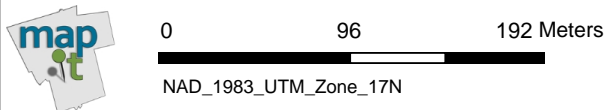


Legend

- Parcel Lines**
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- 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

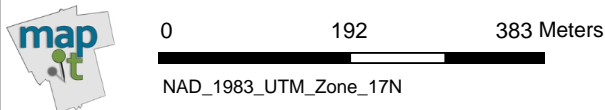
October 8, 2025



Legend

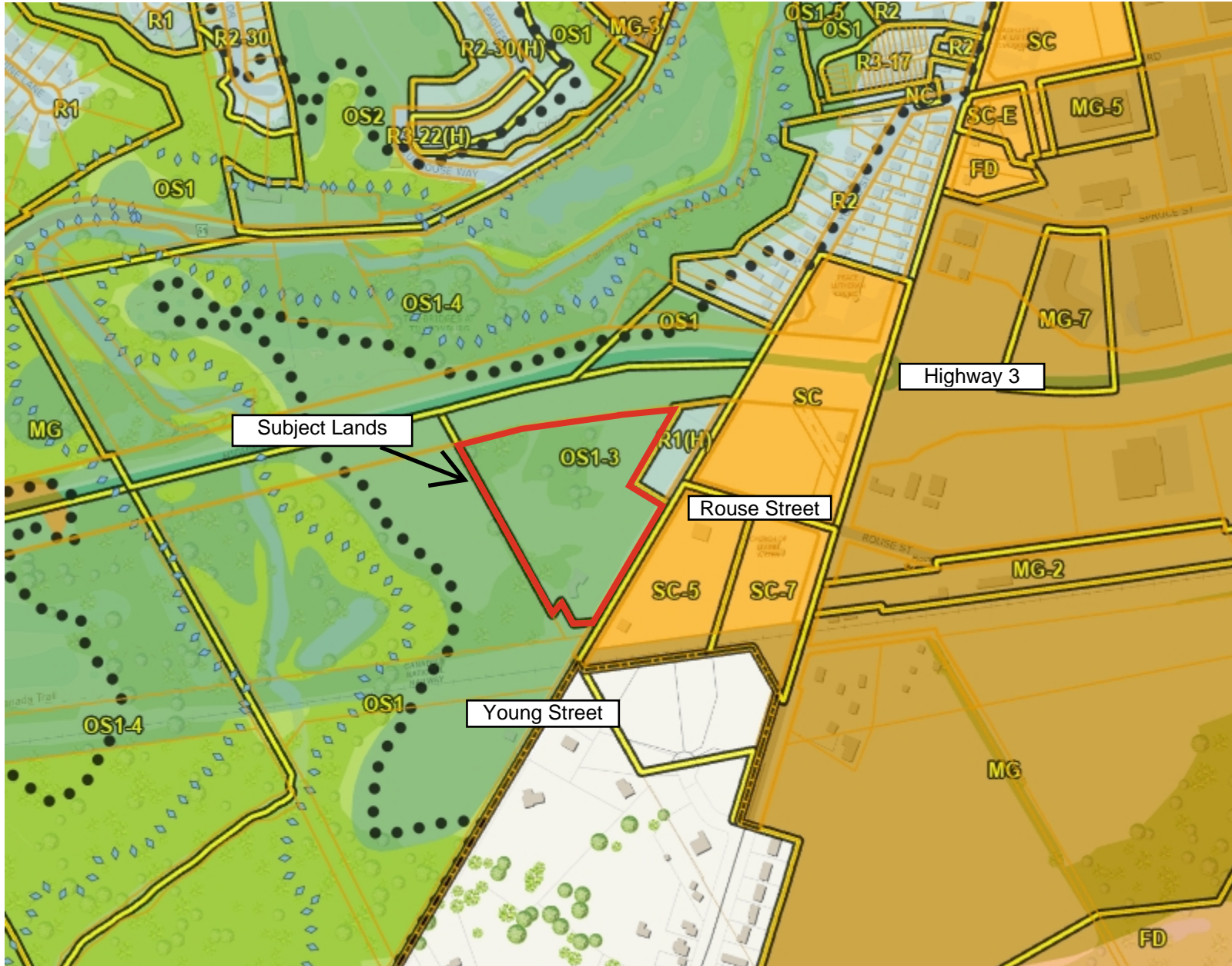
- Parcel Lines**
 - Municipal Boundary
 - Property Boundary
 - Assessment Boundary
 - Road
 - Unit
- Zoning Floodlines**
- Regulation Limit**
 - ◆ 100 Year Flood Line
 - ▲ 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 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

