



FORM 1  
PLANNING ACT, 1990  
APPLICATION FOR MINOR VARIANCE OR PERMISSION  
Town of Tillsonburg Committee of Adjustment  
Fee \$1,150.00 (\$2,200.00 - See Note 1 - Page 4)

Building, By-Law &  
Planning Services  
10 Lisgar Avenue  
Tillsonburg ON  
N4G 5A7

**For Office Use Only**

PIN#: \_\_\_\_\_ ROLL#: \_\_\_\_\_ FILE: \_\_\_\_\_

The undersigned hereby applied to the Committee of Adjustment for the Town of Tillsonburg under Section 44 of the Planning Act, 1990, for relief, as described in this application form By-Law No. 3295 (as amended).

Name and Address of Owner		Name and Address of Applicant/Agent (if applicable)	
Simon Wagler 52489 Glen Colony		ISSak wall	
Aylmer ON		53604 Harmony Acres Line, Aylmer ON	
Postal Code:	Telephone Number:	Postal Code:	Telephone Number:
N5H 2R3	519-495-3416	N5H 2R3	519-495-3416
Email: issak.wall@yahoo.ca		Email: issak.wall@yahoo.ca	

1. Name and addresses of any mortgagees, holders of charges or other encumbrances:

\_\_\_\_\_  
\_\_\_\_\_

2. Nature and extent of relief applied for: To be completed by the applicant. (include By-Law Section if known)

FRONT YARD By-LAW REQUIRE 6.0m  
PROPOSED 5.01m  
GO MINOR VARIANCE FOR 1.00 meters.

By-LAW 3295 SECTION 6.

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\_\_\_\_\_  
\_\_\_\_\_

3. Why is it not possible to comply with the Provision of the By-Law?

POOR WORDING IN By-LAW haese  
PLANS completed.

4. Legal Description of Subject land:

Lot Number(s) 32 Plan Number or Concession 41M-369

Part Number(s) \_\_\_\_\_ Reference Plan Number \_\_\_\_\_

Street Address (if any) # 33 VICTORIA WAY

The lot is located on the NORTH side of the Street lying between \_\_\_\_\_ Street and \_\_\_\_\_ Street

5. Dimensions of land affected:

Frontage 20.0 m Depth (average) 28.8 m  
Area 551.8 sq.m. Width of Street 20m

6. Particulars of all buildings and structures on or proposed for the subject land: (specify ground floor area, gross floor area, number of stories, width, length, height, etc.)

Existing: None

Proposed: 1 dwellings

7. Location of all buildings and structures on or proposed for the subject land: (specify distance from side, rear and front lot lines as well as lot coverage.) Please include a copy of a survey with all measurements. A copy of a survey/ site plan prepared by an Ontario Land Surveyor or Consulting Engineer must accompany this application with all necessary measurements.

Existing: \_\_\_\_\_

Proposed: See PLAN.

8. Date of acquisition of subject land: 2021

9. Date of Construction of all buildings and structures on subject land (if known): \_\_\_\_\_

10. Existing uses of the subject property VACANT

11. Existing uses of abutting properties: Residential

12. Length of time the existing uses of the subject property have continued: 2021 TO NOW

13. Municipal Services available (please check all appropriate boxes)

☒ Water

☐ Connected

☒ Sanitary Sewers

☐ Connected

☒ Storm Sewers


14. Present Official Plan Provisions applying to the land: Residential
15. Present Zoning by-Law provisions applying to the land: R1-A
16. Has the owner previously applied for relief in respect of the subject property? ☐ Yes ☒ No  
If the answer is yes, describe briefly \_\_\_\_\_
17. Is the subject property the subject of a current application for consent under Section 53 of the Planning Act, 1990? ☐ Yes ☒ No

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

I/We ISSAK WALL of the CITY of Aylmer  
In the County of Bayham

DO SOLEMNLY DELCIARE THAT: All of the prescribed information contained in the is application is true and that the information contained in the documents that may accompany this application is true and I make the solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath by virtue of the Canada Evidence Act.

DECLARED before me at the TOWN  
Of TILLSONBURG in the  
COUNTY OF OXFORD

  
Owner(s)/Applicant

This 11th day of JUNE, 2021

  
A Commissioner for Taking affidavits

Owner(s)/Applicant  
TRACY CARPANI, a Commissioner, etc.,  
Province of Ontario, for the Corporation  
of the Town of Tillsonburg  
Expires: June 12, 2021

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## AUTHORIZATION

NOTE: The property owner or the authorized agent must complete the application. Where an agent is making the application, the written authorization of the owner must be completed below. If the application is being made under an agreement of purchase and sale, a copy of the agreement must be attached and will remain confidential.

### 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 site plan and I/we authorize \_\_\_\_\_, to make this application on my/our behalf.

\_\_\_\_\_  
Signature of Owner(s)

\_\_\_\_\_  
Signature of Owner(s)

\_\_\_\_\_  
DATED

### **Notes:**

1. It is required that one original copy of this application and all drawings be filed at the Town's Customer Service Centre, accompanied by a fee of \$1,150.00 cash or cheque made payable to the Town of Tillsonburg. This amount includes the Town's \$1,050.00 fee, as well as the County's \$100.00 public works review fee. Applications after the fact cost a total of \$2,200.00, including the Town's \$2,100.00 fee and the County's \$100.00 public works review fee.

