

FILE NO: ZN 7-20-13DATE RECEIVED: Sept. 1/20

## TOWN OF TILLSONBURG

### APPLICATION FOR ZONE CHANGE

**1. Registered Owner(s):**Name: Corporation of the Town of TillsonburgAddress: 200 Broadway, Tillsonburg, ONPostal Code: N4G 5A7

Phone: Residence: \_\_\_\_\_

Business: 519.688.3009Fax: 519.842.9431E-mail: clarks@tillsonburg.ca

Applicant (if other than registered owner):

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Postal Code: \_\_\_\_\_

Phone: Residence: \_\_\_\_\_

Business: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

Solicitor or Agent (if any):

Name: Cephas Panschow

Address: \_\_\_\_\_

Postal Code: \_\_\_\_\_

Phone: Business: 519.688.5651

Fax: \_\_\_\_\_

E-mail: C.panschow@tillsonburg.caAll 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):

N/A**2. Subject Land(s):****a) Location:**Municipality Tillsonburg

former municipality \_\_\_\_\_

Concession No. \_\_\_\_\_

Lot(s) \_\_\_\_\_

Registered Plan No. M53

Lot(s) \_\_\_\_\_

Reference Plan No. \_\_\_\_\_

Part(s) Block DThe proposed lot is located on the North side of Clear Valley Street, lying betweenHolland Gate Street and end of the Street.

Street and/or Civic Address (911#): \_\_\_\_\_

**b) Official Plan Designation:**Existing: Open SpaceProposed: ResidentialIf 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: Open Space  
Proposed: Residential
- d) **Uses:** Present: Vacant lot  
Proposed: (Include description) Single family house construction

**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

☐ None Proposed  
Building 2
Single family residenceN/A1500 - 1800 SFAs per bylawN/A

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

	RESIDENTIAL	COMMERCIAL/ INDUSTRIAL	INSTITUTIONAL
<b>TYPE</b> Apt., semi, townhouse, retail, restaurant, church, etc.			
<b># OF UNITS</b>	<u>1</u>		<b>N/A</b>
<b>CONVERSION/ADDITION TO EXISTING BUILDING</b>			
Describe			
<b>TOTAL # OF UNITS/BEDS</b>	<b>N/A</b>	<b>N/A</b>	
<b>FLOOR AREA</b> by dwelling unit or by type (office, retail common rooms, etc.)			
<b>OTHER FACILITIES</b> (playground, underground parking, pool, etc.)			
<b># OF LOTS</b> (for subdivision)			<b>N/A</b>
<b>SEATING CAPACITY</b> (for restaurant, assembly hall, etc.)	<b>N/A</b>		
<b># OF STAFF</b>	<b>N/A</b>		
<b>OPEN STORAGE REQUIRED?</b>	<b>N/A</b>		<b>N/A</b>
<b>ACCESSORY RESIDENTIAL USE?</b>	<b>N/A</b>	If accessory residential use, complete residential section	If accessory residential use, complete residential section

**4. Site Information (proposed use(s):**

Lot Frontage

Lot Depth

Lot Area

Lot Coverage

Front Yard

Rear Yard

Interior Side Yard

Exterior Side Yard (corner lot)

Landscaped Open Space (%)

No. of Parking Spaces

No. of Loading Spaces

Building Height

Width of Planting Strip

Driveway Width

19.6 m102 m irregular~ 0.66 Acres0.6 - 10%//////////



**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:

Created as part of Subdivision construction.

**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. N/A

Status/Decision

Approved for Subdivision 1977  
Since Subdivision

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

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

**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 zone change and I/We authorize \_\_\_\_\_, to make this application on my/our behalf.

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 Cephas Panschow of the Town of Tillsonburg  
of \_\_\_\_\_ 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 31<sup>st</sup> day of August 2020

Owner(s)/Applicant \_\_\_\_\_

Owner(s)/Applicant \_\_\_\_\_

A Commissioner for Taking Affidavits

MICHELLE SMIBERT, TOWN CLERK  
TOWN OF TILLSONBURG  
COMMISSIONERS AFFIDAVITS ACT

R.S.O. 1990, Chap. C.17, Sec 1(2)

**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 **\$1,250.00** 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.