



DATE RECEIVED: 28-Jun-22

SECTION TWO - OFFICIAL PLAN INFORMATION (Complete sections only where applicable)

5. **Purpose of requested Amendment:** To amend the designation of the subject property from Open Space to Residential and Low Density Residential to permit the development of a plan of subdivision for single detached residential purposes

6. **Is the application consistent with the Provincial Policy Statement, 2014, as amended?**
(see Item No. 9 in the application guide) **Yes** ☒ **No**

7. **Is this a request for an Amendment to a Schedule(s) of the Official Plan:** Yes (yes/no) If yes, complete the following:

SCHEDULE (E.G. C-3)	TITLE	DESIGNATION OF SITE	USES PERMITTED
Existing:			
	Schedule T-1 Land Use Plan	Open Space	recreation, conservation areas, sports fields, golf courses
	Schedule T-2 Residential Density Plan	Open Space	recreation, conservation areas, sports fields, golf courses
	Schedule T-3 Leisure Resources Plan	Open Space	N.A.
Proposed:			
	Schedule T-1 Land Use Plan	Residential	full range of dwelling types
	Schedule T-2 Residential Density Plan	Low Density Residential	Low rise, low density housing forms
	Schedule T-3 Leisure Resources Plan	Remove Designation Open Space	

8. **Is this a request for an Amendment to the text of the Official Plan:** No (yes/no) If yes, complete the following:

- a) Chapter, Section and Subsection title _____
- b) Is this section / subsection to be: Changed _____ Replaced _____ Deleted _____
- c) If changed/replaced, proposed text of Amendment _____
- _____
- _____
- _____

SECTION THREE – DESCRIPTION OF DEVELOPMENT (If specific development is proposed, complete the following)

9. **Present Use of Subject Land:** Vacant with single-detached home and garage

10. **Description of Existing Building(s) or Structure(s) on Subject Land:** (Date of construction, present use) _____

Single Detached Dwelling (1950) and Detached Garage (1982)

11. **Proposed Use of Subject Land:** (Description of Applicant's Proposal) _____

Creating 7 new lots with single detached residential development

12. **Proposed Buildings or Structures associated with the Proposed Land Use:** (include information regarding alteration to or demolition of existing buildings or structures)

6 new single detached dwellings with the existing single detached dwelling to be renovated or demolished for a total of seven single detached dwellings

13. For proposed Residential development, specify:

- a) Gross or Net Density/Hectare 11.86 units per hectare
- b) No. of Units 7 Type of Units single detached dwellings

14. For proposed Commercial, Industrial, Institutional or Recreational development, specify:

- a) Gross Floor Area (by type of uses) _____
- b) Proposed Uses _____

SECTION FOUR – SITE INFORMATION AND SERVICES**15. Dimensions of Subject Land:** (in metric units)

- a) Area 5900m² b) Frontage 151.25m c) Depth 44.32m

16. Access to Subject Land:

- ____ Provincial Highway
 ____ County Road
☒ Municipal Road
- ____ Unopened Road Allowance
 ____ Private Right-of-Way
 ____ Other (specify) _____

17. Adjacent Land Uses: (Indicate nature of adjacent land uses)

west: open space east: service commercial north and south: single detached residential

18. Services:

	MUNICIPAL WATER	MUNICIPAL SEWER	PRIVATE WATER	PRIVATE SEWER**
CONNECTED (YES/NO)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
TYPE (INDIVIDUAL/COMMUNAL)				

Municipal Storm Sewers _____ Municipal Drain _____ (Please check one)

****Note:** If the requested amendment involves development on a privately owned and operated individual or communal septic system **and** more than 4500 litres per day of effluent will be produced as a result of the completed proposal, the applicant must submit **a servicing options report and a hydrogeological report.**

SECTION FIVE - ZONING BY-LAW**19. Municipal Zoning By-Law Number:** Tillsonburg Zoning By-law No. 3295, as amended

Existing Zoning of Subject Land Passive Use Open Space Zone (OS1-3)

20. Has an application for Zone Change been filed? Yes ☒ No _____

If yes, describe the proposed zoning of the subject land _____

Low Density Residential - Type 1 Zone (R1)

SECTION SIX – OTHER INFORMATION

21. If the subject land, or any land within 120 meters of it, is the subject of an application by the applicant for a minor variance, a consent or consent and minor variance, an amendment to the Official Plan, a zoning by-law amendment, a Minister's zoning order, or approval of a plan of subdivision or site plan, please provide the file number, the name of the approval authority considering it, the land it affects, its purpose, its status, and its effect on the requested amendment.

Zoning Change Application - Submitted Concurrently

Plan of Subdivision Application - Submitted Concurrently

22. If the requested amendment proposes to alter all or any part of the boundary of a designated settlement area or proposes to establish a new settlement area, please provide the current section containing policies of the Official Plan dealing with the alteration or establishment of a designated settlement area.

Not Applicable

23. If the requested amendment proposes to remove the subject land from an area of employment, please provide the relevant section of the Official Plan dealing with the removal of land from an area of employment.

Not Applicable

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

AUTHORIZATION OF OWNER(S) FOR AGENT TO MAKE THE APPLICATION


I /, Gene Sandham

am/are the owner(s) of the land that is the subject of this application for Official Plan amendment. I / We authorize Cyril J. Demeyere Limited - (Trevor Benjamins), to make this application on my / our behalf.

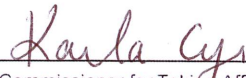
April 19, 2022
Date


Signature of Owner(s)

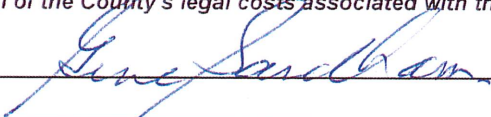
Signature of Owner(s)

THIS SECTION TO BE COMPLETED IN THE PRESENCE OF A COMMISSIONER FOR TAKING AFFIDAVITSI / We Cyril J. Demeyere Limited - (Trevor Benjamins)of the Municipality of Strathroy-Caradoc in the County of Middlesex
(Township or Municipality) (County or Region)**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.*DECLARED before me at the Town
of Tillsonburg in the
County of Oxford
this 22 day of June 20 22
Owner / Applicant

Owner / Applicant


A Commissioner for Taking Affidavits**Karla Suzanne Cyr, a Commissioner, etc.,
Province of Ontario,
for Cyril J. Demeyere Limited.****Expires March 21, 2025.**

If the decision of this application is appealed by a third party, I Gene Sandham
(owner/applicant name – please print)
agree to support the application, provide assistance in the preparation and presentation of the application before the Local Planning Appeal Tribunal and pay all of the County's legal costs associated with the Tribunal hearing.


(signature of owner/applicant)**MFIPPA Notice of Collection & Disclosure**

The collection of personal information on this form is legally authorized under Sec.22 of the *Planning Act* and O.Reg.543/06 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.