

FILE No: ZN 7-22-02DATE RECEIVED: 12-Apr-22

TOWN OF TILLSONBURG
APPLICATION FOR ZONE CHANGE

1. Registered Owner(s): Arimas Real Estate Investors Inc c/o
Name: Cheral Boyd & Ahmad Sameer Samar Phone: Residence: 519-854-6140
Address: 368 Broadway St. Business: _____
Fax: _____
Postal Code: N4G 3S5 E-mail: charita90@hotmail.com

Applicant (if other than registered owner):

Name: _____ Phone: Residence: _____
Address: _____ Business: _____
Fax: _____
Postal Code: _____ E-mail: _____

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) part lot 604 and 605
Reference Plan No. _____ Part(s) _____
The proposed lot is located on the East side of Broadway Street, lying between
Sanders St. Street and John St. Street.
Street and/or Civic Address (911#): 368 Broadway St Tillsonburg

b) Official Plan Designation:

Existing: residential - low density residential
Proposed: same - low density residential

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

c) Zoning:

Present:

R1-

Proposed:

~~R1-C~~ R2

d) Uses:

Present:

1 unit residential

Proposed: (Include description)

2 unit residential Duplex

3. Buildings/Structures:

For all buildings/structures, either **existing or proposed** on the subject lands, please supply the following information:Existing/Proposed☐ None Existing
Building 1☐ None Proposed
Building 2

Use:

residential

Date Constructed (if known):

1960

Floor Area:

1700

Setbacks:

Front lot line

N/A

Side lot lines

N/A

Rear lot line

N/A

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

	RESIDENTIAL	COMMERCIAL/ INDUSTRIAL	INSTITUTIONAL
TYPE Apt., semi, townhouse, retail, restaurant, church, etc.	<u>single detached house</u>		
# OF UNITS	<u>1</u>		<u>N/A</u>
CONVERSION/ADDITION TO EXISTING BUILDING Describe	<u>2 units total</u>		
TOTAL # OF UNITS/BEDS	<u>N/A</u>	<u>N/A</u>	
FLOOR AREA by dwelling unit or by type (office, retail common rooms, etc.)	<u>1700</u>		
OTHER FACILITIES (playground, underground parking, pool, etc.)	<u>N/A</u>		
# OF LOTS (for subdivision)	<u>N/A</u>		<u>N/A</u>
SEATING CAPACITY (for restaurant, assembly hall, etc.)	<u>N/A</u>		
# OF STAFF	<u>N/A</u>		
OPEN STORAGE REQUIRED?	<u>N/A</u>		<u>N/A</u>
ACCESSORY RESIDENTIAL USE?	<u>N/A</u>	If accessory residential use, complete residential section	If accessory residential use, complete residential section

4. Site Information (proposed use(s):

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

4

5. Services: (check appropriate box)

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

6. Access:

Provincial Highway ☒ *disregard CB.* Unopened Road Allowance ☐

County Road ☐ Right-of-Way owned by _____ ☐

Municipal Road maintained all year ☒ Other (specify) _____ ☐

Municipal Road seasonally maintained ☐

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:

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 _____

(ii) 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. _____

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?

April 13th 2022

d) If known, the length of time that the existing uses of the subject land have continued? _____

Authorization of Owner(s) for Applicant/Agent to Make the Application

I/We, Cheral Boyd & Ahmad Samir Samir, am/are the owner(s) of the land that is the subject of this application for zone change and I/We authorize Cheral Boyd, to make this application on my/our behalf.

2022/04/04
Date

[Signature]
Signature of Owner(s)

Cheral Boyd
Signature of Owner(s)

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

I/We Cheral Boyd of the County
of Middlesex in the (#) City of London,

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 Town
of Tillsonburg in the
County of Oxford.
this 7 day of April 20 22.

Cheral Boyd
Owner(s)/Applicant
Cheral Boyd
Owner(s)/Applicant

Helen Johnson
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.

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 **\$1,600.00** in cash, debit, or cheque, payable to the **Treasurer, Town of Tillsonburg**. A fee of \$3,050.00 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.