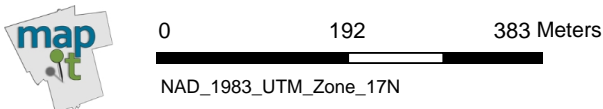
November 12, 2025



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)
 - 100 Metre Buffer Ingersoll
 - ▨ Site Specific Policy Areas
- Village Land Use Designation
 - Village Core
 - Service Commercial
 - Low Density Residential
 - Medium Density Residential
 - Industrial
 - Minor Institutional
 - Major Institutional
 - Future Urban Growth
 - Open Space
 - Environmental Protection
 - School
- Requiring Secondary Planning (See Sec. 4.2.2.4)
- Land Use Designation
 - Residential
 - Residential Reserve
 - Central Business District
 - Entrepreneurial District

Notes

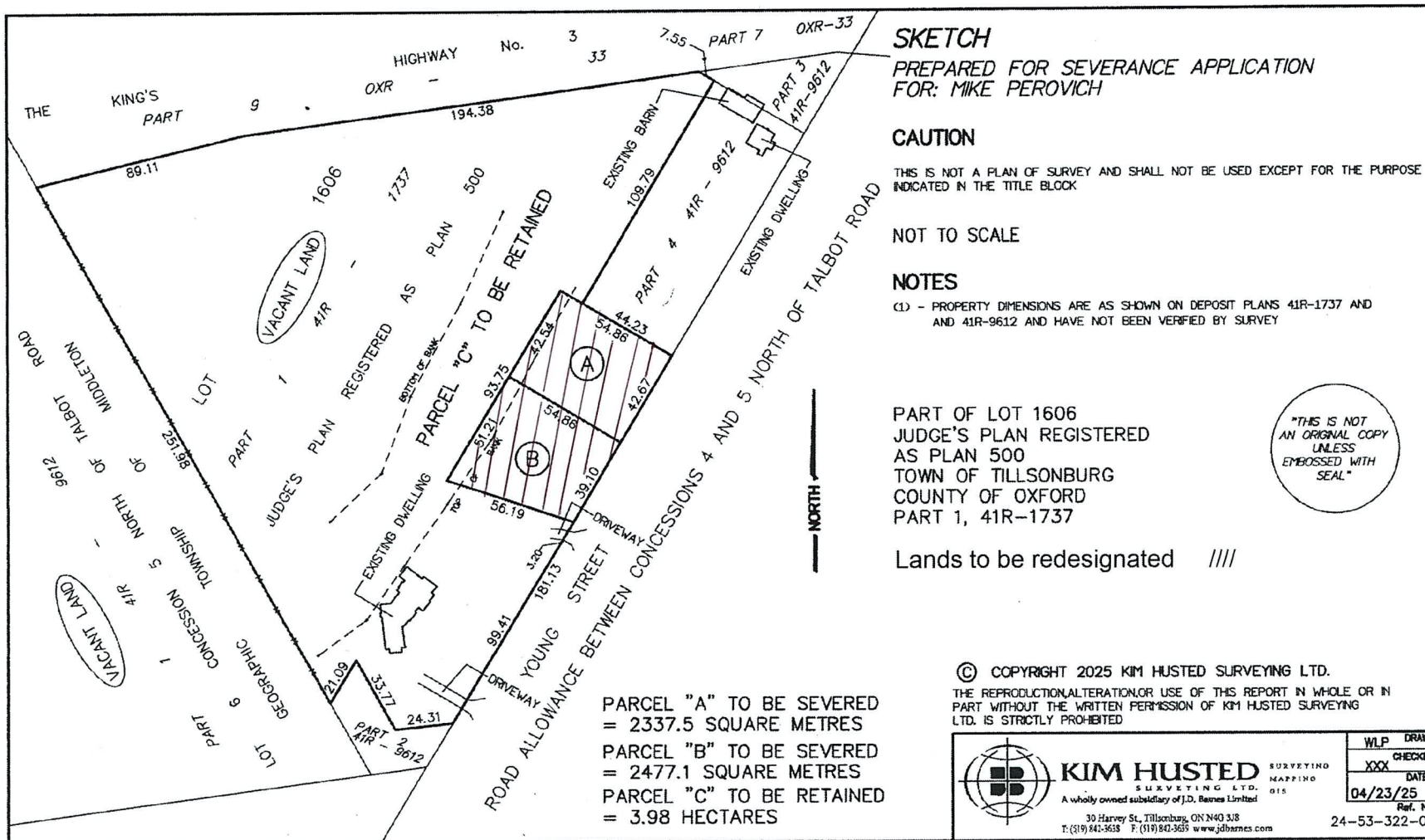


This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

Plate 4: Applicant's Sketch

File Nos.: OP125-15-7 and ZN7-25-12 (Perovich)

Part Lot 1606, Plan 500, Part 1, 41R-1737; 93 Young Street, Town of Tillsonburg
Perovich - OPA Sketch



COUNTY OF OXFORD

BY-LAW **6783-2026**

BEING a By-Law to adopt Amendment Number 348 to the County of Oxford Official Plan.

WHEREAS, Amendment Number 348 to the County of Oxford Official Plan has been recommended by resolution of the Council of the Town of Tillsonburg and the County of Oxford has held a public meeting and has recommended the Amendment for adoption.

NOW THEREFORE, the County of Oxford pursuant to the provision of the Planning Act, R.S.O. 1990, as amended, enacts as follows:

1. That Amendment Number 348 to the County of Oxford Official Plan, being the attached explanatory text, is hereby adopted.
2. This By-Law shall come into force and take effect on the day of the final passing thereof.

READ a first and second time this 14th day of January, 2026.

READ a third time and finally passed this 14th day of January, 2026.

MARCUS RYAN, WARDEN

LINDSEY MANSBRIDGE, CLERK

AMENDMENT NUMBER 348
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following Plan designated as Schedule "A", attached hereto, constitutes
