



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

BY: For Office Use Only

PIN#: 000210155

ROLL#:

FILE: A04-19

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)	
LANDMARK HOMES 130 GUELPH AVE, Cambridge		Chris DeClark 15 Goshen Road, Tillsonburg	
Postal Code:	Telephone Number:	Postal Code:	Telephone Number:
	519-241-0411	M6-467	519-983-7000
Email: arhtar.syed @ saturnsales.com		Email: Chris.deClark @ Century 21.ca	

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

\_\_\_\_\_  
\_\_\_\_\_

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

1. Relief from Table 9.2 – Medium Density Residential Zone Provisions (RM), to reduce the required lot frontage from 36 m (118.1 ft) to 28.34 m (93 ft);

2. Relief from Table 9.2 – Medium Density Residential Zone Provisions (RM), to increase the maximum lot area per dwelling unit from 320 m<sup>2</sup> (3,444.6 ft<sup>2</sup>) to 344 m<sup>2</sup> (3,702.7 ft<sup>2</sup>)

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

EXISTING SHAPE OF LOT IS NOT RECTALINEAR

\_\_\_\_\_  
\_\_\_\_\_

4. Legal Description of Subject land:

Lot Number(s) 131 Plan Number or Concession \_\_\_\_\_

Part Number(s) \_\_\_\_\_ Reference Plan Number M-16

Street Address (if any) 17 Wren Crt. Tillsonburg, ON, N4G 5K3

The lot is located on the SOUTH side of the Street lying between WREN CRT. Street and \_\_\_\_\_ Street

5. Dimensions of land affected:

Frontage 28.34 Depth (average) 44 M  
Area 2,063.22 SM Width of Street 6M

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: VACANT  
\_\_\_\_\_  
\_\_\_\_\_

Proposed: 1-STOREY + LOWER REAR WALKOUT; 6-UNIT RESIDENTIAL STREET  
FRONTING TOWNHOUSE BUILDING  
\_\_\_\_\_  
\_\_\_\_\_

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: VACANT  
\_\_\_\_\_  
\_\_\_\_\_

Proposed: 1-STOREY + LOWER REAR WALKOUT; 6-UNIT RESIDENTIAL STREET  
FRONTING TOWNHOUSE BUILDING  
\_\_\_\_\_  
\_\_\_\_\_

8. Date of acquisition of subject land: \_\_\_\_\_

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

10. Existing uses of the subject property VACANT  
\_\_\_\_\_  
\_\_\_\_\_

11. Existing uses of abutting properties: RESIDENTIAL  
\_\_\_\_\_  
\_\_\_\_\_

12. Length of time the existing uses of the subject property have continued: \_\_\_\_\_

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

<input checked="" type="checkbox"/> Water	<input checked="" type="checkbox"/> Connected
<input checked="" type="checkbox"/> Sanitary Sewers	<input checked="" type="checkbox"/> Connected
<input checked="" type="checkbox"/> Storm Sewers	

14. Present Official Plan Provisions applying to the land: MEDIUM DENSITY RESIDENTIAL

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

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

If the answer is yes, describe briefly \_\_\_\_\_

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

File TSPC7-185 – Lot 131, Plan M-16

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


I/We Chris DeClark of the County of Oxford  
In the Town of Tillsonburg.

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 18<sup>th</sup> day of APRIL, 2019

  
Owner(s)/Applicant

Owner(s)/Applicant

  
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

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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, Landmark Homes, am/are the owner(s) of the land that is the subject of this application for site plan and I/we authorize CHIELS DECLARK  
DAVID LEIGH to make this application on my/our behalf.

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

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

April 10/19  
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: 

Date: April 10/19