



FORM 1
 PLANNING ACT, 1990
 APPLICATION FOR MINOR VARIANCE OR PERMISSION
 Town of Tillsonburg Committee of Adjustment
 Fee \$1,200.00 (\$2,300.00 - 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)	
Johan Unger Peters		Cyril J. Demeyere Limited (Trevor Benjamins)	
81 Woodland Crescent, Tillsonburg Ontario		261 Broadway, P.O. Box 460 Tillsonburg, Ontario	
Postal Code:	Telephone Number:	Postal Code:	Telephone Number:
N4G 4G6	519-636-3041	N4G 4H8	519-688-1000
Email: john.peters@advancedstainless.ca		Email: tbenjamins@cjd leng.com	

1. Name and addresses of any mortgagees, holders of charges or other encumbrances:
 None

2. Nature and extent of relief applied for: To be completed by the applicant. (include By-Law Section if known)
 Requested Relief of ZB Section 7.5.23.2.1.1
 Lot Coverage (max) is 45%, requesting 47.4% lot coverage

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3. Why is it not possible to comply with the Provision of the By-Law?
 The proposed single detached dwelling would exceed the maximum lot coverage as per ZB Section 7.2

4. Legal Description of Subject land:
 Lot Number(s) Part of Block 86 and Block 88 Plan Number or Concession _____
 Part Number(s) Part 4 and Part 4 Reference Plan Number 41R-10084 and 41R-10133
 Street Address (if any) 79 Woodland Crescent, Tillsonburg
 The lot is located on the north side of the Street lying between Hilldrop Crescent Street and
Quarter Town Line Street

5. Dimensions of land affected:

Frontage 19.43m Depth (average) 36.35m

Area 706.28m² Width of Street +/- 9.16m

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: Not Applicable

Proposed: Single Detached Dwelling, 1 storey, Building area: 334.69m²

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: Not Applicable

Proposed: Proposed 1 storey, Single Detached Dwelling, Building area: 334.69m²

8. Date of acquisition of subject land: Summer of 2019

9. Date of Construction of all buildings and structures on subject land (if known): Not Applicable

10. Existing uses of the subject property Vacant

11. Existing uses of abutting properties: _____

West, East, and South: Single detached Dwellings

North: Semi-detached Dwellings

12. Length of time the existing uses of the subject property have continued: _____

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: _____
Low Density Residential

15. Present Zoning by-Law provisions applying to the land: _____
Low Density Residential Type 2 Special - (R2-23)

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 Cyril J Demeyere Limited - (Trevor Benjamins) of the _____ Municipality of Strathroy-Cardoc

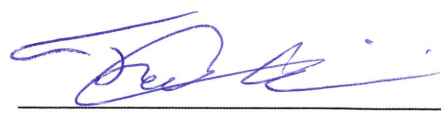
In the _____ County of Middlesex.

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.

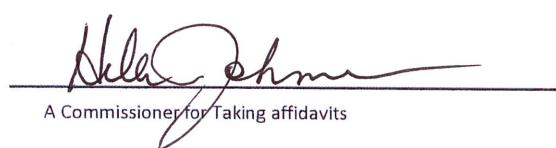
DECLARED before me at the

Of Tillsonburg in the County of oxford

This 19 day of April, 2022



Owner(s)/Applicant



A Commissioner for Taking affidavits

Helen Ann Johnson, a Commissioner, etc.,
Province of Ontario, for the Corporation
of the Town of Tillsonburg.

Expires: **March 10, 2023.**

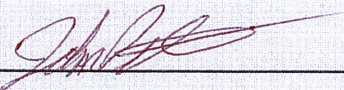
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AUTHORIZATION

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, John Peters, am/are the owner(s) of the land that is the subject of this application for site plan and I/we authorize Cyril J Demeyere Limited - (Trevor Benjamins), to make this application on my/our behalf.



Signature of Owner(s)

