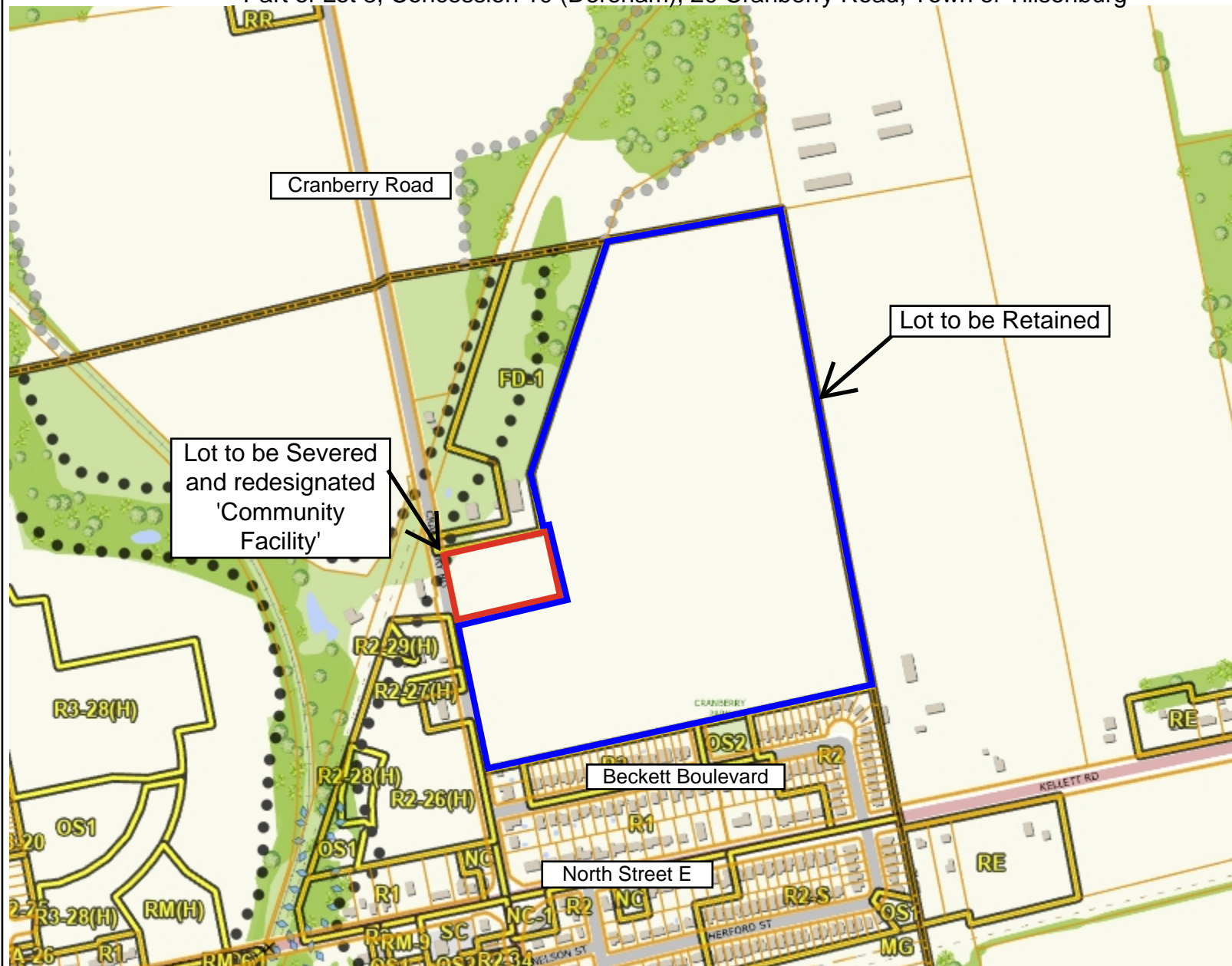




Plate 1: Location Map with Existing Zoning

File Nos.: OP25-18-7, B25-49-7 & ZN7-25-09 (Thames Valley District School Board)

