



FORM 1  
PLANNING ACT, 1990  
APPLICATION FOR MINOR VARIANCE OR PERMISSION  
Town of Tillsonburg Committee of Adjustment  
Fee \$600.00 (\$900 - See Note 1 - Page 4)

Customer Service Centre  
Department of Development  
& Communication Services  
10 Lisgar Avenue  
Tillsonburg ON N4G 5A7

**For Office Use Only**

PIN#: 00019-0417 ROLL#: \_\_\_\_\_ FILE: R

The undersigned hereby applied to the Committee of Adjustment for the Town of Tillsonburg under Section 44 of the Planning Act, 1990, for relief, as described in this application form By-Law No. 3295 (as amended).

Name and Address of Owner		Name and Address of Applicant/Agent (if applicable)	
<u>Simon Wagler Homes</u>			
<u>RR #4 Aylmer, ON. N5H 2R3</u>			
Postal Code:	Telephone Number:	Postal Code:	Telephone Number:
Email:		Email:	

1. Name and addresses of any mortgagees, holders of charges or other encumbrances:

NONE

2. Nature and extent of relief applied for: To be completed by the applicant. (include By-Law Section if known)

Lot Coverage 30 Require an ADDITIONAL 1%  
Lot Coverage Relief  
Previous VARIANCE TO PERMIT 36.7% Require 38%  
30 Require an ADDITIONAL 1%

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3. Why is it not possible to comply with the Provision of the By-Law?

WE MEET THE BY-LAW SET BACK DISTANCES  
HOWEVER LOT COVERAGE WAS CALCULATED USING  
PRELIMINARY PLANS FINAL PLANS WERE SLIGHTLY LARGER

4. Legal Description of Subject land:

Lot Number(s) 143 Plan Number or Concession 41M-145

Part Number(s) \_\_\_\_\_ Reference Plan Number \_\_\_\_\_

Street Address (if any) #24 Morning Glory

The lot is located on the EAST side of the Street lying between Trillium DR. and Crocus Av. Street

5. Dimensions of land affected:

Frontage 17m Depth (average) 37m  
Area 629 SQ.M. Width of Street 20.117

6. Particulars of all buildings and structures on or proposed for the subject land: (specify ground floor area, gross floor area, number of storeys, width, length, height, etc.)

Existing: 1 single & Family dwelling

Proposed: \_\_\_\_\_

7. Location of all buildings and structures on or proposed for the subject land: (specify distance from side, rear and front lot lines.) Please attach a sketch plan with measurements.

Existing: See ATTACHED Survey.

Proposed: \_\_\_\_\_

8. Date of acquisition of subject land: AUG 15/2018

9. Date of Construction of all buildings and structures on subject land (if known): Now

10. Existing uses of the subject property R-1

11. Existing uses of abutting properties: R-1

12. Length of time the existing uses of the subject property have continued: 20 yrs.

13. Municipal Services available (please check all appropriate boxes)

☒ Water ☒ Connected

☒ Sanitary Sewers ☒ Connected

☒ Storm Sewers



14. Present Official Plan Provisions applying to the land: Residential A1

15. Present Zoning by-Law provisions applying to the land: R-1

16. Has the owner previously applied for relief in respect of the subject property? ☒ Yes ☐ No

If the answer is yes, describe briefly A-19/18

17. Is the subject property the subject of a current application for consent under Section 53 of the Planning Act, 1990? ☐ Yes ☒ No

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

I/We Simon Wagler of the TOWN of TILLSONBURG  
In the COUNTY of OXFORD.

DO SOLEMNLY DELCIARE THAT: All of the prescribed information contained in the is application is true and that the information contained in the documents that may accompany this application is true and I make the solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath by virtue of the Canada Evidence Act.

DECLARED before me at the Town

of Tillsonburg in the  
County of Oxford

This 21 day of January, 2019.

Simon Wagler  
Owner(s)/Applicant

Helen Johnson  
A Commissioner for Taking affidavits

Owner(s)/Applicant  
HELEN JOHNSON, a Commissioner,  
etc., Province of Ontario, for the  
Corporation of the Town of Tillsonburg  
Expires: March 10, 2020

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## AUTHORIZATION

NOTE: The property owner or the authorized agent must complete the application. Where an agent is making the application, the written authorization of the owner must be completed below. If the application is being made under an agreement of purchase and sale, a copy of the agreement must be attached and will remain confidential.

### 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 site plan and I/we authorize \_\_\_\_\_, to make this application on my/our behalf.

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

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

\_\_\_\_\_  
DATED

### Notes:

1. It is required that one original copy of this application and all drawings be filed at the Town's Customer Service Centre, accompanied by a fee of \$600 in cash or cheque made payable to the Town of Tillsonburg. A fee of \$900 will be charged if an application is required after the fact.
2. This application must be accompanied by a plan showing the dimensions of the subject land, and all abutting land and showing the location, size, and type of all buildings and structures on the subject and abutting land. The Town may require that the plan be prepared and signed by an Ontario Land Surveyor.
3. The Applicant for all applications for Official Plan amendment, Zone Change, Minor Variances and Site Plan is hereby notified that all costs associated with appeals to the Ontario Municipal Board (OMB) are at their expense.

Passed by Resolution of Town Council on August 24, 1998.

Acknowledgement by Applicant or Agent: Simon Wagner

Date: JAN 21 2019