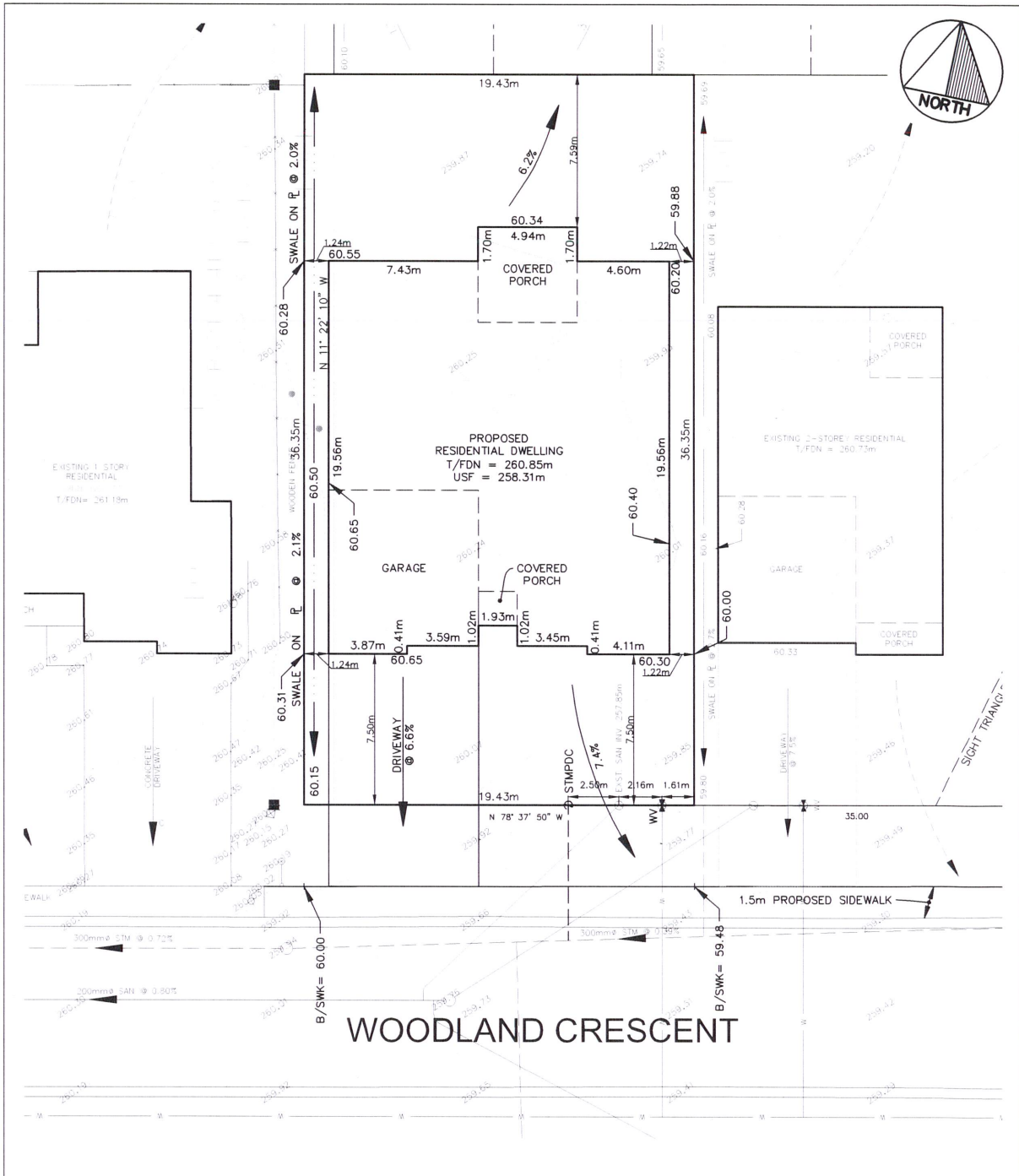
Signature of Owner(s)

April 18-2022

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 \$1,200.00 cash, debit, or cheque made payable to the Town of Tillsonburg. This amount includes the Town's \$1,100.00 fee, as well as the County's \$100.00 public works review fee. Applications after the fact cost a total of \$2,300.00, including the Town's \$2,200.00 fee and the County's \$100.00 public works review fee.



BUILDING AREA = 334.64m²
 LOT AREA = 706.28m²
 LOT COVERAGE = 47.4%

CAUTION: THIS PLAN REPRESENTS A PROPOSED HOUSE LOCATION. IT SHOULD NOT BE RELIED UPON AS CERTIFICATION THAT THE HOUSE WAS ACTUALLY ERECTED AS SHOWN.

NOTE: DETAILED LOT GRADING DESIGN WAS INITIATED IN AUTOCAD AND COMPLETED BY MANUAL DRAFTING. USE OF THIS ELECTRONIC BASE MUST BE IN CONJUNCTION WITH A SIGNED COPY OF THE APPROVED LOT DEVELOPMENT PLAN.

LOT DEVELOPMENT PLAN
 TOWN OF TILLSONBURG – BUILDING DEPARTMENT

39.25 ORIGINAL GROUND ELEVATION	— W — EXISTING WATERMAIN	□ EXISTING PEDESTAL
— AS — CONSTRUCTED ELEVATION	— EXISTING STORM	— PROPOSED SWALE - EXISTING
PROPOSED FINAL GROUND ELEVATION	— EXISTING SANITARY	— PROPOSED SURFACE RUNOFF, EXISTING
	— EXISTING CURB STOP / PDC	ADD 200.00 TO ELEVATIONS TO OBTAIN GEODETIC DATUM
	— EXISTING CATCHBASIN	

SUBDIVISION: WOODLAND ESTATES			PREPARED BY: CJDL			APPROVED BY: CJDL		
BUILDER: JOHN PETERS			ANDREW GILVESY, P. ENG.			ANDREW GILVESY, P. ENG.		
MUNICIPAL ADDRESS: 79 WOODLAND CRESCENT			DATE:			DATE:		
LOT No. PART OF 86 PLAN No. 41M-139			DRAWN BY: CC			SCALE: 1:200		
PART 4 41R-10133 AND PART 4 41R-10084			CHECKED BY: AG			DATE: 25 JAN 2022		
1 REVISED HOUSE PLAN AG 12 APR 22			JOB No. 19078			<p>Cybil J. Demeyere Limited P.O. Box 460, 261 Broadway Tillsonburg, Ontario, N4G 1H8 Tel: 519-688-0000 985-302-9886 Fax: 519-842-3235 info@cjdlenr.com</p>		