Amendment Number 348 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of the Amendment is to re-designate certain lands in the Town of Tillsonburg from 'Open Space' to 'Low Density Residential', to facilitate the severance of residential infill lots.

2.0 LOCATION OF LANDS AFFECTED

This Amendment applies to lands located at Part of Lot 1606, Plan 500, being Part 1 on Plan 41R-1737 in the Town of Tillsonburg. The subject lands are located on the west side of Young Street lying south of Highway 3 and are municipally known as 93 Young Street, Town of Tillsonburg.

3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to re-designate certain lands in the Town of Tillsonburg from 'Open Space' to 'Low Density Residential', to facilitate the severance of residential infill lots.

It is the opinion of Council that the amendment is consistent with the policies of the PPS as the development is an efficient use of land served by municipal services within a fully serviced settlement area.

Council is also of the opinion that the proposal is consistent with the relevant policies of the County Official Plan, as the proposed development will create an infilling opportunity that is considered an efficient use of underutilized lands and facilitate development that will be similar to and compatible with surrounding low density residential uses.

Further, the proposed use is considered to be appropriate for the subject lands as the residential development is located adjacent to a recently draft approved plan of low density development, and the surrounding area is less urbanized than most other areas of the Town, with fewer public amenities, parks, schools or public serving commercial uses, with existing residential development consisting of larger, single detached lots/dwellings. The subject proposal is not expected to negatively impact any of the surrounding woodlands to the northwest, the area to be re-designated and rezoned encompasses the existing cleared area and excludes the top of slope identified by Long Point Region Conservation Authority.