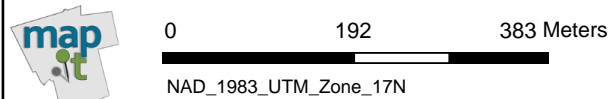
Part of Lot 3, Concession 10 (Dereham); 20 Cranberry Road, Town of Tillsonburg



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

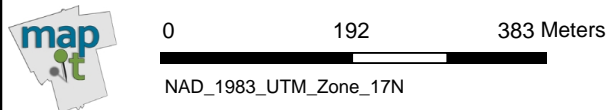
September 23, 2025



Legend

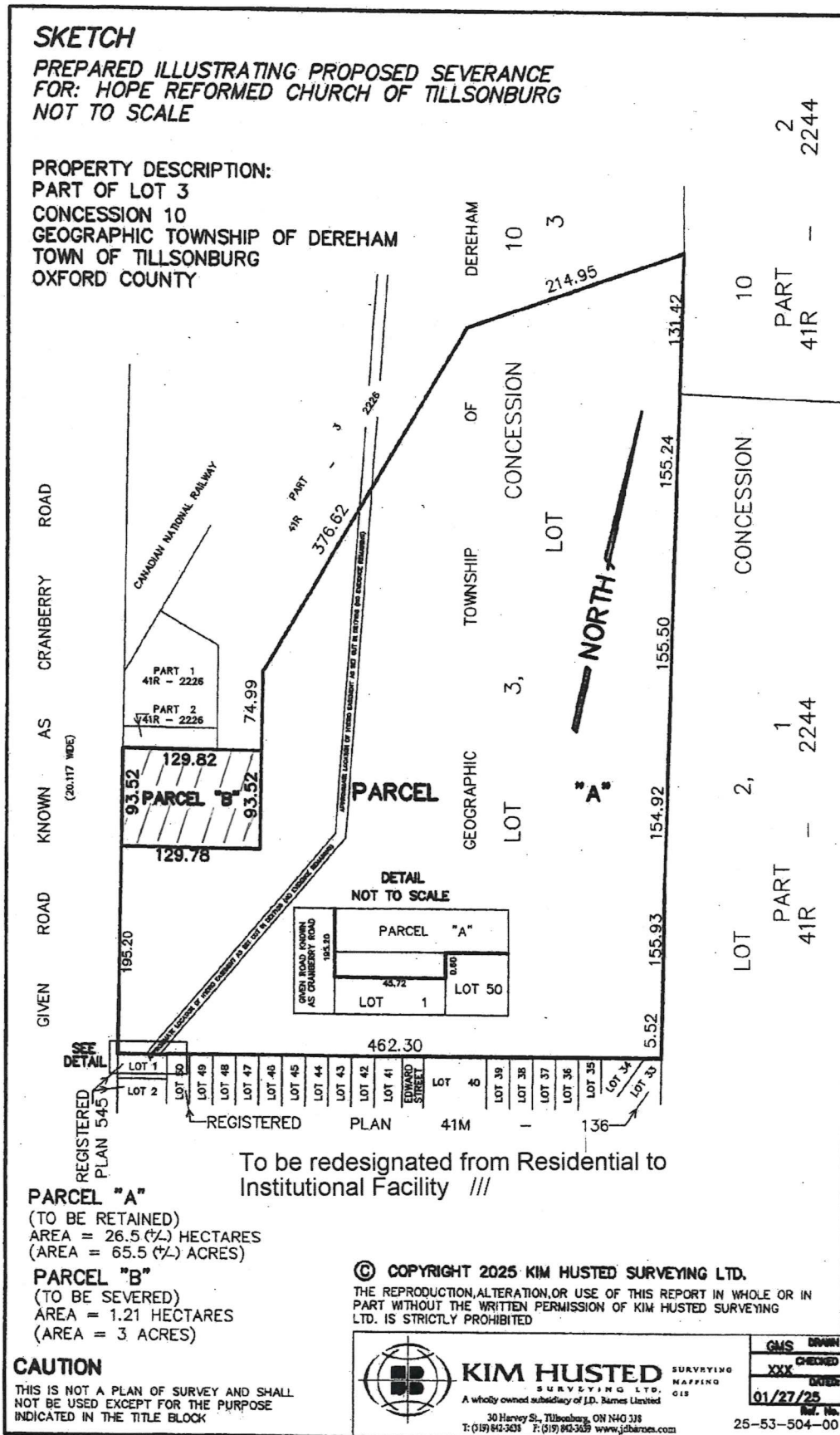
- Parcel Lines**
 - Municipal Boundary
 - Property Boundary
 - - - Assessment Boundary
 - Road
 - Unit
- Zoning Floodlines**
- Regulation Limit**
 - ◆ 100 Year Flood Line
 - ▲ 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 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 26, 2025



