

FILE NO: ZN 7-18-14DATE RECEIVED: Dec. 28/18

TOWN OF TILLSONBURG

APPLICATION FOR ZONE CHANGE

1. Registered Owner(s):
Name: ST. PAUL'S UNITED CHURCH, TILLSONBURG, A CONGREGATION OF THE UNITED CHURCH OF CANADA Phone: Residence: OF CANADA
Address: 88 BIDWELL ST. TILLSONBURG Business: _____
Postal Code: _____ E-mail: demorris 95@gmail.com

Applicant (if other than registered owner):
Name: DAVID MORRIS, TRUSTEE Phone: Residence: 519 777 3009
Address: 20 DEVON CT. TILLSONBURG, ON Business: _____
Postal Code: N4G 4K5 E-mail: demorris 95@gmail.com

Solicitor or Agent (if any):
Name: BRAD BENNETT Phone: Business: 519 842 3650
Address: 36 BROADWAY, TILLSONBURG Fax: 519 842 5001
Postal Code: N4G 3P1 E-mail: bbennett@tillsonburglawyers.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 TOWN OF TILLSONBURG former municipality _____
Concession No. _____ Lot(s) _____
Registered Plan No. _____ Lot(s) _____
Reference Plan No. _____ Part(s) _____
The proposed lot is located on the NORTH EAST CORNER side of BIDWELL ST. WEST Street, lying between BIDWELL ST. Street and _____ Street.
Street and/or Civic Address (911#): 38 BIDWELL ST. WEST

b) Official Plan Designation: Existing: CENTRAL BUSINESS DISTRICT
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: CENTRAL COMMERCIAL
Proposed: CENTRAL COMMERCIAL ADDING RESIDENTIAL
- d) Uses: Present: SINGLE FAMILY AS A PERMITTED USE - SITE SPECIFIC RESTAURANT 1ST FLOOR,
Proposed: (Include description) RESTAURANT USE 1ST FLOOR, RESIDENTIAL UNIT 2ND AND THIRD FLOOR, POTENTIAL CONVERSION OF BUILDING BACK TO SINGLE FAMILY DWELLING IN FUTURE
3. Buildings/Structures: DWELLING IN FUTURE

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

Existing/Proposed

Use:

☐ None Existing Building 1

☐ None Proposed Building 2 N/A

Date Constructed (if known):

1890

Floor Area:

1310^{sq} X 3 FLOORS + ATTACHED GARAGE 14' X 20'

Setbacks:

Front lot line

9.34 M

Side lot lines

EXT - 6.47 MINT - 2.0 M

Rear lot line

4.56 M

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

	RESIDENTIAL	COMMERCIAL/ INDUSTRIAL	INSTITUTIONAL
TYPE Apt., semi, townhouse, retail, restaurant, church, etc.		<u>RESTAURANT</u>	
# OF UNITS	<u>1 PROPOSED</u>	<u>1</u>	<u>N/A</u>
CONVERSION/ADDITION TO EXISTING BUILDING		<u>EXISTING</u>	
Describe	<u>2ND & 3RD FLOOR UNIT</u>	<u>CUP & COKE</u>	
TOTAL # OF UNITS/BEDS	<u>N/A</u>	<u>N/A</u>	
FLOOR AREA by dwelling unit or by type (office, retail common rooms, etc.)	<u>1310 SQ. FT. PER FLOOR</u>	<u>1310 SQ. FT. + GARAGE ATTACHED 14' X 20'</u>	
OTHER FACILITIES (playground, underground parking, pool, etc.)	<u>N/A</u>	<u>N/A</u>	
# OF LOTS (for subdivision)	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
SEATING CAPACITY (for restaurant, assembly hall, etc.)	<u>N/A</u>	<u>40</u>	
# OF STAFF	<u>N/A</u>	<u>3</u>	
OPEN STORAGE REQUIRED?	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
ACCESSORY RESIDENTIAL USE?	<u>N/A</u>	If accessory residential use, complete residential section	If accessory residential use, complete residential section

4. Site Information (proposed use(s):

Lot Frontage

21.747 M

Lot Depth

35 M

Lot Area

716.3 SQ. M.

Lot Coverage

9.34 M

Front Yard

4.56 M

Rear Yard

2.00 M

Interior Side Yard

Exterior Side Yard (corner lot)

6.47 M

Landscaped Open Space (%)

74

No. of Parking Spaces

4 + CASH IN

No. of Loading Spaces

LIVE SPACES

Building Height

30 FT.

Width of Planting Strip

18 FT.

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 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 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:

ST. PAUL'S UNITED CHURCH

- 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:

ST. PAUL'S MANSR - EXISTING BUILDING
CONVERTED IN 2002 TO CURRENT 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. FILED - CONSEN? & MINOR VARIANCE

- 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 MINOR VARIANCE - CONSEN IN LIEU OF PARKING

APPROVED 2003?

- c) If known, the date the subject land was acquired by the owner?

1867

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

2003

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

I/We TRUSTEES, ST. PAUL'S UNITED CHURCH, TILLSONBURG are the owner(s) of the land that is the subject of this application for zone change and I/We authorize DAVID MORRIS, TRUSTEE to make this application on my/our behalf.

Date 28 DEC 2018 Signature of Owner(s) [Signature] Signature of Owner(s) [Signature]

OWNER. ST. PAUL'S UNITED CHURCH, TILLSONBURG,
A CONGREGATION OF THE UNITED CHURCH OF CANADA

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

I/We DAVID MORRIS 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 28th day of DEC 2018

[Signature]
 A Commissioner for Taking Affidavits Dec. 28/2018

[Signature]
 Owner(s)/Applicant

[Signature]
 Owner(s)/Applicant

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.