SKETCH  
PREPARED FOR BUILDING PERMIT APPLICATION  
FOR: WAGLER HOMES  
"THE OAKS" SUBDIVISION PHASE 3

SCALE 1: 200

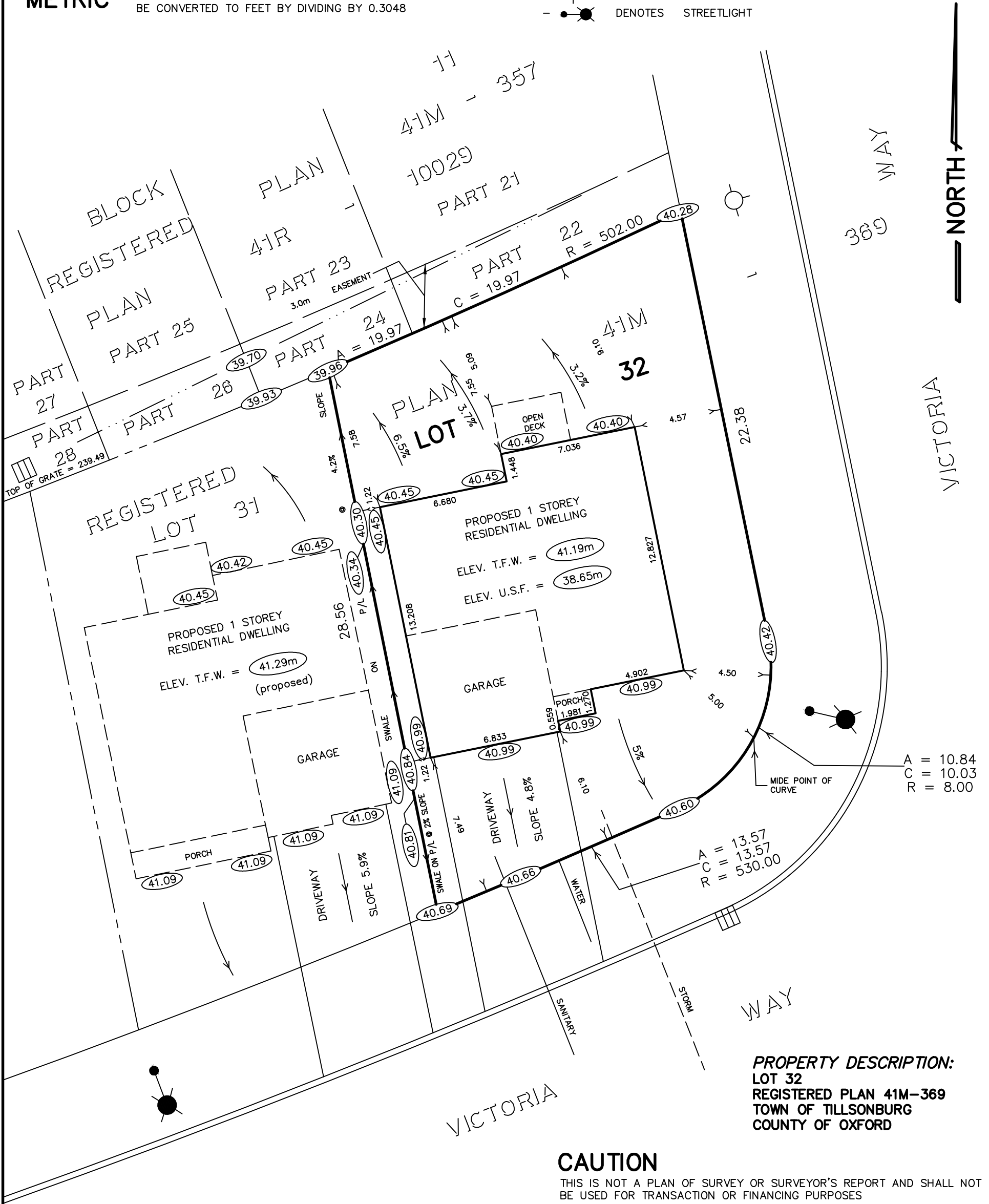


METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTES

- AREA OF LOT 32 = 551.6 SQUARE METRES
- AREA OF DWELLING, GARAGE AND PORCH = 181.3 SQUARE METRES
- PROPOSED LOT COVERAGE = 32.9%
- ADD 200.00m TO ELEVATIONS SHOWN HERON TO OBTAIN GEODETIC DATUM
- T.F.W. DENOTES TOP OF FOUNDATION WALL
- U.S.F. DENOTES UNDER SIDE OF FOOTING
- (47.55) DENOTES PROPOSED FINISHED GRADE
- P/L DENOTES PROPERTY LINE
- ▢ DENOTES CATCH BASIN
- DENOTES PROPOSED FIRE HYDRANT
- DENOTES STREETLIGHT



PROPERTY DESCRIPTION:  
LOT 32  
REGISTERED PLAN 41M-369  
TOWN OF TILLSONBURG  
COUNTY OF OXFORD

CAUTION

THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT BE USED FOR TRANSACTION OR FINANCING PURPOSES

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KIM HUSTED SURVEYING LTD.  
ONTARIO LAND SURVEYOR

30 HARVEY STREET, TILLSONBURG, ONTARIO, N4G 3J8  
PHONE: 519-842-3638 FAX: 519-842-3639

PROJECT: 21-16785

REFERENCE: FILE

APPROVED BY K. J. BEHM AND ASSOCIATES INC.

NAME

SIGNATURE

DATE APRIL , 2021

NOTE: DISTANCE FROM T.F.W. TO U.S.F. = 2.54m OR 8'-4"