

PUBLIC NOTICE

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

APPLICATION FOR ZONE CHANGE in the TOWN OF TILLSONBURG

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

FILE: ZN 7-25-01 (Town of Tillsonburg)

DATE: Thursday, March 6, 2025

Purpose and Effect of the Proposed Zone Change

The Town of Tillsonburg has initiated a comprehensive 'housekeeping' amendment to the Town of Tillsonburg Zoning By-law No. 3295. The intent is to provide administrative updates for clarification and update provisions that are reflective of recent modifications to Provincial Legislation. The full amendment package should be reviewed for all the details and is available as per the instructions below. The following is a summary of the proposed changes:

- Amending several of the general provisions for the purpose of clarification and grammatical correction (ie. cargo containers, home occupations, non-conforming uses, sites and buildings);
- Modifying the height and setback provisions for Accessory Uses, Buildings and Structures;
- Amending general provisions for Additional Residential Units (ARU's);
- Amending a number of parking provisions;
- Providing further clarification of prohibited uses, setback to the centreline of an arterial road and public uses;
- Introducing a definition and general provisions for an Emergency Care Establishment;
- Modifying the uses in the Service Commercial (SC) Zone;
- Modifying the uses in the Low Density Residential Zones (R1, R2 and R3) to include an ARU;
- Amending provisions of the Low Density Residential (R3) and Medium Density Residential (RM) Zones;
- Providing clarification of the use of Holding Zones; and
- Modifying provisions of the Neighbourhood Commercial (NC) Zone.

The proposed housekeeping changes will not eliminate any 'as of right' uses or previous zoning approvals granted by Town Council.

This application will apply to all lands within the Town of Tillsonburg.

Public Meeting

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

Date: Monday, March 24, 2025
Time: 6:00 p.m.
Place: Long Point Region Conservation Authority,
4 Elm Street, Tillsonburg, ON N4G 0C4

Other Planning Act Applications: None

Please be advised that Council may approve, modify or refuse the requested application at the meeting. If you do not attend or are not represented at the meeting, the Council 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 on the proposed amendment, you must make a written request to the either the Clerk of the Town of Tillsonburg or to planning@oxfordcounty.ca.

In order to appeal a decision of the Town of Tillsonburg, 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 Town of Tillsonburg to the Ontario Land Tribunal but does not make oral submissions at a public meeting or make written submissions to 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 application and how to preserve your appeal rights, please contact **Marc Davidson, Senior Development Planner**, Community Planning Office (**519-539-9800 ext. 3214**). 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,

A handwritten signature in black ink, appearing to read "Eric Gilbert". The signature is written in a cursive, flowing style.

/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