

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, April 27, 2026

**FILES:** OP 25-14-7 and ZN 7-25-11 (Sycamore Holdings Inc)

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

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 purpose of the Zone Change Application is to rezone the subject lands from 'Low Density Residential Type 1 with Holding Provisions (R1A(H))' to 'Special Medium Density Residential with Holding Provisions (RM-sp(H))' to permit the stacked townhouse as a multiple unit dwelling with special provisions to:

- to permit 16 units per building where 8 is permitted;
- to reduce the front yard depth from 7.5 m (24.6 ft) to 5.3 m (17.3 ft);
- to reduce the exterior side yard width from 7.5 m (24.6 ft) to 5.3 m (17.3 ft);
- to reduce the rear yard depth from 10.5 m (34.4 ft) to 7.1 m (23.2 ft);
- recognize the front lot line as Walnut Drive; and
- to permit the parking areas to be located in the interior, rear, and exterior yards.

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

**Date:** Monday, May 11, 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 11, 2026**, you must advise the clerk of your reasons via email at [clerks@tillsonburg.ca](mailto: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, May 27, 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](http://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](mailto: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](mailto:clerksoffice@oxfordcounty.ca) or call 519-539-9800

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ext. 3001 by **Friday, May 22, 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](mailto:clerksoffice@oxfordcounty.ca).

**Other Planning Act Applications: None**

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 Town of Tillsonburg or to [planning@oxfordcounty.ca](mailto: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.

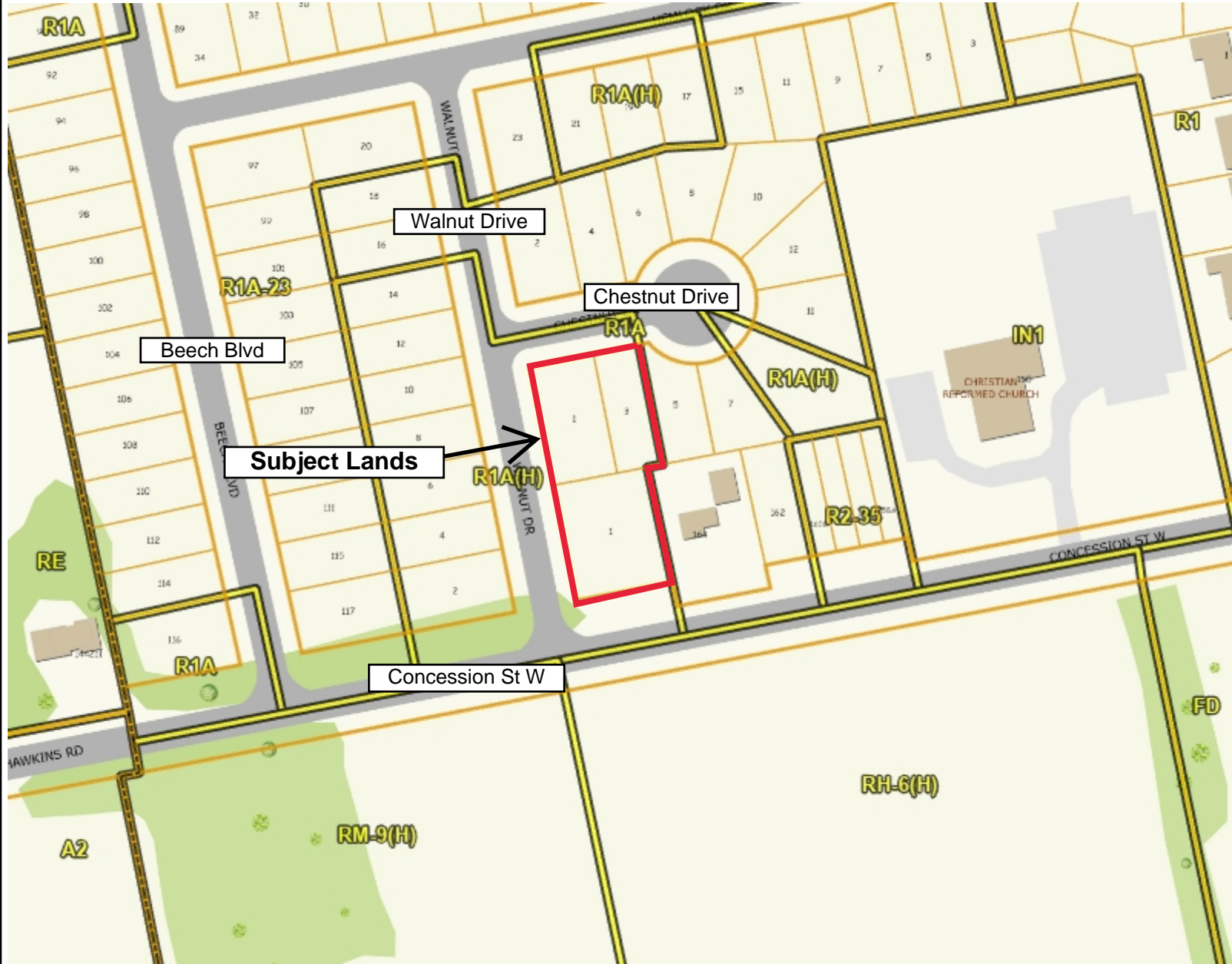
Additional information relating to the proposed amendment is available for review at the County of Oxford Community Planning Office at the address below, Monday – Friday, 8:30 a.m. to 4:30 p.m., or by visiting the Community Planning website at [www.oxfordcounty.ca/en/services-for-you/land-use-development.aspx](http://www.oxfordcounty.ca/en/services-for-you/land-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](mailto:planning@oxfordcounty.ca). Please include the applicant's name and our File Number on all correspondence.

Yours truly,



/ak

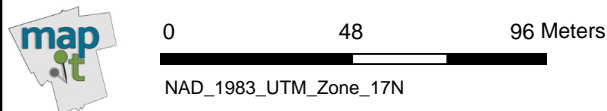
Eric Gilbert, MCIP, RPP  
 Manager of Development Planning  
 Community Planning Office  
 County of Oxford  
 21 Reeve Street  
 Woodstock ON N4S 3G1  
 Telephone: 519-539-9800  
 Fax 519-421-4712



**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**



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