



FORM 1
PLANNING ACT, 1990
APPLICATION FOR MINOR VARIANCE OR PERMISSION
Town of Tillsonburg Committee of Adjustment
Fee \$900.00 (\$1800 - See Note 1 - Page 4)

Building, By-Law &
Planning Services
10 Lisgar Avenue
Tillsonburg ON
N4G 5A7

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PIN#: 00019-0317 ROLL#: FILE: A02-19

The undersigned hereby applied to the Committee of Adjustment for the Town of Tillsonburg under Section 44 of the Planning Act, 1990, for relief, as described in this application form By-Law No. 3295 (as amended).

Name and Address of Owner		Name and Address of Applicant/Agent (if applicable)	
Simon Wagler Homes Inc. RR #4 Aylmer			
Postal Code:	Telephone Number:	Postal Code:	Telephone Number:
N5H 2R3	519-639-4161		
Email: jacobwagler@gmail.com		Email:	

1. Name and addresses of any mortgagees, holders of charges or other encumbrances:

2. Nature and extent of relief applied for: To be completed by the applicant. (include By-Law Section if known)

LOT COVERAGE By-LAW 35%
proposed. 36%
VARIANCE FOR 1% REQUIRED.
EXISTING ZONING R1-21

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3. Why is it not possible to comply with the Provision of the By-Law?

COVERED PORCH PUTS US OVER 35%

4. Legal Description of Subject land:

Lot Number(s) 43 Plan Number or Concession 41M-145

Part Number(s) Reference Plan Number

Street Address (if any) # 59 TRILLIUM DRIVE

The lot is located on the South side of the Street lying between PRIMROSE DRIVE Street and MORNING GLORY Street DRIVE.

5. Dimensions of land affected:

Frontage 18m Depth (average) 36.7m
Area 660.6 SQ.M. Width of Street 20.117m

6. Particulars of all buildings and structures on or proposed for the subject land: (specify ground floor area, gross floor area, number of stories, width, length, height, etc.)

Existing: _____

Proposed: 1 Single Family Dwelling

7. Location of all buildings and structures on or proposed for the subject land: (specify distance from side, rear and front lot lines as well as lot coverage.) Please include a copy of a survey with all measurements. A copy of a survey/ site plan prepared by an Ontario Land Surveyor or Consulting Engineer must accompany this application with all necessary measurements.

Existing: _____

Proposed: See ATTACHED SITE PLAN.

8. Date of acquisition of subject land: November 2018

9. Date of Construction of all buildings and structures on subject land (if known): VACANT

10. Existing uses of the subject property Residential

11. Existing uses of abutting properties: Residential

12. Length of time the existing uses of the subject property have continued: 20 yrs.

13. Municipal Services available (please check all appropriate boxes)

☒ Water

☐ Connected

☒ Sanitary Sewers

☐ Connected

☒ Storm Sewers

14. Present Official Plan Provisions applying to the land: Residential

15. Present Zoning by-Law provisions applying to the land: R1-21

16. Has the owner previously applied for relief in respect of the subject property? ☒ Yes ☐ No

If the answer is yes, describe briefly Re-Zoning Bylaw 4226
Dated Oct 9, 2018

17. Is the subject property the subject of a current application for consent under Section 53 of the Planning Act, 1990? ☐ Yes ☒ No

THIS SECTION TO BE COMPLETED IN THE PRESENCE OF A COMMISSIONER FOR TAKING AFFIDAVITS

I/We Simon Wagler of the Town of Tillsonburg
In the County of Oxford.

DO SOLEMNLY DELCIARE THAT: All of the prescribed information contained in the is application is true and that the information contained in the documents that may accompany this application is true and I make the solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath by virtue of the Canada Evidence Act.

DECLARED before me at the

Of Town of Tillsonburg in the
County of Oxford.

Simon Wagler
Owner(s)/Applicant

This 21 day of February, 2019

Helen Johnson
A Commissioner for Taking affidavits

Owner(s)/Applicant
HELEN JOHNSON, a Commissioner,
etc., Province of Ontario, for the
Corporation of the Town of Tillsonburg
Expires: March 10, 2020

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AUTHORIZATION

NOTE: The property owner or the authorized agent must complete the application. Where an agent is making the application, the written authorization of the owner must be completed below. If the application is being made under an agreement of purchase and sale, a copy of the agreement must be attached and will remain confidential.

Authorization of Owner(s) for Applicant/Agent to Make the Application

I/We, _____, am/are the owner(s) of the land that is the subject of this application for site plan and I/we authorize _____, to make this application on my/our behalf.

Signature of Owner(s)

Signature of Owner(s)

DATED

Notes:

1. It is required that one original copy of this application and all drawings be filed at the Town's Customer Service Centre, accompanied by a fee of \$900 in cash or cheque made payable to the Town of Tillsonburg. A fee of \$1800 will be charged if an application is required after the fact.