C:\OSOFT\141\WORK\2025\25-53-504-00.dwg, 2025-01-29 2:17:15 PM, HP PageWide XL 4000PS MFP

Plate 3: Applicant's Sketch
 File Nos.: OP 25-18-7, B25-49-7 & ZN 7-25-09 (Thames Valley District School Board)
 Part of Lot 3, Concession 10 (Dereham); 20 Cranberry Road, Town of Tillsonburg

Amy Hartley

From: shannon collins [REDACTED]
Sent: Friday, November 21, 2025 2:20 PM
To: Planning
Subject: File OP 25-18-7 Hope reform church

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hello

I wanted to share in writing that myself and my husband are against this zoning change. We do not feel like this development is in the best interests of our neighbourhood.

Thanks
Shannon Collins

COUNTY OF OXFORD

BY-LAW **6784-2026**

BEING a By-Law to adopt Amendment Number 349 to the County of Oxford Official Plan.

WHEREAS, Amendment Number 349 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 349 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 349
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following Plan designated as Schedule "A", attached hereto, constitutes
Amendment Number 349 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 'Low Density Residential' and 'Open Space' to 'Community Facility', to facilitate the development of a place of worship.

2.0 LOCATION OF LANDS AFFECTED

This Amendment applies to lands located at Part of Lot 3, Concession 10 (Dereham), in the Town of Tillsonburg. The lands front on the east side of Cranberry Road lying between Ostrander Road and Beckett Boulevard and are municipally known as 20 Cranberry Road, 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 'Low Density Residential' and 'Open Space' to 'Community Facility', to facilitate the development of a place of worship.

It is the opinion of Council that the amendment is consistent with the policies of the Provincial Planning Statement (PPS) as the development represents an efficient use of land and municipal services within a fully serviced settlement area and will support the development of complete communities by providing for the development of a large scale institutional use which will serve residents of the Town of Tillsonburg and surrounding area.

The proposed place of worship is larger than what is permitted for minor institutional uses in Residential Areas as noted in Section 8.5.3.2 of the Official Plan. As such, Council is satisfied that redesignating the lands as Community Facility to facilitate the development of a place of worship, being approximately 1,300 m² (14,000 ft²) is considered appropriate.

Council is further satisfied that the proposal is appropriate as it is located on an arterial road (Cranberry Road) which is able to appropriately accommodate the anticipated traffic. The surrounding land uses are predominantly residential and future development lands and Council is satisfied that the proposed church will be compatible with current land uses, and will not compromise the ability to accommodate future planned residential development within the area. Further, the proposal to redesignate the small northwest portion of the lot severed from Open Space to Community Facility does not impact any natural heritage features or areas subject to natural hazards and is in keeping with the intent and purpose of the applicable Official Plan policies.

In light of the foregoing, it is the opinion of Council that the proposed Official Plan Amendment is consistent with the policies of the PPS and supports the objectives and strategic initiatives of the Official Plan respecting institutional uses.

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 'Community Facility'.
- 4.2 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 2' on 'Schedule A' attached hereto from 'Residential' to 'Community Facility'.
- 4.3 That Schedule "T-2" – Town of Tillsonburg Residential Density Plan, is hereby amended by removing the designation of Open Space from those lands identified as 'ITEM 1' on 'Schedule A'
- 4.4 That Schedule "T-2" – Town of Tillsonburg Residential Density Plan, is hereby amended by removing the designation of Low Density Residential from those lands identified as 'ITEM 2' on 'Schedule A'
- 4.5 That Schedule "T-3" – Town of Tillsonburg Leisure 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'