In light of the foregoing, it is the opinion of Council that the proposal is consistent with the policies of PPS and meets the general intent and purpose of the County Official Plan.

4.0 DETAILS OF THE AMENDMENT

- 4.1 That Schedule "T-1" – Town of Tillsonburg Land Use Plan, is hereby amended by changing the land use designation of those lands identified as 'ITEM 1' on 'Schedule A' attached hereto from 'Open Space' to 'Residential'.
- 4.2 That Schedule "T-2" – Town of Tillsonburg Residential Density Plan, is hereby amended by adding the designation of Low Density Residential to those lands identified as 'ITEM 1' on 'Schedule A'
- 4.3 That Schedule "T-3" – Town of Tillsonburg Leisure and Resources and School Facilities Plan, is hereby amended by removing the designation of Open Space from those lands identified as 'ITEM 1' on 'Schedule A'

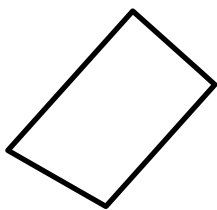
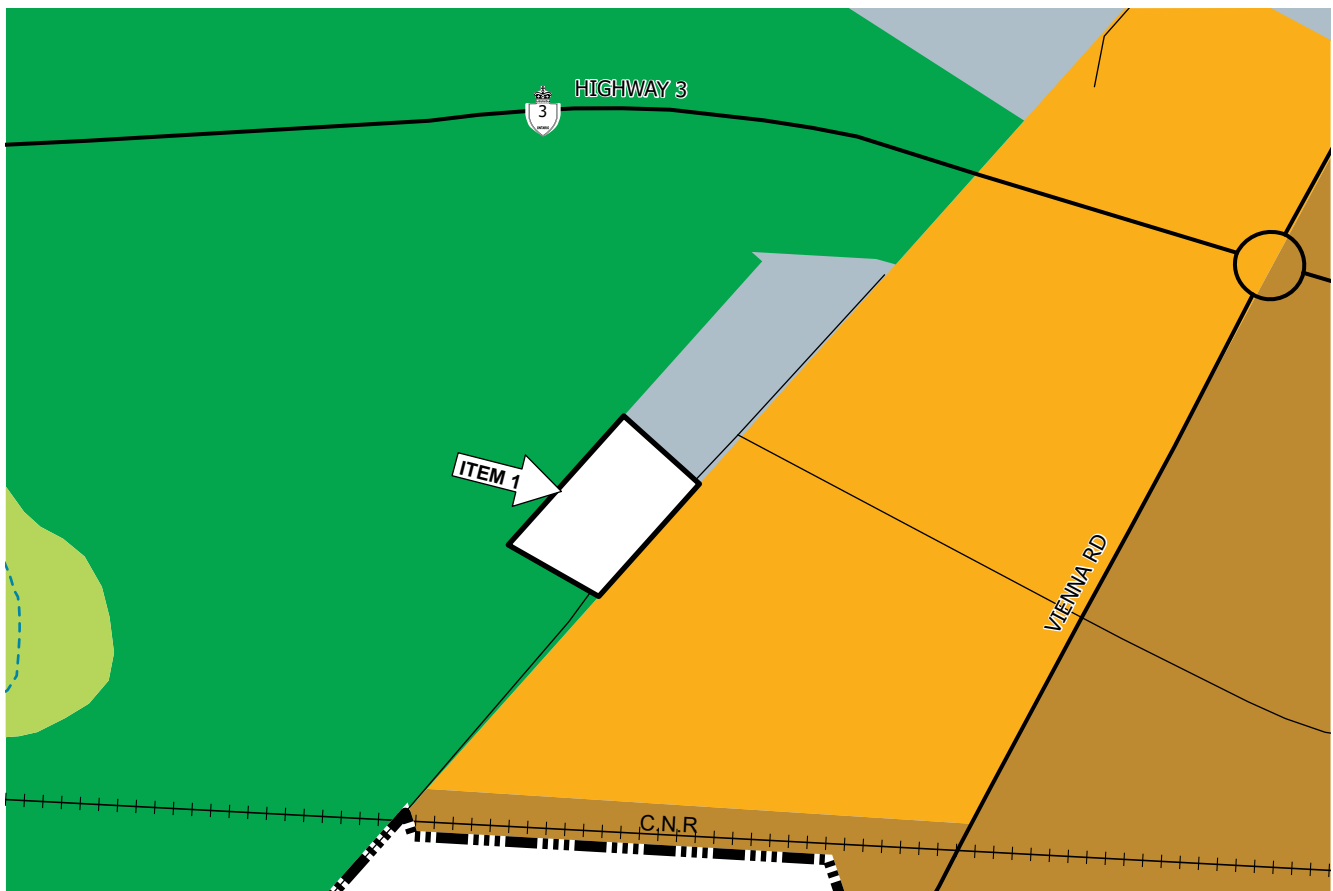
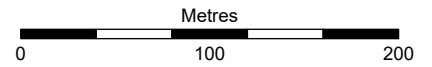
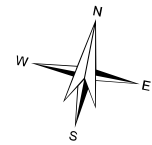
5.0 IMPLEMENTATION

