

APPLICATION TYPE

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SUBDIVISION APPROVAL

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CONDOMINIUM APPROVAL

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CONDOMINIUM EXEMPTION

1. Registered Owner(s):

Name: Gene Sandham Residence: 416-402-1297 (cell)
Address: 711 Oak Grove Pl, London, Ontario Business: 905-939-0517
Postal Code: N6K 4W7 Email Address: gene.sandham@gmail.com
Fax: 905-939-0530 ext 23

Applicant (if other than registered owner):

Name: _____ Residence: _____
Address: _____ Business: _____
Postal Code: _____ Email Address: _____
Fax: _____

Solicitor or Agent:

Name: Cyril J. Demeyere Limited - (Trevor Benjamins) Residence: 519-777-9458
Address: 261 Broadway, P.O Box 460, Tillsonburg, Ontario Business: 519-688-1000
Postal Code: N4G 4H8 Email Address: tbenjamins@cjdlleng.com
Fax: 519-842-3235

Ontario Land Surveyor:

Name: Kim Husted Ontario Land Surveying Limited Residence: _____
Address: 30 Harvey Street, Tillsonburg, Ontario Business: 519-842-3638
Postal Code: N4G 3J8 Email Address: kimhusted@bellnet.ca
Fax: _____

Unless otherwise noted, all communications will be sent to those listed above.

Do not send communications to: ☐ Owner ☐ Applicant ☐ Solicitor/Agent ☒ OLS

2. Location of Subject Land:

Municipality Tillsonburg former municipality Township of Middleton
Lot(s) Part of Lot 1606 Concession Concession 5 NTR
Lot(s) _____ Registered Plan No. Judges Plan 500
Part(s) 3 and 4 Reference Plan No. 41R-9612

The subject land is located on the West side of Young (St./Rd./Ave./Line)
lying between Rouse St and Highway 3 (St./Rd./Ave./Line)
Street and/or 911 Address (if any): 91 Young Street, Tillsonburg

OFFICE USE ONLY

Date Application Received
28-Jun-22

Date Prescribed Information Complete

PIN
000380057

NATURE OF APPLICATION**3. Proposed Land Use**

Indicate the intended uses of land in the proposal. Please use the following definitions for residential buildings

- a) single detached: a detached residential building containing one dwelling unit
- b) double or semi-detached: a residential building containing 2 dwelling units
- c) townhouse or rowhouse: a residential building containing 3 or more dwelling units with individual direct access to the street or parking area
- d) apartment: a building containing 3 or more dwelling units each with access to the street or parking area via a common corridor.

Please fill out this table						<i>In addition, complete this section for Condominium Applications</i>	
Intended Use	# of Residential Units	Nos. of Lots or Letters of Blocks on attached draft plan	Acres or Hectares	Units or Dwellings per hectare	# of Parking Spaces for each use	Floor Coverage (sq.m.)	Bedroom Count Specify by # of Residential Units
RESIDENTIAL							
single detached	7	7	0.59 ha	7	7		
double or semi-detached							
town and row housing							
apartments							
seasonal (cottage or chalet)							
mobile home							
other (specify)*							
NON-RESIDENTIAL							
neighbourhood commercial							
commercial, other							
industrial							
institutional (specify below)*							
park or open space							
roads							
other (specify)*							
TOTAL	7	7	0.59 ha	11.86	7		

4. Additional Information for Condominium Applications Only:

Application for: ☐ Condominium Approval ☐ Condominium Exemption

New Building

Yes No

a) Has the local municipality approved a site plan?

☐ ☐

If yes, Site Plan Application No.?

b) Has a site plan agreement been entered into?

☐ ☐

c) Has a building permit been issued?

☐ ☐

d) Is the proposed development under construction?

☐ ☐

e) If construction is completed, indicate date of completion:

Existing Building

Date of Construction of existing building? _____

a) Is this the conversion of an existing building containing rental residential units? _____

☐ Yes ☐ No

If yes, indicate the number of units to be converted. _____

The applicant is advised that an Engineering Report, indicating the structural integrity of the building(s) proposed to be converted may be required as part of the processing of the application.**5. Planning Information (All Applications):**a) **Present Official Plan Designation** applying to the subject land: Open Space*Note: If the proposed land use conflicts with an Official Plan designation, this application will not be processed unless an application to amend the County Official Plan has also been submitted for approval.*b) **Present Zoning** applying to the subject land: _____Passive Use Open Space Special Zone (OS1-3)c) **Provincial Policy Statement, 2020, as amended:**

Is the plan consistent with the Provincial Policy Statement.

Yes ☒ No ☐

(see Item 4, Section A in the application guide)

d) Are the subject lands **currently** the subject of any other application under the Act, such as an application for consent to sever, an Official Plan Amendment, a zoning by-law amendment, a Minister's Zoning Order, a minor variance or site plan control?No ☐Yes ☒If yes, File # TBD

Status / Decision

Submitted Concurrentlye) Have the subject lands **ever been** the subject of any other application under the Act, such as an application for plan of subdivision, a consent to sever, an Official Plan Amendment, a Minister's Zoning Order, a minor variance or site plan control?

