

File No. B 20-32-7File No. A 20-06-7

APPLICATION FOR CONSENT
or
APPLICATION FOR CONSENT AND MINOR VARIANCE

☐☒

(Check One)

Oxford County Land Division Committee

1. Registered Owner(s):Name: E & E McLaughlin Ltd.Address: 500 Hwy. 3, P.O. Box 428, Tillsonburg, ON.Postal Code: N4G 4G8Email: kassandra@eemcloughlin.com

Residence: _____

Business: 519-842-3363Fax: 519-842-6689

Applicant (if other than registered owner):

Name: Riviera Homes c/o Frank RussoAddress: 10 Michael's Lane, Tillsonburg, ON.Postal Code: N4G 4G9Email: trish5@rogers.com

Residence: _____

Business: 519-536-1142

Fax: _____

Solicitor or Agent (if any):

Name: Cyril J. Demeyere Limited - Andrew GilvesyAddress: 261 Broadway, P.O. Box 460, Tillsonburg, ONPostal Code: N4G 4H8Email: agilvesy@cjdle.comBus. 519-688-1000

Cell _____

Fax _____

2. Location of Subject Land:Municipality Tillsonburg

former municipality _____

Lot(s) 2

Concession _____

Lot(s) _____

Registered Plan No. 41M-205Part(s) 3 and 6Reference Plan No. 41R-7549

The subject land is located on the west side of Tillson Avenue Street, lying between Sandy Court Street/ and North Street Street.

Street and/or 911 Address (if any): 2 and 4 Sandy Court**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

June 30/20

DATE PRESCRIBED INFORMATION COMPLETE

PIN

000280227

REV. JAN 2020

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 Riviera Homes

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
7.2 lot depth	30.0m	23.2m	30.0m	27.0m

- b) Why is it not possible to comply with the provisions of the By-Law? Originally planned to be a semi-detached, now singly-family detached homes are desired.

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☒ YesIf yes, File No. UnknownStatus/Decision Filed concurrently**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.

Storm sewer easement in favour of Town of Tillsonburg over Part 3, 41R-7549Sanitary sewer easement in favour of Oxford County/Town of Tillsonburg over Part 6, 41R-7549

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☒ YesIf yes, File No. 41M-205

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 ApplicableIf 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. _____

Status/Decision _____

INFORMATION ABOUT SUBJECT LAND(S)

10. a) **Present Official Plan Designation** applying to the subject land: Low Density Residential
- b) **Present Zoning** applying to the subject land: Low Density Residential - Type 2 (R2)
- 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	15.00		16.49			
Average Depth	25.13		27.39			
Average Width	17.99		16.48			
	sq.m/ha or sq.ft./ac		sq.m/ha or sq.ft./ac		sq.m/ha or sq.ft./ac	
Area	474.7m ²		451.4m ²			

USE OF SUBJECT LANDS	PLACE AN 'X' IN THE APPROPRIATE BOX BELOW				
	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
Vacant	Vacant	

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	Vacant	Vacant	
PROPOSED	Single Family Dwelling	Single Family Dwelling	

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, <u>E+E McLaughlin Ltd</u>	
am/are the owner(s) of the land that is the subject of this application for consent / consent and minor variance.	
I / We authorize <u>1551991 ONTARIO INC. o/a Riviera Homes</u>	
to make this application on my / our behalf.	
<u>June 18, 2020</u>	
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 1551991 ONTARIO INC
 of the Town of Tillsonburg in the County of Oxford
 (Township or Municipality) (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 22nd day of JUNE 2020.

Nicole Rose Clause
 A Commissioner for Taking Affidavits

[Signature]
 Owner / Applicant

Owner / Applicant

Nicole Rose Clause, a Commissioner, etc.,
 Province of Ontario, for the Corporation
 of the Town of Tillsonburg.

Expires: February 20, 2023.

If the decision of this application is appealed by a third party, I 1551991 ONTARIO INC.,
 (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.