

**NOTICE OF RECEIPT OF COMPLETE APPLICATION**

pursuant to Section 34(12)  
of the Planning Act, R.S.O. 1990, as amended

**APPLICATION FOR ZONE CHANGE**

**TOWN OF TILLSONBURG**

Please be advised that the Community Planning Office has received an application applying to the following lands:

<b>File No.:</b>	ZN 7-26-06
<b>Owner:</b>	1917043 Ontario Inc. (c/o Gary Nelles)
<b>Location of Property:</b>	The subject lands are described as Part of Lot 34, Plan 551, in the Town of Tillsonburg. The subject lands are located at the southwest corner of Broadway and Carolina Street and are municipally known as 519 Broadway, Tillsonburg.
<b>Description of Application:</b>	The purpose of this application is to amend the 'Special Service Commercial Zone (SC-19)' zoning provisions on the subject lands to include additional uses and to permit a storage container within the interior side yard or rear yard with a setback of 0.15 m (0.5 ft) from the property lines. The proposed additional uses include a business or professional office, medical centre, monument sales establishment, pharmacy, or drugstore (up to 465 m <sup>2</sup> ), a retail store, and studio. The effect of the zone change will increase the permitted uses on the subject lands and to place a storage container on the subject property for the storage of maintenance equipment. The existing use of a portion of the building as an optometrist office will remain.

(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 application, 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.

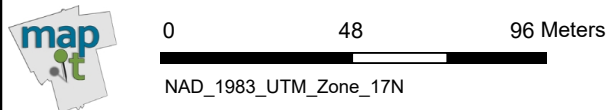
Amy Hartley  
Development Planner  
Community Planning  
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**Legend**

- 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

May 7, 2026