



FILE NO: ZN 7-20-15  
DATE RECEIVED: Sept 14/2020

**TOWN OF TILLSONBURG**  
**APPLICATION FOR ZONE CHANGE**

1. Registered Owner(s): (NADEAU)  
Name: DAVE DYER & Amy Nadeau Phone: Residence: (19 403 5789)  
Address: 50 CRANBERRY LANE Business: \_\_\_\_\_  
Postal Code: N4G 4G8 E-mail: DYER.11@Hotmail.com Fax: \_\_\_\_\_

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

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, 1 HARDY AVE former municipality \_\_\_\_\_  
Concession No. 1 Lot(s) \_\_\_\_\_  
Registered Plan No. \_\_\_\_\_ Lot(s) \_\_\_\_\_  
Reference Plan No. \_\_\_\_\_ Part(s) \_\_\_\_\_  
The proposed lot is located on the EAST side of HARDY AVE Street, lying between  
CORNER OF HARDY AVE Street and JOHN ST. Street.  
Street and/or Civic Address (911#): 1 HARDY AVE

b) Official Plan Designation: Existing: \_\_\_\_\_  
Proposed: \_\_\_\_\_

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:

Proposed:

Residential / Commercial  
Residential

## d) Uses:

Present:

Proposed: (Include description)

Residential 2 units - Vacant Commercial Unit  
Convert present use to  
3 Unit Residential

## 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

Residential1960'sApprox. 2200 sq. ft.☐ None Proposed

Building 2

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

	RESIDENTIAL	COMMERCIAL/ INDUSTRIAL	INSTITUTIONAL
TYPE Apt., semi, townhouse, retail, restaurant, church, etc.	<u>APT.</u>		
# OF UNITS	<u>2</u>	<u>1</u>	<u>N/A</u>
CONVERSION/ADDITION TO EXISTING BUILDING Describe			
TOTAL # OF UNITS/BEDS	<u>N/A</u>	<u>N/A</u>	
FLOOR AREA by dwelling unit or by type (office, retail common rooms, etc.)	<u>APT. 1 - 900 sq. ft.</u> <u>APT. 2 - 1360 sq. ft.</u>		
OTHER FACILITIES (playground, underground parking, pool, etc.)			
# OF LOTS (for subdivision)			<u>N/A</u>
SEATING CAPACITY (for restaurant, assembly hall, etc.)	<u>N/A</u>		
# OF STAFF	<u>N/A</u>		
OPEN STORAGE REQUIRED?	<u>N/A</u>		<u>N/A</u>
ACCESSORY RESIDENTIAL USE?	<u>N/A</u>	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

**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

- 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? \_\_\_\_\_

- 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, <u>Amy Nadeau</u>	am/are the owner(s) of the land that is the subject of this application for zone change and I/We authorize <u>Steve Miller</u> to make this application on my/our behalf.	
Date <u>Oct 10/20</u>	Signature of Owner(s) <u>[Signature]</u>	Signature of Owner(s) <u>Amy Nadeau</u>

THIS SECTION TO BE COMPLETED IN THE PRESENCE OF A COMMISSIONER FOR TAKING AFFIDAVITS		
I/We <u>DAVE DYER</u>	of the <u>Town of Tillsonburg</u>	
of <u>Tillsonburg</u>	in the <u>County</u> of <u>Oxford</u>	
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 <u>Canada Evidence Act</u> .		
DECLARED before me at the <u>Town</u>		
of <u>Tillsonburg</u>	in the <u>County</u> of <u>Oxford</u>	
this <u>9th</u> day of <u>September</u>	20 <u>20</u>	
<u>[Signature]</u>	<u>[Signature]</u>	
A Commissioner for Taking Affidavits	Owner(s)/Applicant	
	Owner(s)/Applicant	
<p><b>JANET PATRICIA WEAVER,</b> a Commissioner, etc., Province of Ontario, for the Corporation of the Town of Tillsonburg.</p> <p>Expires: April 22, 2023.</p>		

**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.