



FILE NO: _____

DATE RECEIVED: _____

TOWN OF TILLSONBURG
APPLICATION FOR ZONE CHANGE

1. Registered Owner(s):

Name: Gene Sandham Phone: Residence: 905-939-0517
Address: 711 Oak Grove Pl, London, Ontario Business: 905-939-0530 ext 23
Postal Code: N6K 4W7 E-mail: gene.sandham@gmail.com

416-402-1297 (cell)

Applicant (if other than registered owner):

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

Solicitor or Agent (if any):

Name: Cyril J. Demeyere Limited - (Trevor Benjamins) Phone: Business: 519-688-1000
Address: 261 Broadway, P.O. Box 460, Tillsonburg, Ontario Fax: 519-842-3235
Postal Code: N4G 4H8 E-mail: tbenjamins@cjdlleng.com

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 Township of Middleton
Concession No. Concession 5 NTR Lot(s) Part of lot 1606
Registered Plan No. Judges Plan 500 Lot(s) _____
Reference Plan No. 41R-9612 Part(s) 3 and 4
The proposed lot is located on the West side of Young Street, lying between
Rouse St Street and Highway 3 Street.
Street and/or Civic Address (911#): 91 Young Street, Tillsonburg

b) Official Plan Designation:

Existing: Open Space
Proposed: 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: Passive Use Open Space Zone (OS1-3)
Proposed: Low Density Residential - Type 1 (R1)
- d) **Uses:** Present: Vacant Land with a single detached dwelling and detached garage
Proposed: (Include description) 7 low density residential lots

3. Buildings/Structures:

For all buildings/structures, either **existing or proposed** on the subject lands, please supply the following information:

| <u>Existing/Proposed</u> | <input type="checkbox"/> None Existing Building 1 | <input type="checkbox"/> None Proposed Building 2 7 Single Detached Dwellings |
|------------------------------|--|---|
| Use: | <u>Home</u> | <u>Garage</u> |
| Date Constructed (if known): | <u>1950</u> | <u>1982</u> |
| Floor Area: | <u>232.877m2</u> | <u>232.087m2</u> |
| Setbacks: | | <u>N/A</u> |
| Front lot line | <u>8.29m</u> | <u>20.90m</u> |
| Side lot lines | <u>2.27m (interior)</u> | <u>12.62m</u> |
| Rear lot line | <u>25.28m</u> | <u>6.67m</u> |
| | | <u>7.5 m (min)</u> |
| | | <u>1.2m (min)</u> |
| | | <u>12 m (min)</u> |

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

| | RESIDENTIAL | COMMERCIAL/ INDUSTRIAL | INSTITUTIONAL |
|---|-------------|---|---|
| TYPE Apt., semi, townhouse, retail, restaurant, church, etc. | | | |
| # OF UNITS | 7 | | N/A |
| CONVERSION/ADDITION TO EXISTING BUILDING Describe | | | |
| TOTAL # OF UNITS/BEDS | N/A | N/A | |
| FLOOR AREA by dwelling unit or by type (office, retail common rooms, etc.) | TBD | | |
| OTHER FACILITIES (playground, underground parking, pool, etc.) | N.A. | | |
| # OF LOTS (for subdivision) | 7 | | N/A |
| SEATING CAPACITY (for restaurant, assembly hall, etc.) | N/A | | |
| # OF STAFF | N/A | | |
| OPEN STORAGE REQUIRED? | N/A | | N/A |
| ACCESSORY RESIDENTIAL USE? | N/A | If accessory residential use, complete residential section | If accessory residential use, complete residential section |

4. Site Information (proposed use(s):

| | | | |
|--------------------|------------------------------|---------------------------------|------------------------------|
| Lot Frontage | <u>15 m (min)</u> | Exterior Side Yard (corner lot) | <u>7.5m (min)</u> |
| Lot Depth | <u>32 m (min)</u> | Landscaped Open Space (%) | <u>30% of lot area (min)</u> |
| Lot Area | <u>480 m2 (min)</u> | No. of Parking Spaces | <u>7</u> |
| Lot Coverage | <u>35% of Lot Area (max)</u> | No. of Loading Spaces | |
| Front Yard | <u>7.5m (min)</u> | Building Height | <u>10.5m (max)</u> |
| Rear Yard | <u>12m (min)</u> | Width of Planting Strip | |
| Interior Side Yard | <u>1.2m (min)</u> | Driveway Width | |

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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | Ditches <input checked="" type="checkbox"/> | |
| | Municipal Drains <input type="checkbox"/> | Swales <input checked="" type="checkbox"/> | |

6. Access:

| | | | |
|--------------------------------------|-------------------------------------|-----------------------------|--------------------------|
| Provincial Highway | <input type="checkbox"/> | Unopened Road Allowance | <input type="checkbox"/> |
| County Road | <input type="checkbox"/> | Right-of-Way owned by _____ | <input type="checkbox"/> |
| Municipal Road maintained all year | <input checked="" type="checkbox"/> | Other (specify) _____ | <input type="checkbox"/> |
| Municipal Road seasonally maintained | <input type="checkbox"/> | | |

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:

East: Service Commercial West: Open Space North and South single detached residential

- 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. Submitted Concurrently

- 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? October 18, 2020

- d) If known, the length of time that the existing uses of the subject land have continued? 71 Years

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

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

Date April 19, 2022

Signature of Owner(s)

Signature of Owner(s)

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-Caradoc in the County of Middlesex

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 22 day of June 20 22

Owner(s)/Applicant

Owner(s)/Applicant

A Commissioner for Taking Affidavits

Karla Suzanne Cyr, a Commissioner, etc.,
Province of Ontario,

for Cyril J. Demeyere Limited.

Expires March 21, 2025.

Notes:

- Applications will not be considered complete until all requested information has been supplied:
- It is required that **one original** of this application (including the sketch/site plan) be filed, accompanied by the applicable fee of **\$1,500.00** in cash or cheque, payable to the **Treasurer, Town of Tillsonburg**. A fee of \$2,850.00 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.