TOWN OF TILLSONBURG
APPLICATION FOR ZONE CHANGE

1. Registered Owner(s):
Name: 1822094 Ontario Inc. (98 King St.)/Escalade Property Corporation (143 Tillson Ave)
Address: Box 37, Lambeth Station, London, ON
Phone: Residence: Phone: Business:
Fax: N6P 1P9 E-mail: ilchomes@yahoo.ca
Postal Code: Phone: Residence:
Applicant (if other than registered owner):
Name: Phone: Residence:
Address: Business:
Fax: Postal Code: E-mail:
Solicitor or Agent (if any):
Name: Barbara G. Rosser
Address: Box 96, Ailsa Craig, ON
Phone: Business: 519-293-3210
Fax: 519-293-3945
Postal Code: N0M 1A0 E-mail: brosser@execulink.com

All communications will be sent to those listed above. If you do not wish correspondence to be sent to the
☐ Owner,  ☐ Applicant,  ☑ Solicitor/Agent, please specify by checking the appropriate box.

Name and address of any holders of any mortgage, charges or other encumbrances (if known):
98 King St: N.A., 143 Tillson Avenue: vendor

2. Subject Land(s):

a) Location:
Municipality: Town of Tillsonburg
former municipality: Village of Norwich
Concession No.
Registered Plan No.
Reference Plan No.
The proposed lot is located on the east side of King Street, lying between 98 King Street/143 Tillson Avenue

b) Official Plan Designation:
Existing: Service Commercial
Proposed: Residential ("T-1"), High Density Residential ("T-2")

If the proposed designation is different than the existing designation, has an application for Official Plan Amendment been filed with the County of Oxford? N.A. ☐ No ☑ Yes
c) Zoning: Present: SERVICE COMMERCIAL ZONE (SC(H))
Proposed: HIGH DENSITY RESIDENTIAL ZONE (RH-)

d) Uses: Present: vacant
Proposed: (Include description) two five storey apartment buildings

3. Buildings/Structures:
For all buildings/structures, either existing or proposed on the subject lands, please supply the following information:

<table>
<thead>
<tr>
<th>Existing/Proposed</th>
<th>None Existing</th>
<th>None Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use:</td>
<td></td>
<td>Building 2</td>
</tr>
<tr>
<td>Date Constructed (if known):</td>
<td></td>
<td>2 five storey apartment buildings</td>
</tr>
<tr>
<td>Floor Area:</td>
<td></td>
<td>proposed</td>
</tr>
<tr>
<td></td>
<td></td>
<td>991.542 m² each building</td>
</tr>
<tr>
<td>Setbacks:</td>
<td></td>
<td>varies, see preliminary site plan</td>
</tr>
<tr>
<td>Front lot line</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side lot lines</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear lot line</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th></th>
<th>Residential</th>
<th>Commercial/Industrial</th>
<th>Institutional</th>
</tr>
</thead>
<tbody>
<tr>
<td>TYPE</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Apt., semi, townhouse, retail, restaurant, church, etc.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td># OF UNITS</td>
<td></td>
<td>49 apt units per bldg</td>
<td>N/A</td>
</tr>
<tr>
<td>CONVERSION/ADDITION TO EXISTING BUILDING</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Describe</td>
<td></td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>TOTAL # OF UNITS/BEDS</td>
<td>N/A</td>
<td></td>
<td>N/A</td>
</tr>
<tr>
<td>FLOOR AREA</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>by dwelling unit or by type (office, retail common rooms, etc.)</td>
<td>varies</td>
<td></td>
<td></td>
</tr>
<tr>
<td>OTHER FACILITIES</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(playground, underground parking, pool, etc.)</td>
<td>landscaped amenity area</td>
<td></td>
<td></td>
</tr>
<tr>
<td># OF LOTS (for subdivision)</td>
<td>N/A</td>
<td></td>
<td>N/A</td>
</tr>
<tr>
<td>SEATING CAPACITY</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(for restaurant, assembly hall, etc.)</td>
<td>N/A</td>
<td></td>
<td>N/A</td>
</tr>
<tr>
<td># OF STAFF</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>OPEN STORAGE REQUIRED?</td>
<td>N/A</td>
<td></td>
<td>N/A</td>
</tr>
<tr>
<td>ACCESSORY RESIDENTIAL USE?</td>
<td>N/A</td>
<td>If accessory residential use, complete residential section</td>
<td>If accessory residential use, complete residential section</td>
</tr>
</tbody>
</table>

4. Site Information (proposed use(s): see preliminary site plan and planning justification report

| Lot Frontage          | 84.015 m (Tillson Ave) | Exterior Side Yard (corner lot) | N.A. |
| Lot Depth             | 98.267 m (First Street) | Landscaped Open Space (%) | 47.22% |
| Lot Area              | 6313.117 m² | No. of Parking Spaces | 74 |
| Lot Coverage          | 15.71% | No. of Loading Spaces | N.A. |
| Front Yard            | 8.75 m | Building Height | 16.8 m |
| Rear Yard             | 23.71 m | Width of Planting Strip | as per site plan approval |
| Interior Side Yard    | 10.50 m (s/s) | Driveway Width | 7.85 m |
|                      | 23.71 m (north east) | | |
5. Services: (check appropriate box)

- **Water supply**
  - Publicly owned and operated piped water system: yes
  - Privately owned and operated individual well: no
  - Other (specify): 

- **Sewage Disposal**
  - Publicly owned and operated sanitary sewer system: yes
  - Privately owned and operated individual septic tank: no
  - Other (specify): 

- **Storm Drainage**
  - Municipal Sewers: yes
  - Ditches: no
  - Municipal Drains: no
  - Swales: no
  - Other (specify): plus stormwater management on site per site plan approval

6. Access:

- Provincial Highway: no
- Unopened Road Allowance: no
- County Road: yes
- Right-of-Way owned by 
- Municipal Road maintained all year: yes
- Other (specify): 
- Municipal Road seasonally maintained: no

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:
   - north: private day care, east: railway line and commercial, south: vacant, west: medium density townhouse condominium

c) Characteristics of subject land (check appropriate space(s) and add explanation, if necessary)
   - Does the land contain environmental features such as wetlands, woodlots, watercourses, etc.?
     - Yes
     - No
     - If yes, describe

   - 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. TBD

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
   - Yes
   - File No.
   - Status/Decision

   - If known, the date the subject land was acquired by the owner:

   - If known, the length of time that the existing uses of the subject land have continued: unknown
Authorization of Owner(s) for Applicant/Agent to Make the Application
I/We, 1822094 Ontario Inc, Escalade Property Corporation, am/are the owner(s) of the land that is the subject of this application for zone change and I/We authorize Barbara G. Rosser, to make this application on my/our behalf.
25 August 2020
Date
Signature of Owner(s) Jonathan Leahy Signature of Owner(s)
I have the authority to bind the Corporations

THIS SECTION TO BE COMPLETED IN THE PRESENCE OF A COMMISSIONER FOR TAKING AFFIDAVITS
I/We Barbara G. Rosser of North Middlesex in the County of Middlesex.
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 of ONTARIO in the of MIDDLESEX this day of AUGUST 20
Owner(s)/Applicant
Owner(s)/Applicant
A Commissioner for Taking Affidavits

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 $700.00 in cash or cheque, payable to the Treasurer, Town of Tillsonburg. A fee of $1,200 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.