APPLICATION FOR AN AMENDMENT
TO THE COUNTY OF OXFORD OFFICIAL PLAN
under Subsection 22(4) of the Planning Act, R.S.O 1990

Section One - General Information

1. Registered Owner(s):
   Name: Southside Construction Management Ltd.
   Address: 75 Blackfriars Street, London ON
   Postal Code: N6H 1K8
   Email Address: 
   Applicant (if other than registered owner):
   Name: 
   Address: 
   Postal Code: 
   Email Address: 
   Solicitor or Agent:
   Name: Zelinke Priamo Ltd. (Attn: Casey Kulchycki)
   Address: 318 Wellington Road, London ON
   Postal Code: N6C 4P4
   Email Address: casey.k@zpplan.com

2. Location of Subject Land:
   Municipality: Town of Tillsonburg
   Lot(s): 11
   Part(s): 
   The subject land is located on the south side of North Street West.
   Lying between Municipal Boundary and Quarter Town Line.
   Street and/or 911 Address (if any): 97 North Street West

Section Two - Official Plan Information (Complete sections only where applicable)

3. Purpose of Requested Amendment:
   To amend Schedule T-2 - Residential Density Plan of the Oxford County Official Plan to redesignate a portion of the subject lands from Medium Density Residential to Low Density Residential. See Planning Justification Report for additional information.

4. Is the application consistent with the Provincial Policy Statement, 2014, as amended? ☑ Yes ☐ No

OFFICE USE ONLY
Date Prescribed Information Complete
Nov. 11/20

Print Form
5. Is this a request for an Amendment to a Schedule(s) of the Official Plan?  
   ☒ Yes  ☐ No  
   If yes, complete the following:

<table>
<thead>
<tr>
<th>Schedule (e.g. C-3)</th>
<th>Title</th>
<th>Designation of Site</th>
<th>Uses Permitted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>T-2</td>
<td>Residential Density Plan</td>
<td>Low and Medium Density</td>
<td>single, semi, duplex, converted, townhouses,</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>and low-rise apartments.</td>
</tr>
<tr>
<td>Proposed:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>T-2</td>
<td>Residential Density Plan</td>
<td>Low and Medium Density</td>
<td>no change</td>
</tr>
<tr>
<td></td>
<td>(see provided schedule in report)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

6. Is this a request for an Amendment to the text the Official Plan?  
   ☐ Yes  ☒ No  
   If yes, complete the following:

Chapter, Section and Subsection Title: ____________________________

Is this section / subsection to be:  
   ☐ Changed  ☐ Replaced  ☐ Deleted

If changed / replaced, what is the general intent of the proposed text of the Amendment?

Section Three - Description of Development

7. Present Use of Subject Land:  Vacant - Agriculture

8. Description of Existing Building(s) or Structure(s) on Subject Land:

<table>
<thead>
<tr>
<th>Description</th>
<th>Date of Construction</th>
<th>Present Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
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<tr>
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<td></td>
</tr>
</tbody>
</table>

9. Proposed Use of Subject Land: (Description of Proposal)

Plan of Subdivision containing a mix of single detached dwellings, medium density blocks, parkland/open space, and storm water management facility. See Planning Justification Report for more information.
10. Proposed Buildings or Structures associated with the Proposed Land Use:
   (include information regarding alteration to or demolition of existing buildings or structures)
   
   Single detached dwelling.
   
   Medium Density block development to be determined at the Site Plan Approval stage.

11. For proposed Residential development, specify:

<table>
<thead>
<tr>
<th>Gross Net Density per Hectare</th>
<th>Number of Units</th>
<th>Type of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>15.1 uph</td>
<td>103 units</td>
<td>Single Detached Dwellings</td>
</tr>
<tr>
<td>Medium Density Blocks to be</td>
<td></td>
<td></td>
</tr>
<tr>
<td>determined</td>
<td>at Site Plan</td>
<td></td>
</tr>
<tr>
<td>Approval stage.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

12. For proposed Commercial, Industrial Institutional or Recreational development, specify:

<table>
<thead>
<tr>
<th>Proposed Use</th>
<th>Gross Floor Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not Applicable</td>
<td></td>
</tr>
</tbody>
</table>

Section Four - Site Information and Services

13. Dimensions of Subject Land: (in metric units)

<table>
<thead>
<tr>
<th>Area</th>
<th>13.444 hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>Frontage</td>
<td>247.72 m</td>
</tr>
<tr>
<td>Depth</td>
<td>511.01 m</td>
</tr>
</tbody>
</table>

14. Access to Subject Land: Municipal Road

15. Adjacent Land Uses: (indicate nature of adjacent land uses)

North - Single Detached Dwellings, East - Single Detached Dwellings and Institutional, South - Single Detached Dwellings and Open Space, West - Agricultural

16. Services:

<table>
<thead>
<tr>
<th>Municipal Water</th>
<th>Municipal Sewer</th>
<th>Private Water</th>
<th>Private Sewer**</th>
</tr>
</thead>
<tbody>
<tr>
<td>Connected (yes/no)</td>
<td>No</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Type (individual/communal)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Note:** If the requested amendment involves development on a privately owned and operated individual or communal septic system and more than 4500 litres per day of effluent will be produced as a result of the completed proposal, the applicant must submit a servicing option report and a hydrogeological report.

Section Five - Zoning By-Law

17. Municipal Zoning By-Law & No. Town of Tillsonburg No. 3295

   Existing Zoning  Future Development (FD)

   Has an application for Zone Change been filed?  Yes  No  If yes, describe the proposed zoning of the subject land.

   Low Density Residential (R2-_), Medium Density Residential (RM-_), and Open Space (OS2)
**Section Six - Other Information**

18. If the subject land, or any land within 120 meters of it, is the subject of an application by the applicant for a minor variance, a consent or consent and minor variance, an amendment to the Official Plan, a zoning by-law amendment, a Minister’s zoning order, or approval of a plan of subdivision or site plan, please provide the file number, the name of the approval authority considering it, the land it affects, its purpose, its status, and its effect on the requested amendment.

   Unknown

19. If the requested amendment proposes to alter all or any part of the boundary of a designated settlement area or proposes to establish a new settlement area, please provide the current section containing policies of the Official Plan dealing with the alteration or establishment of a designated settlement area.

   Not applicable.

20. If the requested amendment proposes to remove the subject land from an area of employment, please provide the relevant section of the Official Plan dealing with the removal of land from an area of employment.

   Not applicable.
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 an Agent to make this Application**

I / WE, See Agent Authorization Letter ______________________________ am / are the owner(s) of the land that is the subject of this application.

I / WE, authorize ___________________________________________ to make this application on my / our behalf.

Date ___________________________ Signature of Owner(s) ___________________________

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

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

Signature of Owner / Applicant ___________________________

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

I / WE, Casey Kulchycki ___________________________ of the City ___________________________

of London ___________________________ in the County ___________________________ of Middlesex ___________________________

DO SOLEMNLY DECLARE THAT:

All of the prescribed information contained in this application and that the information contained in the documents that may accompany this application is true.

DECLARED before me at the City ___________________________ of London ___________________________ in the County of Middlesex ___________________________

this 30 day of October ___________________________, 2020.

Owner / Applicant ___________________________

Owner / Applicant ___________________________

A Commissioner for Taking Affidavits ___________________________

________________________

GREGORY ANDREW PRIAMO, a Commissioner, etc.,
Province of Ontario, for Zelink Priamo Ltd.
Expires October 30, 2022.

**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.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, x3207.

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.