

APPLICATION FOR CONSENT
or
APPLICATION FOR CONSENT AND MINOR VARIANCE

☐
☒
(Check One)

Oxford County Land Division Committee

1. Registered Owner(s):

Name: Oxford Lofts Inc., c/o Timothy McKillican
Address: 61 Flanders Dr., Waterdown, Ontario.
Postal Code: L8B 0G6. **Email:** timckillican@gmail.com.

Residence: _____
Business: +1 (416) 580-0775
Fax: _____

Applicant (if other than registered owner):

Name: Athon Const. & Dev. Corp. c/o Andrew Teeple
Address: 164 Herbert St., Waterloo, Ontario.
Postal Code: N2J 1T4. **Email:** andrew@athon.ca.

Residence: _____
Business: 519-900-5455
Fax: 1-888-732-7207

Solicitor or Agent (if any):

Name: _____
Address: _____
Postal Code: _____ **Email:** _____

Bus. _____
Cell _____
Fax _____

2. Location of Subject Land:

Municipality Town of Tillsonburg

LOT 761, PART OF LOTS 763, 764A PLAN 500 AS IN 338169; SAVE & EXCEPT PARTS 1, 2, 3, 41R-9352; S/T 438605, A76052; SUBJECT TO AN EASEMENT IN GROSS OVER PART 1 PLAN 41R9558 AS IN CO179708; SUBJECT TO AN EASEMENT AS IN CO206222; TOWN OF TILLSONBURG former municipality

Town of Tillsonburg

Lot(s) _____
Lot(s) _____
Part(s) _____

Concession _____
Registered Plan No. 500
Reference Plan No. _____

The subject land is located on the west side of Rolph Street, lying between Brock Street/ and Washington Grand Ave. Street.

Street and/or **911 Address** (if any): ~~75-67 Rolph Street, Tillsonburg, ON~~
83 Rolph Street, Tillsonburg, Ontario

NATURE OF APPLICATION

3. a) Type and Purpose of Proposed Transaction: (check appropriate box(es))

Conveyance

☐ addition to a lot

☒ creation of a new lot(s) - specify number of new lots proposed (not including retained lot) 1

☒ please check if the creation of the new lot(s) is a "technical severance" (i.e., the land being severed and the land being retained were formerly separate holdings but have since become consolidated)

Other

☐ Mortgage or Charge

☐ Lease

☒ Partial Discharge of Mortgage

☐ Correction of Title

☒ Easement / Right-of-Way

☐ Other (specify) _____

☐ None

OFFICE USE ONLY

DATE APPLICATION RECEIVED

DATE PRESCRIBED INFORMATION COMPLETE

000330072 & PIN

June 30/20

July 21, 2020

000330303

NATURE OF APPLICATION – cont'd

3. b) If Known, name of Person(s) (purchaser, lessee, mortgagee, etc.) to whom land is intended to be conveyed, leased or mortgaged A Corporation to be Formed

4. Minor Variance(s) Request: (if applicable)

a) SECTION & PROVISION FROM BY-LAW	LOT TO BE SEVERED		LOT TO BE RETAINED	
	REQUIRED	PROPOSED	REQUIRED	PROPOSED
Section 12.2- Rear Yard Depth			12.5 m	4.7 m
Section 12.2- Planting Strip Width			1 m	0 m
Table 5.24.3- Location and Setback of Parking Areas, to permit parking with a 0 m setback to street line and interior side lot line				

- b) Why is it not possible to comply with the provisions of the By-Law? _____

The proposed severed lot contains a parking area. The severance would leave the current development on the retained lot with a reduced parking ratio. The location of the property is such that it is well suited to a walking life style and as such, reduced parking ratio. Thus far during the leasing of the subject project the 'downsizing' demographics of the retained lot have required much less parking than anticipated. In any case we are also exploring carshare programs and/or shared parking arrangements between the current and future development on the severed lot.

