



FILE NO: _____

DATE RECEIVED: _____

TOWN OF TILLSONBURG APPLICATION FOR ZONE CHANGE

1. Registered Owner(s):

Name: ~~Oxford Estates Inc.~~ Oxford Lofts Inc. Phone: Residence: 416-580-0775
Address: 61 Flanders Dr., Waterdown, Ontario, Business: _____
Postal Code: L8B 0G6 E-mail: timckillican@gmail.com Fax: _____

Applicant (if other than registered owner):

Name: Andrew Teeple, Athon Construction and Development Corporation Phone: Residence: 519-900-5455
Address: 164 Herbert St., Waterloo, Ontario, N2J 1V8 Business: _____
Postal Code: N2J 1V8 E-mail: andrew@athon.ca Fax: 1-888-732-7207

Solicitor or Agent (if any):

Name: _____ Phone: Business: _____
Address: _____ Fax: _____
Postal Code: _____ E-mail: _____

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):

N/A

2. Subject Land(s):

a) Location:

Municipality TILLSONBURG former municipality _____
Concession No. _____ Lot(s) LOT 761, PART OF LOTS 763, 764A PLAN 500
Registered Plan No. _____ Lot(s) _____
Reference Plan No. _____ Part(s) _____
The proposed lot is located on the West side of Rolph St. Street, lying between
Washington Grand Ave Street and Brock St. East Street.
Street and/or **Civic Address (911#):** 75 or 83 Rolph Street, Tillsonburg, Ontario

b) Official Plan Designation: Existing: Entrepreneurial District & Environmental Protection
Proposed: Entrepreneurial District & Environmental Protection

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: Special Entrepreneurial Zone (EC-9), with EP2 Overlay
 Proposed: Special Entrepreneurial Zone (EC-9), with EP2 Overlay

d) **Uses:** Present: Existing approved school redevelopment into 45 residential units. *MM*
 Proposed: (Include description) Existing school redevelopment into ⁴⁷46 residential units. There will also be a small gym, storage lockers, ~~games room/guest suite~~. The exact number of units was undetermined at the time of the original application. ****See Page Bottom****

3. **Buildings/Structures:**

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

Existing/Proposed	<input type="checkbox"/> None Existing	<input type="checkbox"/> None Proposed
Use:	Building 1 <u>45 unit residential building</u>	Building 2 <u>47 unit residential building + Guest Suite</u>
Date Constructed (if known):	<u>1912</u>	<u>1912</u>
Floor Area:	<u>3,799 m2</u>	<u>3,799 m2</u>
Setbacks:		
Front lot line	<u>11.4</u>	<u>11.4</u>
Side lot lines	<u>6.61</u>	<u>6.61</u>
Rear lot line	<u>22.73</u>	<u>22.73</u>

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

	RESIDENTIAL	COMMERCIAL/ INDUSTRIAL	INSTITUTIONAL
TYPE Apt., semi, townhouse, retail, restaurant, church, etc.	<i>MM</i>		
# OF UNITS	⁴⁷ 46 Units		N/A
CONVERSION/ADDITION TO EXISTING BUILDING Describe	² ↑ additional unit within an approved 45 unit redevelopment		
TOTAL # OF UNITS/BEDS	N/A	N/A	
FLOOR AREA by dwelling unit or by type (office, retail common rooms, etc.)	3799 m2 residential		
OTHER FACILITIES (playground, underground parking, pool, etc.)	Garden, dog park, gym, guest suite, storage lockers		
# OF LOTS (for subdivision)			N/A
SEATING CAPACITY (for restaurant, assembly hall, etc.)	N/A		
# OF STAFF	N/A		
OPEN STORAGE REQUIRED?	N/A		N/A
ACCESSORY RESIDENTIAL USE?	N/A	If accessory residential use, complete residential section	If accessory residential use, complete residential section

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

Lot Frontage	<u>122.2m</u>	Exterior Side Yard (corner lot)	<u>N/A</u>
Lot Depth	<u>Irregular ~ 130m</u>	Landscaped Open Space (%)	<u>50%</u>
Lot Area	<u>7,052.1 m2</u>	No. of Parking Spaces	<u>71</u>
Lot Coverage	<u>24%</u>	No. of Loading Spaces	<u>N/A</u>
Front Yard	<u>11.4m</u>	Building Height	<u>17.5m (Existing)</u>
Rear Yard	<u>22.73m</u>	Width of Planting Strip	<u>N/A</u>
Interior Side Yard	<u>6.61m</u>	Driveway Width	<u>8.82m</u>

Additional zoning relief is being requested to accommodate reducing the minimum dwelling area. The smallest of which is a Guest Suite / Games Room #005 @ 286 sqft. Also, unit #006 & 009 @ 391 sqft are 37 square feet less than the approved minor variance for this property. However, the number of minimum-dwelling-area-compliant units has actually been increased from 33 to 38 as well as increasing the resident amenities.

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 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 Houses

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 Stoney Creek in the rear (to the west), Kinsmen Participark Trail

(ii) Has any part of the land been formally used for any purpose other than agricultural purposes?
 No Yes

If yes, describe former use:
Former school, approved for conversion into 45 residential units.

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. ZN 7-17-03 Status/Decision Approved

c) If known, the date the subject land was acquired by the owner? February 28, 2019

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

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

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

March 8, 2019

Date

[Signature]
Signature of Owner(s)

[Signature]
Signature of Owner(s)

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

I/We Timothy McKillican of the Town of Waterdown in the Province of Ontario,

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 City of Toronto in the Province of Ontario this 8 day of March 20

[Signature]
Owner(s)/Applicant
[Signature]
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 **\$1,200.00** in cash or cheque, payable to the **Treasurer, Town of Tillsonburg**. A fee of \$2,400.00 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.