

Box 1614
Woodstock ON N4S 7Y3
Tel: 519-539-9800
Fax: 519-421-4712
Website: www.oxfordcounty.ca

File No. CD 19-02-7

APPLICATION TYPE

- SUBDIVISION APPROVAL
- CONDOMINIUM APPROVAL
- CONDOMINIUM EXEMPTION



1. Registered Owner(s):

Name: JMB Properties Inc. Residence: _____
 Address: 200 HESPELER RD Business: 519-804-4000
CAMBRIDGE, ON Fax: 519-629-0150
 Postal Code: N1R 3H3 Email Address: cliff@regreality.ca

Applicant (if other than registered owner):

Name: _____ Residence: _____
 Address: _____ Business: _____
 _____ Fax: _____
 Postal Code: _____ Email Address: _____

Solicitor or Agent:

Name: Michael H. Clifton / ck legal Residence: _____
 Address: 12 Northumberland St. Business: 519-632-9755
Ave, ON Fax: 519-632-8031
 Postal Code: N0B 1E0 Email Address: mclifton@cklegal.ca

Ontario Land Surveyor:

Name: Rod Lord / MacDonald Tamblin & Lord Residence: _____
 Address: 50 Fleming Dr, unit 3 Business: 519-621-9600
CAMBRIDGE, ON Fax: 519-621-6480
 Postal Code: N1T 2B1 Email Address: r.lord@ed.yelbines.com

Unless otherwise noted, all communications will be sent to those listed above.

Do not send communications to: Owner Applicant Solicitor/Agent OLS

2. Location of Subject Land:

Municipality TOWN OF TILLSONBURG former municipality _____
 Lot(s) 944 Concession _____
 Lot(s) 945 Registered Plan No. PLAN No. 500
 Part(s) PART 4, PART 5 & PART 8 Reference Plan No. PLAN 41R-6262

The subject land is located on the WEST side of BROADWAY STREET (St./Rd./Ave./Line)
 lying between VENISON STREET and BRIDGE STREET (St./Rd./Ave./Line)
 Street and/or 911 Address (if any): 253 BROADWAY STREET

OFFICE USE ONLY		
Date Application Received	Date Prescribed Information Complete	PIN
<u>July 17/19</u>	_____	<u>000310270</u>

NATURE OF APPLICATION

3. Proposed Land Use

Indicate the intended uses of land in the proposal. Please use the following definitions for residential buildings

- a) single detached: a detached residential building containing one dwelling unit
- b) double or semi-detached: a residential building containing 2 dwelling units
- c) townhouse or rowhouse: a residential building containing 3 or more dwelling units with individual direct access to the street or parking area
- d) apartment: a building containing 3 or more dwelling units each with access to the street or parking area via a common corridor.

Please fill out this table						In addition, complete this section for Condominium Applications	
Intended Use	# of Residential Units	Nos. of Lots or Letters of Blocks on attached draft plan	Acres or Hectares	Units or Dwellings per hectare	# of Parking Spaces for each use	Floor Coverage (sq.m.)	Bedroom Count Specify by # of Residential Units (B=Bedroom)
RESIDENTIAL							
single detached							
double or semi-detached							
town and row housing							
apartments	28		0.19Ha	147.37	1.0	2744.90	6x1B & 22x2B
seasonal (cottage or chalet)							
mobile home							
other (specify)*							
NON-RESIDENTIAL							
neighbourhood commercial							
commercial, other	1		0.19Ha	5.26	12	364.73	
industrial							
Institutional (specify below)*							
park or open space							
roads							
other (specify)*							
TOTAL							

4. Additional Information for Condominium Applications Only:

Application for: Condominium Approval

Condominium Exemption

New Building

- | | | |
|---|-------------------------------------|--------------------------|
| | Yes | No |
| a) Has the local municipality approved a site plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, Site Plan Application No.? | TSPC 7-168, TSPC 7-168-1 | |
| b) Has a site plan agreement been entered into? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Has a building permit been issued? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Is the proposed development under construction? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) If construction is completed, indicate date of completion: | _____ | |

Existing Building

Date of Construction of existing building?

a) Is this the conversion of an existing building containing rental residential units? Yes No

If yes, indicate the number of units to be converted.

The applicant is advised that an Engineering Report, indicating the structural integrity of the building(s) proposed to be converted may be required as part of the processing of the application.

5. Planning Information (All Applications):

a) **Present Official Plan Designation** applying to the subject land: ENTREPRENEURIAL DISTRICT

Note: If the proposed land use conflicts with an Official Plan designation, this application will not be processed unless an application to amend the County Official Plan has also been submitted for approval.

b) **Present Zoning** applying to the subject land: SPECIAL ENTREPRENEURIAL (EC-2) (EC-8)

c) **Provincial Policy Statement, 2014, as amended:**

Is the plan consistent with the Provincial Policy Statement. Yes No
(see Item 4, Section A in the application guide)

d) Are the subject lands **currently** the subject of any other application under the Act, such as an application for consent to sever, an Official Plan Amendment, a zoning by-law amendment, a Minister's Zoning Order, a minor variance or site plan control?