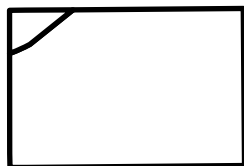
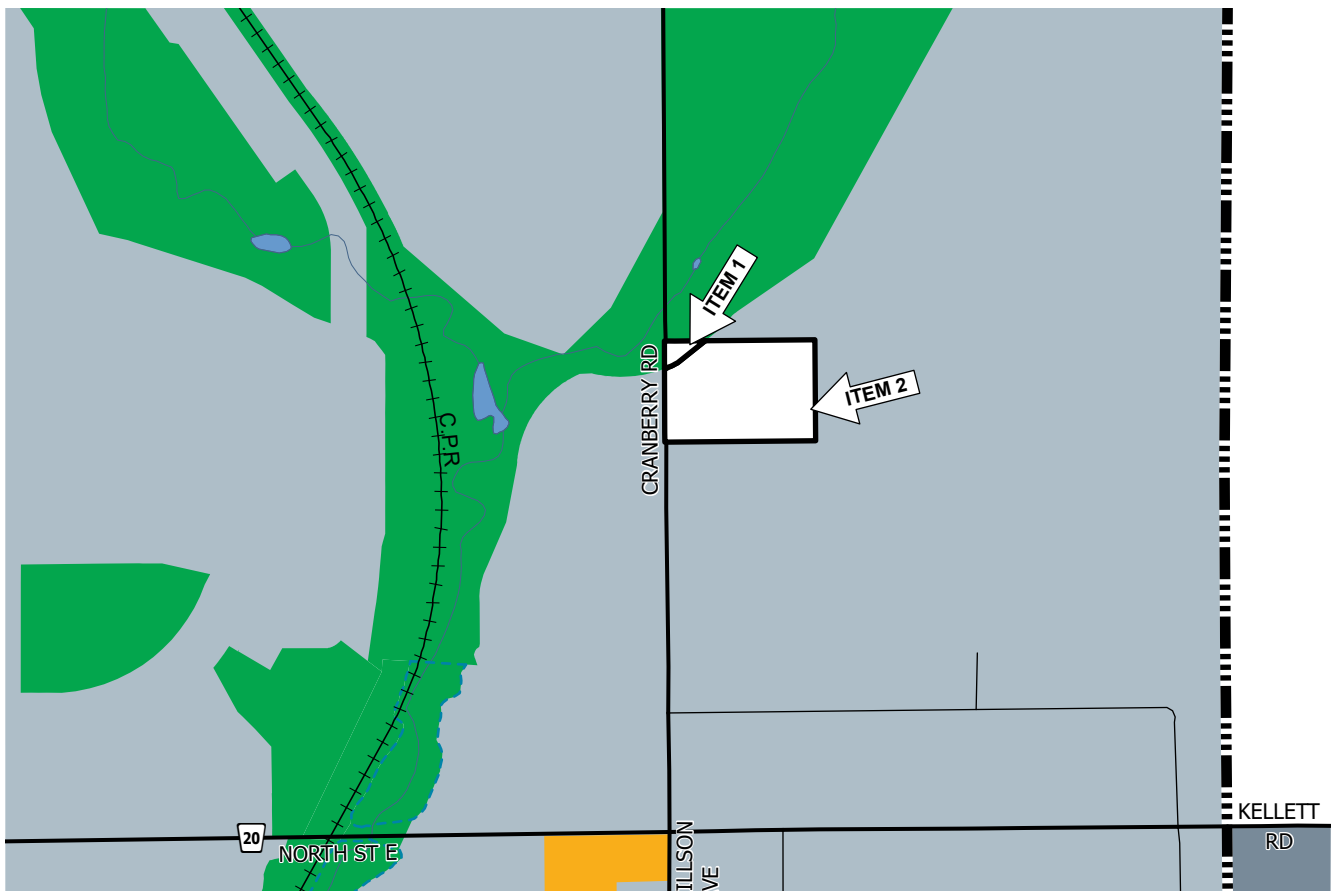
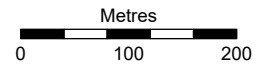
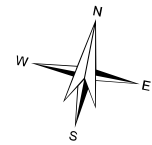
5.0 IMPLEMENTATION

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. 349
 TO THE
COUNTY OF OXFORD
OFFICIAL PLAN
 SCHEDULE "T-1"
TOWN OF TILLSONBURG
LAND USE PLAN



