

FILE NO: ZN 7-18-12DATE RECEIVED: Dec.18/18

**TOWN OF TILLSONBURG**  
**APPLICATION FOR ZONE CHANGE**

**1. Registered Owner(s):**Name: Jush Matheson 2370392 Ontario Ltd.Phone: Residence: 519-842-0494Address: 62 Pine StreetBusiness: 519-983-6464

Fax: \_\_\_\_\_

Postal Code: N4G 0A2E-mail: TillsonburgStorage@gmail.com

Applicant (if other than registered owner):

Name: \_\_\_\_\_

Phone: Residence: \_\_\_\_\_

Address: \_\_\_\_\_

Business: \_\_\_\_\_

Fax: \_\_\_\_\_

Postal Code: \_\_\_\_\_

E-mail: \_\_\_\_\_

Solicitor or Agent (if any):

Name: a+LiNK Architecture Inc.Phone: Business: 519-649-0220Address: 126 Wellington Road, London, OntarioFax: n/aPostal Code: N6C 4M8E-mail: edv@aLiNKarch.caAll 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):** Survey attached.**a) Location:**Municipality Town of Tillsonburg, County of Oxford

former municipality \_\_\_\_\_

Concession No. \_\_\_\_\_

Lot(s) 885Registered Plan No. Judge's Plan Registered as Plan 500Lot(s) 886

Reference Plan No. \_\_\_\_\_

Part(s) \_\_\_\_\_

The proposed lot is located on the southwest corner \_\_\_\_\_ side of Bidwell Street Street, lying between  
Washington Grand Avenu Street and \_\_\_\_\_ Street.Street and/or Civic Address (911#): 101 Bidwell Street**b) Official Plan Designation:**Existing: EntrepreneurialProposed: SameIf the proposed designation is different than the existing designation, has an application for Official Plan Amendment been  
filed with the County of Oxford? ☒ No ☐ YesFOR OFFICE USE ONLY  
DATE PRESCRIBED INFORMATION COMPLETE

Jan. 11/19

PIN

000320043

REV.APR18

- c) **Zoning:** Present: Entrepreneurial (EC)  
Proposed: Entrepreneurial (EC) - special
- d) **Uses:** Present: Assembly Occupancy - Church  
Proposed: (Include description) Assembly Occupancy - Dance Studio, Assembly Hall  
Storage Units, Brewery, Restaurant

### 3. Buildings/Structures:

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

Adaptive reuse of existing building. House lot to be severed.

<u>Existing/Proposed</u>	<input checked="" type="checkbox"/> None Existing Building 1	<input type="checkbox"/> None Proposed Building 2
Use:	<u>Assembly / Storage</u>	<u>n/a</u>
Date Constructed (if known):	<u>Unknown</u>	<u>n/a</u>
Floor Area: Church building	<u>1,600.3 sm Gross</u>	<u>n/a</u>
Setbacks:		
Front lot line	<u>0.32 m</u>	<u>n/a</u>
Side lot lines	<u>1.55 m easterly encroachment</u>	<u>n/a</u>
	<u>by steps</u>	
Rear lot line	<u>0.80 m</u>	<u>n/a</u>

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

	RESIDENTIAL	COMMERCIAL/ INDUSTRIAL	INSTITUTIONAL
<b>TYPE</b> Apt., semi, townhouse, retail, restaurant, church, etc.	<u>n/a</u>	<u>Dance Studio/ Storage Units</u>	<u>n/a</u>
<b># OF UNITS</b>	<u>n/a</u>	<u>n/a</u>	<b>N/A</b>
<b>CONVERSION/ADDITION TO EXISTING BUILDING</b>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>
Describe			
<b>TOTAL # OF UNITS/BEDS</b>	<b>N/A</b>	<b>N/A</b>	
<b>FLOOR AREA</b> by dwelling unit or by type (office, retail common rooms, etc.)	<u>n/a</u>	<u>Gross Area 1,600.3 s.m. Approximately 60% Assembly 40% storage units</u>	<u>n/a</u>
<b>OTHER FACILITIES</b> (playground, underground parking, pool, etc.)	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>
<b># OF LOTS</b> (for subdivision)	<u>n/a</u>	<u>n/a</u>	<b>N/A</b>
<b>SEATING CAPACITY</b> (for restaurant, assembly hall, etc.)	<b>N/A</b>	<u>60 persons per floor</u>	<u>n/a</u>
<b># OF STAFF</b>	<b>N/A</b>	<u>4 staff</u>	<u>n/a</u>
<b>OPEN STORAGE REQUIRED?</b>	<b>N/A</b>	<u>Storage Units - Use</u>	<b>N/A</b>
<b>ACCESSORY RESIDENTIAL USE?</b>	<b>N/A</b>	<u>If accessory residential use, complete residential section</u>	<u>If accessory residential use, complete residential section</u>

### 4. Site Information (proposed use(s):

Lot Frontage	<u>Refer to attached survey and</u>	Exterior Side Yard (corner lot)	<u></u>
Lot Depth	<u>site plan drawing for all</u>	Landscaped Open Space (%)	<u></u>
Lot Area	<u>information.</u>	No. of Parking Spaces	<u></u>
Lot Coverage	<u></u>	No. of Loading Spaces	<u></u>
Front Yard	<u></u>	Building Height	<u></u>
Rear Yard	<u></u>	Width of Planting Strip	<u></u>
Interior Side Yard	<u></u>	Driveway Width	<u></u>

**5. Services:** (check appropriate box)

Existing Proposed

<b>Water supply</b>	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"/>
<b>Sewage Disposal</b>	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"/>
<b>Storm Drainage</b>	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:  
Residential and commercial. \_\_\_\_\_

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? NOV 30 2018

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**

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

Date \_\_\_\_\_

Signature of Owner(s) \_\_\_\_\_

Signature of Owner(s) \_\_\_\_\_

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

I/We JOSH MATHESON 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 18TH day of DECEMBER 2018

J Matheson  
Owner(s)/Applicant

\_\_\_\_\_  
Owner(s)/Applicant

Tracy Carpani  
A Commissioner for Taking Affidavits

**TRACY CARPANI, a Commissioner, etc.,**  
Province of Ontario, for the Corporation  
of the Town of Tillsonburg

Expires: June 12, 2021

**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 **\$700.00** in cash or cheque, payable to the **Treasurer, Town of Tillsonburg**. A fee of \$1,200 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.