5. Is the lot(s) to be severed or the lot to be retained currently the subject of any other application under the Act, such as an application for an Official Plan amendment, a zoning by-law amendment, a Minister's Zoning Order or approval of a plan of subdivision?



No



Unknown

Yes

If yes, File No. _____

Status/Decision _____

HISTORY OF THE SUBJECT LANDS

6. Are there any easements or restrictive covenants affecting the subject land?

☒ Yes

☐ No

If yes, describe each easement or restrictive covenant and its effect.

SUBJECT TO AN EASEMENT IN GROSS OVER PART 1 PLAN 41R9558 AS IN CO179708; SUBJECT TO AN EASEMENT AS IN CO206222; TOWN OF TILLSONBURG

7. a) Has the subject property ever been the subject of an application for a plan of subdivision or an application for severance under the Planning Act?

☐ No

☒ Unknown

☐ Yes

If yes, File No. _____

Status/Decision _____

- b) Has any land been severed from the parcel originally acquired by the owner of the subject land?

☐ No

☒ Unknown

☐ Yes

If yes, File No. _____

Status/Decision _____

8. If this application is for a lot addition, has the lot to be enlarged ever been the subject of a previous severance?

☐ No

☒ Unknown

☐ Yes

☐ Not Applicable

If Yes, please provide the previous severance File No. and a copy of the deed for the property to be enlarged.

File No(s). _____

9. Has the lot(s) to be severed or the lot to be retained ever been the subject of any other application under the Act, such as an application for an Official Plan amendment, a zoning by-law amendment, a Minister's Zoning Order or a minor variance?

☐ No

☐ Unknown

☒ Yes
If yes, File No. ZN 7-17-03Status/Decision Passed

INFORMATION ABOUT SUBJECT LAND(S)

Entrepreneurial District & Environmental Protection.

10. a) **Present Official Plan Designation** applying to the subject land: _____
 b) **Present Zoning** applying to the subject land: Special Entrepreneurial Zone (EC-9), with EP2
 c) Is the application consistent with the **Provincial Policy Statement, 2014**, as amended?
 (see Item No. 9 in the application guide) Yes ☒ No ☐

11. **Description of Subject Land:** (please use additional page(s) if necessary)

DIMENSIONS	LOT TO BE SEVERED		LOT TO BE RETAINED		LOT TO BE ENLARGED (prior to severance)	
	Metres	Feet	Metres	Feet	Metres	Feet
Frontage	68.74m		74.12m			
Average Depth	127.71m		151.15m			
Average Width	68.74m		74.12m			
	sq.m/ha or sq.ft./ac		sq.m/ha or sq.ft./ac		sq.m/ha or sq.ft./ac	
Area	10,466.57sqm		8,968.34sqm			

PLACE AN 'X' IN THE APPROPRIATE BOX BELOW

USE OF SUBJECT LANDS	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING
Residential (City/Town/Village/Rural Cluster)	X	X	X.	X.	
Non-Farm Rural Residential					
Seasonal Residential					
Mobile Home Park					
Commercial					
Recreational					
Agricultural					
Institutional					
Industrial					
Parkland					
Other (specify)					

Provide details on existing uses:

(i.e. Residential, Commercial, Agricultural, Industrial, etc.)

LOT TO BE SEVERED	LOT TO BE RETAINED	LOT TO BE ENLARGED
Residential	Residential	

Provide details on proposed uses:

LOT TO BE SEVERED	LOT TO BE RETAINED	LOT TO BE ENLARGED
Residential	Residential	

BUILDINGS AND STRUCTURES – USE & TYPE (INDICATE IF NO BUILDINGS; PROVIDE DATE OF CONSTRUCTION FOR EXISTING)			
	LOT TO BE SEVERED	LOT TO BE RETAINED	LOT TO BE ENLARGED
EXISTING	SINGLE DETACHED DWELLING	MULTI UNIT RESIDENTIAL	
PROPOSED	MULTI UNIT RESIDENTIAL	MULTI UNIT RESIDENTIAL	