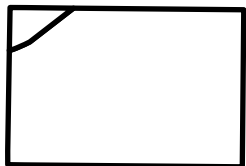
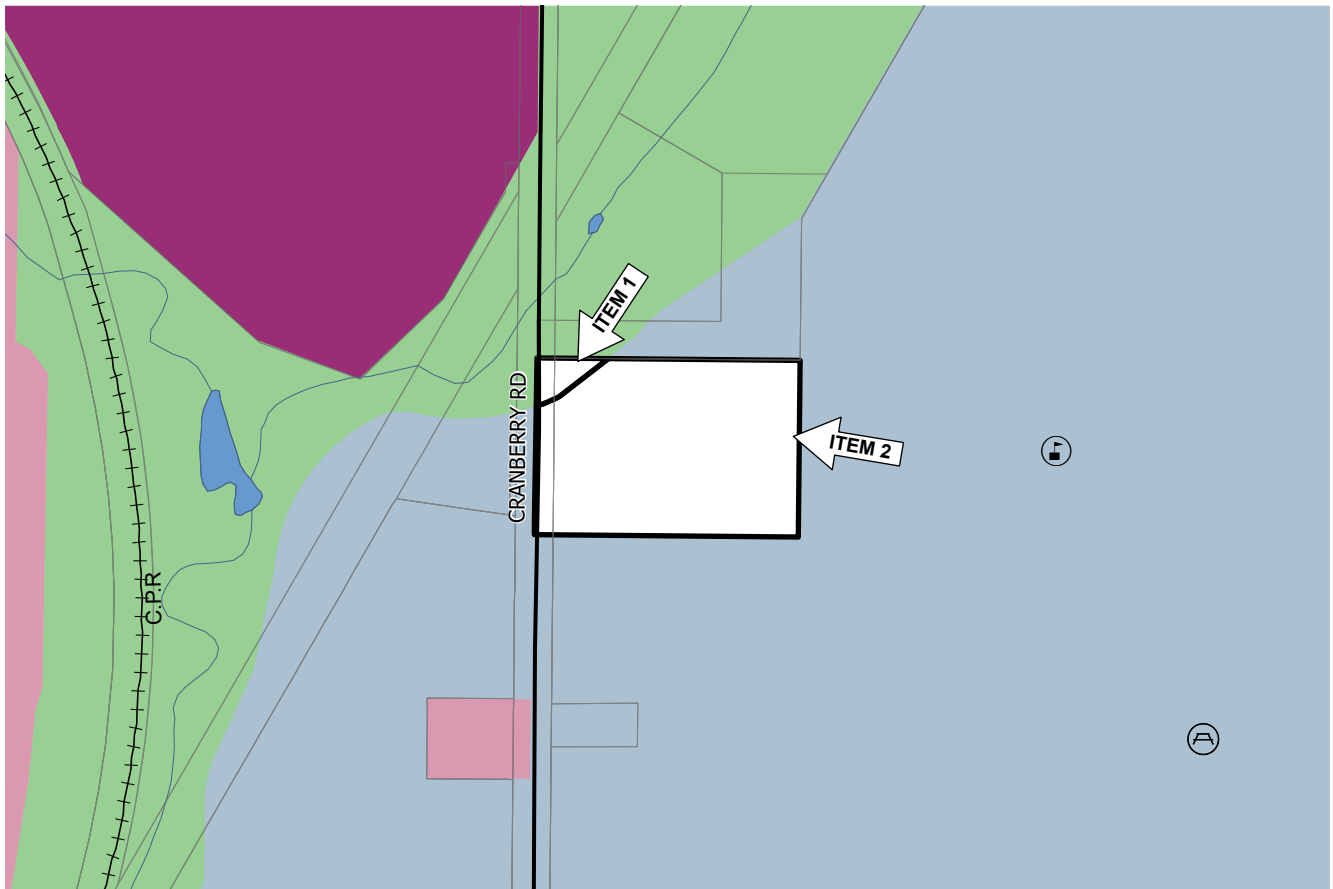
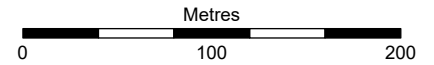
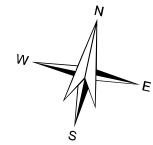
- AREA OF THIS AMENDMENT

