Tillsonburg
CONNECTED. ENRICHED. INSPIRED.

FILE No: _ZN 7-19-13_

DATE RECEIVED: _Nov. 6/19_

TOWN OF TILLSONBURG

APPLICATION FOR ZONE CHANGE

1. **Registered Owner(s):**
   Name: _Daryll & Nicole Clause_   **Phone: Residence:** _____
   Address: _32 North Street East, Tillsonburg_   **Business:** _____
                  Fax: _____
   Postal Code: _N4G 1B3_   **E-mail:** _dnclause@gmail.com_

   Applicant (if other than registered owner):
   Name: _____   **Phone: Residence:** _____
   Address: _____   **Business:** _____
                  Fax: _____
   Postal Code: _____   **E-mail:** _____

   Solicitor or Agent (if any):
   Name: _____   **Phone: Business:** _____
   Address: _____   **Fax:** _____

   Postal Code: _____   **E-mail:** _____

   All communications will be sent to those listed above. **If you do not wish correspondence** to be sent to the

   ☐ Owner, ☐ Applicant, or ☐ Solicitor/Agent, please specify by checking the appropriate box.

   Name and address of any holders of any mortgage, charges or other encumbrances (if known):
   _____

2. **Subject Land(s):**
   a) **Location:**
   Municipality _Tillsonburg_   former municipality _____
   Concession No. _____   Lot(s) _____
   Registered Plan No. _M-16_   Lot(s) _Lot 3_
   Reference Plan No. _____   Part(s) _____
   The proposed lot is located on the _east_ side of _Woodcock Drive_ Street, lying between
   North Street East Street and _Owl Drive_ Street.
   Street and/or **Civic Address (911#):** _4 Woodcock Drive_

   b) **Official Plan Designation:**   Existing: _Low Density Residential_
                          Proposed: _Low Density Residential_

   If the proposed designation is different than the existing designation, has an application for Official Plan Amendment been
   filed with the County of Oxford?   ☐ No   ☐ Yes

FOR OFFICE USE ONLY
DATE PRESCRIBED INFORMATION COMPLETE   PIN

Nov. 6/19   000210059

c) Zoning: Present: Low Density Residential Type 1 Zone (R1)

Proposed: Special Low Density Residential Type 3 Zone (R3), to permit a single detached dwelling, duplex, triplex, or multi-unit residential dwelling (up to 4 units) with a reduced minimum lot area, parking in front yard

d) Uses: Present: Vacant residential land

Proposed: (Include description) Possible tri-plex or four-plex.

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3. Buildings/Structures:

For all buildings/structures, either **existing or proposed** on the subject lands, please supply the following information:

	☒ None Existing	☐ None Proposed
Existing/Proposed	Building 1	Building 2
Use:		Possible tri-plex or four-plex.
Date Constructed (if known):		Unknown
Floor Area:		Unknown
Setbacks:		
Front lot line		Unknown
Side lot lines		Unknown
Rear lot line		Unknown

Please complete for residential, commercial/industrial or institutional uses.

	RESIDENTIAL	COMMERCIAL/ INDUSTRIAL	INSTITUTIONAL
TYPE Apt., semi, townhouse, retail, restaurant, church, etc.	Tri-plex or 4-plex		
# OF UNITS	3-4		N/A
CONVERSION/ADDITION TO EXISTING BUILDING Describe			
TOTAL # OF UNITS/BEDS	N/A	N/A	
FLOOR AREA by dwelling unit or by type (office, retail common rooms, etc.)	Unknown		
OTHER FACILITIES (playground, underground parking, pool, etc.)			
# OF LOTS (for subdivision)			N/A
SEATING CAPACITY (for restaurant, assembly hall, etc.)	N/A		
# OF STAFF	N/A		
OPEN STORAGE REQUIRED?	N/A		N/A
ACCESSORY RESIDENTIAL USE?	N/A	If accessory residential use, complete residential section	If accessory residential use, complete residential section

4. Site Information (proposed use(s):

Lot Frontage	20.5 m	Exterior Side Yard (corner lot)	
Lot Depth	51 m	Landscaped Open Space (%)	
Lot Area	1184.71 sq m	No. of Parking Spaces	
Lot Coverage		No. of Loading Spaces	
Front Yard		Building Height	
Rear Yard		Width of Planting Strip	
Interior Side Yard		Driveway Width	

