



FILE NO: ZN 7-22-16
DATE RECEIVED: Sept 22/22

TOWN OF TILLSONBURG
APPLICATION FOR ZONE CHANGE

1. Registered Owner(s):

Name: Daniel Stubbe Phone: Residence: 519-774-3086
Address: 5 Mary St. Tillsonburg Ontario Business: _____
Postal Code: N4G 5M2 E-mail: dstubbe@woodstockhospital.ca
Fax: _____

Applicant (if other than registered owner):

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

Solicitor or Agent (if any):

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

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):
CIBC

2. Subject Land(s):

a) Location:

Municipality Lot 26 former municipality _____
Concession No. _____ Lot(s) LOT 26 - 41M-131
Registered Plan No. 41M-131 Lot(s) _____
Reference Plan No. _____ Part(s) _____
The proposed lot is located on the SW corner side of Mary St. Street, lying between
Mary St Street and Kara Lane Street.
Street and/or Civic Address (911#): 5 Mary St.

b) Official Plan Designation:

Existing: Low Density Residential
Proposed: _____

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:

~~R1-7~~ ^{error RS} R2-5

Proposed:

~~R2~~ ^{error RS} R2-5 to permit a converted dwelling

d) Uses:

Present: R1

Proposed: (Include description)

Basement is set up as secondary dwelling, bathroom, kitchen, livingroom, laundry, etc.

3. Buildings/Structures:

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

Use:

Date Constructed (if known):

Floor Area:

Setbacks:

Front lot line

Side lot lines

Rear lot line

☐ None Existing

Building 1

☐ None Proposed

Building 2

^{error RS} ~~R1~~ R2-5

1995

1700 square ft.

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

	RESIDENTIAL	COMMERCIAL/ INDUSTRIAL	INSTITUTIONAL
TYPE Apt., semi, townhouse, retail, restaurant, church, etc.	house		
# OF UNITS	applying for 2.		N/A
CONVERSION/ADDITION TO EXISTING BUILDING	none		
Describe			
TOTAL # OF UNITS/BEDS	N/A	N/A	
FLOOR AREA by dwelling unit or by type (office, retail common rooms, etc.)	1700 sq ft basement		
OTHER FACILITIES (playground, underground parking, pool, etc.)	Ø		
# OF LOTS (for subdivision)	1		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

Lot Depth

Lot Area

Lot Coverage

Front Yard

Rear Yard

Interior Side Yard

Exterior Side Yard (corner lot)

Landscaped Open Space (%)

No. of Parking Spaces

No. of Loading Spaces

Building Height

Width of Planting Strip

Driveway Width

4 parking spaces
basement only.^{error RS}
Basement car width.
24 ft.

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

error as
R2 - S

- 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. _____

- 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?

2017

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

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

We, Darrel Stubbe, am/are the owner(s) of the land that is the subject of this application for zone change and I/We authorize Darrel Stubbe, to make this application on my/our behalf.

Sept. 12 2022

Date

[Signature]
Signature of Owner(s)

[Signature]
Signature of Owner(s)

THIS SECTION TO BE COMPLETED IN THE PRESENCE OF A COMMISSIONER FOR TAKING AFFIDAVITS

I/We Darrel Stubbe of the Town
of Tillsonburg in the County of Oxford,

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 15th day of September 20 22

[Signature]
Owner(s)/Applicant

[Signature]
Owner(s)/Applicant

[Signature]
A Commissioner for Taking Affidavits

**WENDY JANET SMYTH, a Commissioner, etc.,
Province of Ontario, for the Corporation
of the Town of Tillsonburg.**

Expires April 20, 2025

Notes:

1. Applications will not be considered complete until all requested information has been supplied.
2. It is required that **one original** of this application (including the sketch/site plan) be filed, accompanied by the applicable fee of **\$1,600.00** in cash, debit, or cheque, payable to the **Treasurer, Town of Tillsonburg**. A fee of \$3,050.00 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.