This Official Plan Amendment shall be implemented in accordance with the implementation policy of the Official Plan.

6.0 INTERPRETATION

This Official Plan Amendment shall be interpreted in accordance with the interpretation policy of the Official Plan.







SCHEDULE "A"
 AMENDMENT No. 348
 TO THE
COUNTY OF OXFORD
OFFICIAL PLAN
 SCHEDULE "T-1"
TOWN OF TILLSONBURG
LAND USE PLAN



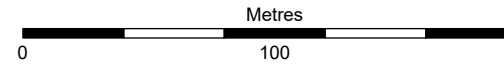
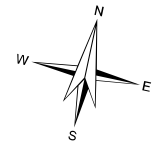
- AREA OF THIS AMENDMENT

ITEM 1 - CHANGE FROM OPEN SPACE
 TO RESIDENTIAL

**LAND USE PLAN
 LEGEND**

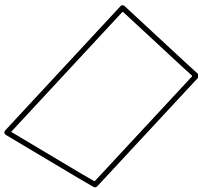
-  RESIDENTIAL
-  SERVICE COMMERCIAL
-  INDUSTRIAL
-  OPEN SPACE
-  ENVIRONMENTAL PROTECTION
-  FLOODLINE

SCHEDULE "A"
 AMENDMENT No. 348
 TO THE
COUNTY OF OXFORD
OFFICIAL PLAN
 SCHEDULE "T-2"
TOWN OF TILLSONBURG
RESIDENTIAL DENSITY PLAN






- AREA OF THIS AMENDMENT

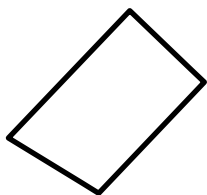
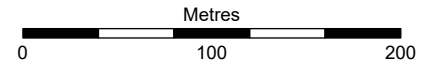
ITEM 1 - CHANGE FROM OPEN SPACE
 TO LOW DENSITY RESIDENTIAL



**RESIDENTIAL DENSITY PLAN
 LEGEND**

-  LOW DENSITY RESIDENTIAL
-  OPEN SPACE
-  ENVIRONMENTAL PROTECTION

SCHEDULE "A"
 AMENDMENT No. 348
 TO THE
COUNTY OF OXFORD
OFFICIAL PLAN
 SCHEDULE "T-3"
TOWN OF TILLSONBURG
LEISURE RESOURCES AND SCHOOL FACILITIES PLAN



- AREA OF THIS AMENDMENT
 ITEM 1 - REMOVE FROM OPEN SPACE

**LEISURE RESOURCES AND SCHOOL FACILITIES PLAN
 LEGEND**

- OPEN SPACE
- ENVIRONMENTAL PROTECTION
- FLOODLINE