



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

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PIN#:	ROLL#:	FILE:
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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)	
Tillsonburg Non-profit Housing Corporation		Jason Hunwicks (Reinders + Law Ltd)	
PO Box 203, Tillsonburg ON		64 Ontario Street North, Milton ON	
Postal Code:	Telephone Number:	Postal Code:	Telephone Number:
N4G 4H5	519-842-4890	L9T 2T1	905-457-1618 ext. 1316
Email: totil@golden.net		Email: jasonh@reinders.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)

Requesting increase in maximum number of residential units from 60 to 62, By-Law 3295, Section 10.0, 10.4.2.2 and 10.4.2.3.2. Reduction in amenity area minimum from 40 sq.m. per unit to 32.9 sq.m. per unit, section 10.4.2.3.6. Maintain existing parking spaces of 52 total on both sites, 43 for section 10.4.2.3.8 and 5 for section 10.4.3.3.7

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

Request is required based on need for addition residential apartments.

4. Legal Description of Subject land:

Lot Number(s) 459, 460-462 Plan Number or Concession 500

Part Number(s) _____ Reference Plan Number 41R-10118

Street Address (if any) 53 Queen Street

The lot is located on the West side of the Street lying between Bridge Street and Durham Street

5. Dimensions of land affected:

Frontage 21.2m Depth (average) _____

Area 4,140 sq.m. Width of Street _____

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: Existing 5-storey 1,346 sq.m. building area to remain,

Proposed: Renovate existing craft room (74 sq.m.) into a 2 bedroom apartment unit, with future provisions to convert another existing craft room into a unit as well. Maintain the existing 52 total parking spaces for both sites.

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: Existing to remain, interior renovations only.

Proposed: Existing to remain, interior renovations only.

8. Date of acquisition of subject land: _____

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

10. Existing uses of the subject property Non-profit affordable housing, Zoning: RH-2 and RH-3

11. Existing uses of abutting properties: Royal Canadian Legion, Residential, and Place of Worship

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: _____

15. Present Zoning by-Law provisions applying to the land: RH-2 AND RH-3

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

If the answer is yes, describe briefly ZONING AMENDMENT 7-08-9 AND B-76/008 (FEBRUARY 3, 2009)

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

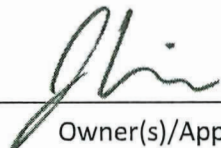
I/We Jason Hunwicks (Reinders + Law Ltd) of the Region of Halton

In the Town of Milton

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 _____ in the
Town of Milton


Owner(s)/Applicant

This 10 day of November, 2022

Owner(s)/Applicant



A Commissioner for Taking affidavits

Steven Richard Law,
a Commissioner, etc.,
Province of Ontario,
for Reinders + Law Ltd.
Expires September 21, 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, Mike Clarkson, am/are the owner(s) of the land that is the subject of this application for site plan and I/we authorize Jason Hunwicks, to make this application on my/our behalf.
(Reinders + Law Ltd)



Signature of Owner(s)

Signature of Owner(s)

NOV. 10, 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.