



FILE NO: ZN 7-20-10

DATE RECEIVED: July 24/20

TOWN OF TILLSONBURG
APPLICATION FOR ZONE CHANGE

1. Registered Owner(s):

Name: OLGA NAGY
Address: 52 VESISON ST TILLSONBURG

Phone: Residence: 519-409-0599
Business: _____
Fax: _____

Postal Code: _____ E-mail: _____

Applicant (if other than registered owner):

Name: Lajos David Nagy
Address: 1801 Highway 3 Tillsonburg

Phone: Residence: 519-403-4200
Business: _____
Fax: _____

Postal Code: N4G 4G8 E-mail: lajosdln@gmail.com

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 Middleton
Concession No. Concession 5 NTR Lot(s) Part Lot 3
Registered Plan No. _____ Lot(s) _____
Reference Plan No. _____ Part(s) _____
The proposed lot is located on the South side side of Highway 3 Street, lying between
Clearview Drive Street and Sohn Pound Road Street.
Street and/or Civic Address (911#): 1801 Highway 3

b) Official Plan Designation:

Existing: Industrial
Proposed: Same

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

- c) **Zoning:** Present: Future development FD
Proposed: FD Special
- d) **Uses:** Present: Personal Storage Shop
Proposed: (Include description) Public Storage Shop and Contractor's yard

3. Buildings/Structures:

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

Existing/Proposed

Use:

Date Constructed (if known):

Floor Area:

Setbacks:

Front lot line

Side lot lines

Rear lot line

☐ None Existing
Building 1

dwelling
1967
100 Square Meters

☐ None Proposed
Building 2

Shop
1990
680 square meters

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

	RESIDENTIAL	COMMERCIAL/ INDUSTRIAL	INSTITUTIONAL
TYPE Apt., semi, townhouse, retail, restaurant, church, etc.			
# OF UNITS			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.)			
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	_____	Exterior Side Yard (corner lot)	_____
Lot Depth	_____	Landscaped Open Space (%)	_____
Lot Area	<u>3877 square meters</u>	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:

Residential, agricultural

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?

1967

d) If known, the length of time that the existing uses of the subject lands have continued? Since built.

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

I/We, Olga Nagy, am/are the owner(s) of the land that is the subject of this application for zone change and I/We authorize Lajos David Nagy, to make this application on my/our behalf.

Date July 19 2020 Signature of Owner(s) [Signature] Signature of Owner(s) _____

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

I/We Lajos David Nagy 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 22nd day of JULY 20 20.

[Signature]
Owner(s)/Applicant

Owner(s)/Applicant

[Signature]
A Commissioner for Taking Affidavits

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

Expires: February 20, 2023.

Notes:

- Applications will not be considered complete until all requested information has been supplied.
- It is required that **one original** of this application (including the sketch/site plan) be filed, accompanied by the applicable fee of **\$1,250.00** in cash or cheque, payable to the **Treasurer, Town of Tillsonburg**. A fee of \$2,500.00 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.