

File No: ZN 7-19-01DATE RECEIVED: Jan 2, 2019

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

**1. Registered Owner(s):**Name: Regine Ross (also known as Regine Luybaert)Phone: Residence: 519-842-8360Address: 151 Concession St W. Tillsonburg, Ont.Business:                     Fax:                     Postal Code: N4G 4G8E-mail:                     **Applicant (if other than registered owner):**Name: Stephen DiLella + Sibylle DiLellaPhone: Residence: 519-686-2255Address: 147 Concession St. W. Tillsonburg, Ont.Business:                     Fax:                     Postal Code: N4G 4G8E-mail: ydilella@gmail.com**Solicitor or Agent (if any):**Name: Lisa C. Gilvray (Jenkins + Gilvray Law Firm)Phone: Business: 519-842-9017Address: P.O. Box 280 Tillsonburg, Ont.Fax: 519-842-3344Postal Code: N4G 4H5E-mail: lisa@jenkins-gilvray.comAll 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):

N/A**2. Subject Land(s):****a) Location:**Municipality Town of Tillsonburgformer municipality DerehamConcession No. 12Lot(s) 8Registered Plan No.                     Lot(s)                     Reference Plan No.                     Part(s)                     The proposed lot is located on the South side of Concession Street, lying betweenQuarter Town line ~~Street~~ and Dereham line ~~Street~~Street and/or Civic Address (911#): 151 Concession St W, Tillsonburg, Ont. N4G 4G8**b) Official Plan Designation:**Existing: ResidentialProposed: ResidentialIf 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 + future development  
Proposed: R1
- d) Uses: Present: SFO  
Proposed: (Include description) SFO

## 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

SFO1960☐ None Proposed

Building 2

SFO1993

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

	RESIDENTIAL	COMMERCIAL/ INDUSTRIAL	INSTITUTIONAL
TYPE Apt., semi, townhouse, retail, restaurant, church, etc.	<u>SFO</u>		
# OF UNITS	<u>1</u>		<u>N/A</u>
CONVERSION/ADDITION TO EXISTING BUILDING	<u>n/a</u>		
Describe			
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.)			
OTHER FACILITIES (playground, underground parking, pool, etc.)	<u>—</u>		
# OF LOTS (for subdivision)	<u>—</u>		<u>N/A</u>
SEATING CAPACITY (for restaurant, assembly hall, etc.)	<u>N/A</u>		
# OF STAFF	<u>N/A</u>		
OPEN STORAGE REQUIRED?	<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): Severed lot (1st addition))

Lot Frontage	<u>13.28 m</u>	Exterior Side Yard (corner lot)	<u>—</u>
Lot Depth	<u>91.44 m</u>	Landscaped Open Space (%)	<u>—</u>
Lot Area	<u>1,214.32 m<sup>2</sup></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) 147 Concession S.W.
- |                        |   | Existing                                    | Proposed                            |
|------------------------|---|---|-------------------------------------|
| <b>Water supply</b>    | Publicly owned and operated piped water system      | <input checked="" type="checkbox"/>         | <input checked="" 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 type="checkbox"/>                    | <input type="checkbox"/>            |
|                        | Privately owned and operated individual septic tank | <input checked="" type="checkbox"/>         | <input checked="" type="checkbox"/> |
|                        | Other (specify) _____                               | <input type="checkbox"/>                    | <input type="checkbox"/>            |
| <b>Storm Drainage</b>  | Municipal Sewers <input type="checkbox"/>           | Ditches <input checked="" 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:

residential

- 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. Pending

- 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

ZON 7-223

☒ Yes →

File No. B-139/92

Status/Decision Granted

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

1993/11/30

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

1993 to present

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

I/We, Regine Ross, am/are the owner(s) of the land that is the subject of this application for zone change and I/We authorize Stephen Dilella + Sibylle Dilella, to make this application on my/our behalf.

December 17 2018

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 Stephen Dilella + Sibylle Dilella 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 17 day of December 2018

Sibylle Dilella  
Owner(s)/Applicant  
Stephen Dilella  
Owner(s)/Applicant

[Signature]  
A Commissioner for Taking Affidavits

**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 **\$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.