- ITEM 1 - CHANGE FROM OPEN SPACE TO COMMUNITY FACILITY
- ITEM 2 - CHANGE FROM RESIDENTIAL TO COMMUNITY FACILITY

LAND USE PLAN LEGEND

- RESIDENTIAL
- SERVICE COMMERCIAL
- OPEN SPACE
- FUTURE URBAN GROWTH
- FLOODLINE

SCHEDULE "A"
 AMENDMENT No. 349
 TO THE
COUNTY OF OXFORD
OFFICIAL PLAN
 SCHEDULE "T-2"
TOWN OF TILLSONBURG
RESIDENTIAL DENSITY PLAN



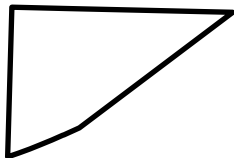
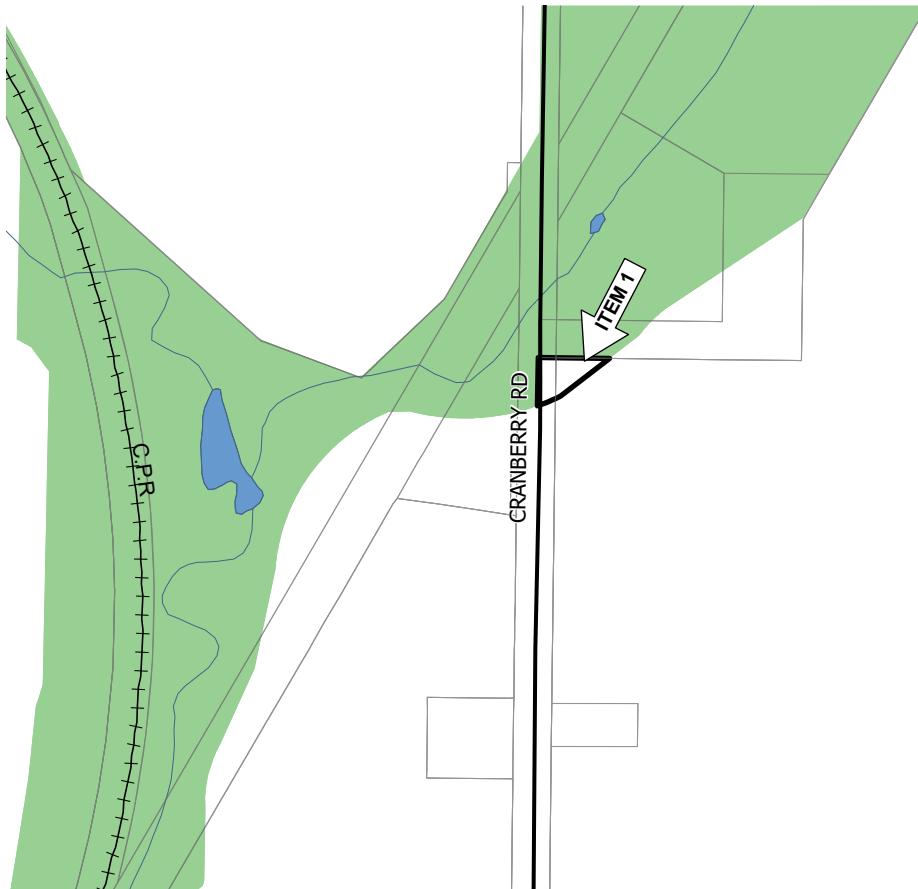
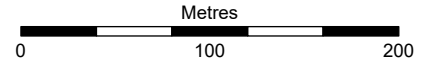
- AREA OF THIS AMENDMENT

- ITEM 1 - REMOVE FROM OPEN SPACE
- ITEM 2 - REMOVE FROM LOW DENSITY RESIDENTIAL

RESIDENTIAL DENSITY PLAN LEGEND

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- OPEN SPACE
- PROPOSED PARK
- PROPOSED SCHOOL

SCHEDULE "A"
 AMENDMENT No. 349
 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
- FLOODLINE