the County of Oxford Community Planning Office at the address below, Monday – Friday, 8:30 a.m. to 4:30 p.m., or by visiting the Community Planning website at www.oxfordcounty.ca/en/services-for-you/land-use-development.aspx.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



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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



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

March 6, 2026