PLACE AN 'X' IN THE APPROPRIATE BOX BELOW

TYPE OF ACCESS	LOT TO BE SEVERED		LOT TO BE RETAINED		LOT TO BE ENLARGED
	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING
Provincial Highway					
County Road					
Municipal Road maintained all year	X	X	X	X	
Municipal Road seasonally maintained					
Unopened Road Allowance					
Right-of-Way owned by:					
Water Access (describe boat docking and parking facilities on mainland & distance from proposed lot)					
Other (specify)					
TYPE OF WATER SUPPLY					
Publicly owned and operated piped water system	X	X	X	X	
Privately owned and operated communal water system					
Privately owned and operated individual well					
Lake or other water body					
Other (specify)					
TYPE OF SEWAGE DISPOSAL					
Publicly owned and operated sanitary sewer system	X	X	X	X	
Privately owned and operated communal septic system					
Privately owned and operated individual septic system					
Pit Privy					
Other (specify)					
WHEN WILL WATER SUPPLY AND SEWAGE DISPOSAL SERVICES BE AVAILABLE (if applicable)					

12. If the applicant is not the owner of the land that is the subject of this application, a written authorization of the owner that the applicant is authorized to make the application must be included with this form, or the authorization set out below must be completed.

AUTHORIZATION OF OWNER(S) FOR AGENT TO MAKE THE APPLICATION

I / We, Oxford Lofts Inc. c/o Timothy McKillican

am/are the owner(s) of the land that is the subject of this application for consent / consent and minor variance.

I / We authorize Athon Construction and Development Corp. c/o Andrew Teeple,

to make this application on my / our behalf.

June 29, 2020

Date



Signature of Owner(s)

Signature of Owner(s)

THIS SECTION TO BE COMPLETED IN THE PRESENCE OF A COMMISSIONER FOR TAKING AFFIDAVITSI / We ANDREW TEEPLEof the WATERLOO
(Township or Municipality)in the REGION OF WATERLOO
(County or Region)**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.

DECLARED before me in the TOWN
of TILLSONBURG in the
COUNTY of OXFORD
this 30th day of JUNE 2020.

Tracy Carpani
A Commissioner for Taking Affidavits

[Signature]
Owner / Applicant

[Signature]
Owner / Applicant

TRACY CARPANI, a Commissioner, etc.,
Province of Ontario, for the Corporation
of the Town of Tillsonburg
Expires: June 12, 2021

If the decision of this application is appealed by a third party, I Andrew Teeple,
(owner/applicant name – please print)

agree to support the application, provide assistance in the preparation and presentation of the application before the
Local Planning Appeal Tribunal and pay all of the County's legal costs associated with the Tribunal hearing.

[Signature]
(signature of owner / applicant)

Notes:

- It is required that **one original** of this application (including the sketch described in Item 5 of the guide) be filed, together with the applicable fee, payable to the **Treasurer, County of Oxford**. Please contact the County of Oxford Planning Office for the current fee. The fee schedule as set out below was approved by County Council and became effective January 1, 2019.

* Planning Fee Single Consent only	\$2,065.00
Multiple Consents	\$2,065.00 for the first lot, each additional lot \$1,030.00
* Planning Fee Single Consent and Minor Variance	\$2,140.00
Multiple Consents and Minor Variances	\$2,140.00 for the first lot, each additional lot \$1,070.00
* Public Works Fee	\$200.00 per lot
(vacant lot creation - residential, institutional, commercial or industrial)	
- The Application Fee consists of a Planning Fee and a Public Works Fee, as required.
- Additional fees of \$100.00/lot will be required by Public Works at the time of clearance of conditions.

MFIPPA Notice of Collection & Disclosure

The collection of personal information on this form is legally authorized under Sec.53 of the *Planning Act* and O.Reg.197/96 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.