

FILE NO: ZN7-21-13DATE RECEIVED: Sept 1/21

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

**1. Registered Owner(s):**

Name: TILLSONBURG NONPROFIT HOUSING Phone: Residence: \_\_\_\_\_  
Address: P.O. BOX 203 TILLSONBURG Business: 519 842 4890  
Postal Code: N4G 4H5 E-mail: TOTIL @ GOLDEN.NET  
Fax: 519 842 2918

**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 former municipality \_\_\_\_\_  
Concession No. \_\_\_\_\_ Lot(s) \_\_\_\_\_  
Registered Plan No. 500 Lot(s) 715, 690, PT 687, 688, 689  
Reference Plan No. \_\_\_\_\_ Part(s) \_\_\_\_\_  
The proposed lot is located on the WEST side of VICTORIA Street, lying between  
CONCESSION Street and GLENDALE Street.  
Street and/or Civic Address (911#): 31 VICTORIA ST.

**b) Official Plan Designation:**

Existing: RESIDENTIAL - LOW DENSITY  
Proposed: RESIDENTIAL - LOW DENSITY

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

FOR OFFICE USE ONLY  
DATE PRESCRIBED INFORMATION COMPLETE

PIN  
**000261479**

REV. APR 16

## c) Zoning:

Present:

Proposed:

INI

RESIDENTIAL R3-SP

## d) Uses:

Present:

Proposed: (Include description)

RELIGIOUS GATHERING HALL

18 UNIT APARTMENT BUILDING - AFFORDABLE  
HOUSING FOR SENIORS. EXISTING BUILDING TO BE  
CONVERTED TO 8 UNITS AND 10 IN NEW ADDITION.

## 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

MEETING HALL

1985

4800 SQ FT

SEE ATTACHED

☐ None Proposed

Building 2

RESIDENTIAL APARTMENTS

12000 SQ FT

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

	RESIDENTIAL	COMMERCIAL/ INDUSTRIAL	INSTITUTIONAL
TYPE Apt., semi, townhouse, retail, restaurant, church, etc.	APARTMENTS		
# OF UNITS	18		N/A
CONVERSION/ADDITION TO EXISTING BUILDING Describe	CONVERSION - 8 ADDITION - 10		
TOTAL # OF UNITS/BEDS	N/A	N/A	
FLOOR AREA by dwelling unit or by type (office, retail common rooms, etc.)			
OTHER FACILITIES (playground, underground parking, pool, etc.)			
# OF LOTS (for subdivision)			N/A
SEATING CAPACITY (for restaurant, assembly hall, etc.)	N/A		
# OF STAFF	N/A		
OPEN STORAGE REQUIRED?	N/A		N/A
ACCESSORY RESIDENTIAL USE?	N/A	If accessory residential use, complete residential section	If accessory residential use, complete residential section

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

SEE ATTACHED

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
<b>Water supply</b>	Publicly owned and operated piped water system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Privately owned and operated individual well	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify) _____	<input type="checkbox"/>	<input type="checkbox"/>
<b>Sewage Disposal</b>	Publicly owned and operated sanitary sewer system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Privately owned and operated individual septic tank	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify) _____	<input type="checkbox"/>	<input type="checkbox"/>
<b>Storm Drainage</b>	Municipal Sewers <input checked="" type="checkbox"/>	Ditches <input checked="" type="checkbox"/>	
	Municipal Drains <input checked="" type="checkbox"/>	Swales <input checked="" type="checkbox"/>	

**6. Access:**

Provincial Highway	<input type="checkbox"/>	Unopened Road Allowance	<input type="checkbox"/>
County Road	<input type="checkbox"/>	Right-of-Way owned by _____	<input type="checkbox"/>
Municipal Road maintained all year	<input checked="" type="checkbox"/>	Other (specify) _____	<input type="checkbox"/>
Municipal Road seasonally maintained	<input type="checkbox"/>		

**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:  
SCHOOL, GREEN SPACE SINGLE FAMILY, DUPLEX + TRIPLEX

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 REAR RAVINE WITH CREEK AND FORESTED AREA

(ii) Has any part of the land been formally used for any purpose other than agricultural purposes?  
☐ No ☒ Yes

If yes, describe former use:  
RELIGIOUS MEETING HALL

**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? 50+ YEARS



Authorization of Owner(s) for Applicant/Agent to Make the Application		
I/We, <u>TTNPHC</u>	am/are the owner(s) of the land that is the subject of this application for zone change and I/We authorize <u>MICHAEL CLARKSON</u> to make this application on my/our behalf.	
Date <u>8/25/21</u>	Signature of Owner(s) _____	Signature of Owner(s) _____

THIS SECTION TO BE COMPLETED IN THE PRESENCE OF A COMMISSIONER FOR TAKING AFFIDAVITS		
I/We <u>MICHAEL CLARKSON</u>	of the <u>Town</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>	Owner(s)/Applicant _____	
of <u>Tillsonburg</u>	Owner(s)/Applicant _____	
County of <u>Oxford</u>		
this <u>30th</u> day of <u>August</u> 20 <u>21</u>		
<u>Janet P. Weaver</u>		
A Commissioner for Taking Affidavits	<b>JANET PATRICIA WEAVER,</b> a Commissioner, etc., Province of Ontario, for the Corporation of the Town of Tillsonburg.  <b>Expires: April 22, 2023.</b>	

**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 **\$1,500.00** in cash or cheque, payable to the **Treasurer, Town of Tillsonburg**. A fee of \$2,850.00 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.