5. **Services:**   (check appropriate box)   Existing   Proposed

    Water supply   Publicly owned and operated piped water system   ☒   ☒

                            Privately owned and operated individual well   ☐   ☐

                            Other (specify) _____   ☐   ☐

    Sewage Disposal   Publicly owned and operated sanitary sewer system   ☒   ☒

                            Privately owned and operated individual septic tank   ☐   ☐

                            Other (specify) _____   ☐   ☐

    Storm Drainage   Municipal Sewers   ☒   Ditches   ☐

                            Municipal Drains   ☐   Swales   ☐

6. **Access:**

    Provincial Highway   ☐   Unopened Road Allowance   ☐

    County Road   ☐   Right-of-Way owned by _____   ☐

    Municipal Road maintained all year   ☒   Other (specify) _____   ☐

    Municipal Road seasonally maintained   ☐

7. **General Information:**

    a) Is the Subject Land the subject of regulations for flooding or fill and construction permits of the Long Point Region

        Conservation Authority?   ☒ No   ☐ Yes

        If yes, has an Application been filed with the Conservation Authority?   ☐ No   ☐ Yes

    b) Present land use(s) of adjacent properties:

        _____

    c) Characteristics of subject land (check appropriate space(s) and add explanation, if necessary)

        (i)   Does the land contain environmental features such as wetlands, woodlots, watercourses, etc.?

               ☒ No   ☐ Yes If yes, describe _____

               _____

        (ii)   Has any part of the land been formally used for any purpose other than agricultural purposes?

                                                                    ☒ No   ☐ Yes

               If yes, describe former use:

               _____

               _____

8. **Historical Information:**

    a) Is the subject land the subject of a current Application for Consent to the Oxford County Land Division Committee or a current
        application for draft plan of subdivision to the County of Oxford?

               ☒ No   ☐ Yes →   Application No. _____

    b) Have the subject land(s) ever been the subject of any other application under the Planning Act, such as an application for
        approval of an Official Plan amendment, a zoning by-law amendment, a Minister's Zoning Order amendment, consent, a minor
        variance, or approval of a plan of subdivision?

               ☒ No   ☐ Unknown

               ☐ Yes →   File No. _____   Status/Decision _____

    c) If known, the date the subject land was acquired by the owner?   2015
        _____

    d) If known, the length of time that the existing uses of the subject land have continued?   Since 1970
        _____

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

I/We, __DARYLL CLAUSE__ , am/are the owner(s) of the land that is the subject of this application for zone

change and I/We authorize __NICOLE CLAUSE__ , to make this application on my/our behalf.

__NOVEMBER 6.__
Date   Signature of Owner(s)   Signature of Owner(s)

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

I/We __NICOLE CLAUSE__ of the __TOWN__

of __TILLSONBURG__ in the __COUNTY__ of __OXFORD.__ ,

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the __Town__
of __Tillsonburg__ in the
__County__ of __Oxford.__
this __06__ day of __November__ 20 __19__

_____
A Commissioner for Taking Affidavits

_____
Owner(s)/Applicant

_____
Owner(s)/Applicant

HELEN JOHNSON, a Commissioner,
etc., Province of Ontario, for the
Corporation of the Town of Tillsonburg
Expires: March 10, 2020

Notes:

1.   Applications will not be considered complete until all requested information has been supplied.

2.   It is required that **one original** of this application (including the sketch/site plan) be filed, accompanied by the applicable fee of **$1,200.00** in cash or cheque, payable to the **Treasurer, Town of Tillsonburg.** A fee of $2,400.00 will be charged if an application is required 'after the fact' (after the use has occupied the site).

Municipal Freedom of Information and Protection of Privacy Act – Notice of Collection & Disclosure

The collection of personal information on this form is legally authorized under Sec.34 of the *Planning Act* and O.Reg.545/06 for the purpose of processing your planning application. Questions about this collection should be directed to the Director of Community Planning at the County of Oxford, 21 Reeve St., P.O. Box 1614, Woodstock, ON N4S 7Y3 or at 519-539-9800 (ext.3207).

Pursuant to Sec.1.0.1 of the *Planning Act*, and in accordance with Sec.32(e) of the *Municipal Freedom of Information and Protection of Privacy Act*, it is the policy of the County of Oxford to make all planning applications and supporting material available to the public.