Unknown

☒No ☐Yes ☐

If yes, File # _____

Status / Decision _____

f) Are there any easements or restrictive covenants affecting the subject land?

No ☒Yes ☐

If yes, describe the easement or restrictive covenant and its effect _____

SITE APPRAISAL AND EVALUATION**6. Existing Land Use:**

Briefly describe:

a) the existing use of the subject lands

Vacant land and Single Family Dwelling on detached garage on subject property

b) if the subject lands are vacant or idle, describe the most recent productive use of the land

Unknown

c) do the subject lands constitute a brownfield site? If yes, please explain.

No

7. Existing Buildings:

Describe any buildings, historical or otherwise, and any man-made features on the site and their proposed use. (eg. whether retained, modified, demolished etc.)

Single Family Dwelling will be modified or demolished and a Garage to be retained and modified

b) if the subject lands are vacant or idle, describe the most recent productive use of the land

Unknown

8. Natural Features:

What consideration has been given to preserving the natural amenities of the site (eg. prominent topographical features, significant views, mature trees, etc.)

Site would be surrounded by mature trees and Open Space. Mature Trees at back of Lots are intended to be kept.

SITE INFORMATION AND SERVICES**9. Services:** (Existing/Proposed)**Water Supply and Sewage**

Yes	No	Studies Required	Attached
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A. Public Services

(i) municipal piped water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	none	n/a
will the extension of a system be required	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Servicing Study	<input type="checkbox"/>
which water system will require extension				
is supply capacity immediately available for this development	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
has a servicing study been submitted in support of this servicing solution	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
(ii) municipal sanitary sewers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	none	n/a
will the extension of a system be required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Servicing Study	<input type="checkbox"/>
which municipal system will require extension				
is capacity immediately available for this development	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
has a servicing study been submitted in support of this servicing solution	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
(iii) other water supply: communal well, lake	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Servicing Study	<input type="checkbox"/>

B. Private Services

Is the site suitable for wells and/or septic systems?	<input type="checkbox"/>	<input type="checkbox"/>		
(i) wells and/or septic systems for a residential subdivision	<input type="checkbox"/>	<input type="checkbox"/>	Hydrogeological Study	
(ii) any development on individual private services not covered in B(i) above			Servicing Options	<input type="checkbox"/>
(iii) Septic systems for a residential subdivision with fewer than 5 lots (or units), and 4500 litres or less of effluent produced per day	<input type="checkbox"/>	<input type="checkbox"/>	Justification Study*	
(iv) Septic systems for a residential subdivision with fewer than 5 lots (or units), and 4500 litres or more of effluent produced per day	<input type="checkbox"/>	<input type="checkbox"/>	Hydrogeological Study Servicing Options	<input type="checkbox"/>

(* including information on known water quality problems, depth of overburden and soil types)

Storm Water Management

sewers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stormwater Management Study	
ditches, swales	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
other (specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

SITE INFORMATION AND SERVICES - cont'd**10. Access** Public access to the development is by:

Provincial Highway	<input type="checkbox"/>	unopened road allowance	<input type="checkbox"/>
County Road	<input type="checkbox"/>	Right-of-way*	<input type="checkbox"/>
Municipal Road (maintained all year)	<input checked="" type="checkbox"/>	Water Access**	<input type="checkbox"/>
Municipal Road (seasonally maintained)	<input type="checkbox"/>	Other*	<input type="checkbox"/>

*explain: owner of right-of-way or other

**describe boat docking and parking facilities
on mainland and distance from development**11. Archaeological Potential**Does the subject land contain any areas of archaeological potential? ☒ Yes ☐ NoDoes the plan permit development of land that contains known archaeological resources or areas of archaeological potential? ☐ Yes ☒ No

If yes to either question above, attach an Archaeological Assessment prepared by a person who holds a licence that is effective with respect to the subject land, issued under Part VI (Conservation of Resources of Archaeological Value) of the Ontario Heritage Act and a Conservation Plan for any archaeological resources identified in the assessment.

Authorization of Owner(s) for an Agent to make this Application

If the applicant is not the owner of the land that is the subject of this application, a 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.

I/We, Gene Sandham of _____, am/are the owner(s) of the land
(name of owner/signing authority) (company, if applicable)

that are the subject of this/these application(s), and I/We hereby authorize

Cyril J Demeyere Limited - (Trevor Benjamins) of Cyril J Demeyere Limited, to make this/these development
(name of applicant) (company, if applicable)

application(s) on my/our behalf.

Signature: 
(signature of owner/signing authority)Date: April 17, 2022Signature: _____
(signature of owner/signing authority, if multiple)

Date: _____

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 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 or Oxford
this 22 day of June, 20 22

Owner / Applicant

Owner / Applicant

Karla Cyr
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 of the application before the Local Planning Appeal Tribunal and pay all of the County's legal costs associated with the Tribunal hearing.

Gene Sandham
Signature of Owner / Applicant / Authorized Agent**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.53 of the *Planning Act* and O Reg.197/96 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, x3207Pursuant to Sec 10.1 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.