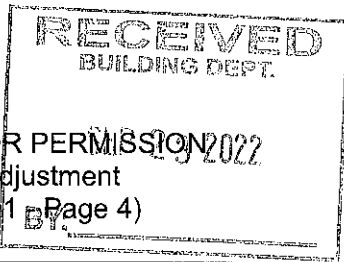




FORM 1
 PLANNING ACT, 1990
 APPLICATION FOR MINOR VARIANCE OR PERMISSION
 Town of Tillsonburg Committee of Adjustment
 Fee \$1,200.00 (\$2,300.00 - See Note 1) BY Page 4



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)	
Mister Auto Wash Inc. (Tyson VanLeeuwen)		Cyril J. Demeyere Limited (Trevor Benjamins)	
10 Elm Street, Tillsonburg		261 Broadway, P.O. Box 460 Tillsonburg, Ont	
Postal Code:	Telephone Number:	Postal Code:	Telephone Number:
N4G 0A7	519-842-5061	N4G 4H8	519-688-1000
Email: TVanLeeuwen@eecf.ca		Email: tbenjamins@cjdleng.com	

- Name and addresses of any mortgagees, holders of charges or other encumbrances:
None
- Nature and extent of relief applied for: To be completed by the applicant. (include By-Law Section if known)
Requested Relief from 14.2 Zone Provisions
Setback: Minimum Distance from the Centreline of an Arterial Road as shown on Schedule "B" - **Requested relief is 18.3m**
Exterior Side Yard - **Requested relief is 8.3m**

<i>For office use only</i>

- Why is it not possible to comply with the Provision of the By-Law?
Proposed additional car wash lane doesn't not meet zoning provisions

- Legal Description of Subject land:
 Lot Number(s) Lots 395, 415, 416 & Part of Lot 396 Plan Number or Concession _____
 Part Number(s) _____ Reference Plan Number Judges Plan Registered as Plan 500
 Street Address (if any) 127 Tillson Ave, Tillsonburg
 The lot is located on the West side of the Street lying between 1st Street and Concession Street East Street

5. Dimensions of land affected:

Frontage 38.60m Depth (average) 98.48m

Area 3954.6m² Width of Street +/- 12.10m

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: Car Wash is roughly 409.25m², 1 story in height

Proposed: Additional Drive Through Car Wash is 91.85m²

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: 8.8m front yard, 7.48m rear yard, 13.77m exterior side yard
4.56m interior side yard

Proposed: 8.88m Front yard, 7.48m rear yard, 8.39 Exterior Side Yard
4.56m interior side yard, 23.7% lot coverage

8. Date of acquisition of subject land: January 9th, 2019

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

10. Existing uses of the subject property Car Wash

11. Existing uses of abutting properties: Adjacent Properties are Service Commercial

12. Length of time the existing uses of the subject property have continued: 1980s

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: Service Commercial

15. Present Zoning by-Law provisions applying to the land: Service Commercial Special (SC-28)

16. Has the owner previously applied for relief in respect of the subject property? Yes No

If the answer is yes, describe briefly Yes, for front yard depth of 8.8m through
previously approved ZBA.

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 Town of Tillsonburg

In the County of Oxford

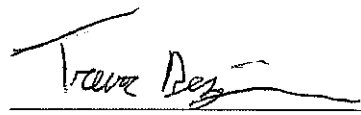
DO SOLEMNLY DELCIARE THAT: All of the prescribed information contained in the is application is true and that the information contained in the documents that may accompany this application is true and I make the solemn declaration conscientiously believing it to be true and knowing that it is of the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

DECLARED before me at the

Of Town of Tillsonburg in the
County of Oxford

This 23 day of September, 2022

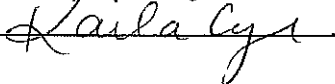
Karla Suzanne Cyr, a Commissioner, etc.,
Province of Ontario,
for Cyril J. Demeyere Limited.



Owner(s)/Applicant

Owner(s)/Applicant

A Commissioner for Taking Affidavits Expires **March 21, 2025.**



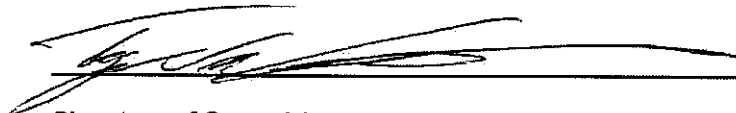
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AUTHORIZATION

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

Mister Auto Wash Inc. (Tyson Vanleeuwen)
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.
Cyril J. Demeyere Limited
(Trevor Benjamins)



Signature of Owner(s)

Signature of Owner(s)

Sept 21, 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.