No Yes If yes, File # _____ Status / Decision _____

e) Have the subject lands **ever been** the subject of any other application under the Act, such as an application for plan of subdivision, a consent to sever, an Official Plan Amendment, a Minister's Zoning Order, a minor variance or site plan control?

Unknown No Yes If yes, File # OP 15-06-7 & ZN 7-15-06 Status / Decision APPROVED

f) Are there any easements or restrictive covenants affecting the subject land?

No Yes If yes, describe the easement or restrictive covenant and its effect

STORM EASEMENT THROUGH FOX ALLEY.

SITE APPRAISAL AND EVALUATION

6. Existing Land Use:

Briefly describe:

a) the existing use of the subject lands

PARKING LOT/ VACANT LAND - BUILDING UNDER CONSTRUCTION

b) if the subject lands are vacant or idle, describe the most recent productive use of the land

RESIDENTIAL

c) do the subject lands constitute a brownfield site? If yes, please explain.

YES - FORMERLY CONTAINED 2 RESIDENTIAL DWELLINGS

7. Existing Buildings:

Describe any buildings, historical or otherwise, and any man-made features on the site and their proposed use. (eg. whether retained, modified, demolished etc.)

EXISTING WELCOME TO DOWNTOWN TILLSONBURG SIGN WITH CLOCK, RETAINED, FOX ALLEY (PAVED), RETAINED.

b) if the subject lands are vacant or idle, describe the most recent productive use of the land

RESIDENTIAL

8. Natural Features:

What consideration has been given to preserving the natural amenities of the site (eg. prominent topographical features, significant views, mature trees, etc.)

FLOWER BED SURROUNDING DOWNTOWN DIGITAL SIGN TO BE REINSTATED.

SITE INFORMATION AND SERVICES

9. Services: (Existing / Proposed)

Water Supply and Sewage

Yes	No	Studies Required	Attached
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A. Public Services

(i) municipal piped water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	none	n/a
will the extension of a system be required	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Servicing Study	<input type="checkbox"/>
which water system will require extension				
is supply capacity immediately available for this development	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
has a servicing study been submitted in support of this servicing solution	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
(ii) municipal sanitary sewers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	none	n/a
will the extension of a system be required	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Servicing Study	<input type="checkbox"/>
which municipal system will require extension				
is capacity immediately available for this development	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
has a servicing study been submitted in support of this servicing solution	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
(iii) other water supply: communal well, lake	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Servicing Study	<input type="checkbox"/>

B. Private Services

Is the site suitable for wells and/or septic systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
(i) wells and/or septic systems for a residential subdivision	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hydrogeological Study	
(ii) any development on individual private services not covered in B(i) above			Servicing Options	<input type="checkbox"/>
(iii) Septic systems for a residential subdivision with fewer than 5 lots (or units), and 4500 litres or less of effluent produced per day	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Justification Study*	
(iv) Septic systems for a residential subdivision with fewer than 5 lots (or units), and 4500 litres or more of effluent produced per day	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hydrogeological Study Servicing Options	<input type="checkbox"/>

(* including information on known water quality problems, depth of overburden and soil types)

Storm Water Management

sewers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stormwater Management Study	
ditches, swales	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
other (specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

SITE INFORMATION AND SERVICES - cont'd

10. Access Public access to the development is by:

- | | | | |
|--|-------------------------------------|-------------------------|--------------------------|
| Provincial Highway | <input checked="" type="checkbox"/> | unopened road allowance | <input type="checkbox"/> |
| County Road | <input type="checkbox"/> | Right-of-way* | <input type="checkbox"/> |
| Municipal Road (maintained all year) | <input checked="" type="checkbox"/> | Water Access** | <input type="checkbox"/> |
| Municipal Road (seasonally maintained) | <input type="checkbox"/> | Other* | <input type="checkbox"/> |

*explain: owner of right-of-way or other _____

**describe boat docking and parking facilities on mainland and distance from development _____

11. Archaeological Potential

Does the subject land contain any areas of archaeological potential? Yes No

Does the plan permit development of land that contains known archaeological resources or areas of archaeological potential? Yes No

If yes to either question above, attach an Archaeological Assessment prepared by a person who holds a licence that is effective with respect to the subject land, Issued under Part VI (Conservation of Resources of Archaeological Value) of the the Ontario Heritage Act and a Conservation Plan for any archaeological resources identified in the assessment.

Authorization of Owner(s) for an Agent to make this Application

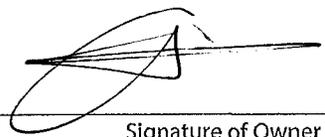
If the applicant is not the owner of the land that is the subject of this application, a written authorization of the owner that the applicant is authorized to make the application must be included with this form, or the authorization set out below must be completed.

I / WE, _____ am / are the owner(s) of the land that is the subject of this application.

I / WE, authorize _____ to make this application on my / our behalf.

Date _____ Signature of Owner(s) _____

Dated this 24th day of June, 2019



Signature of Owner / Applicant

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

I / WE, Cliff Rego of the City
of Kitchener in the Province of Ontario

DO SOLEMNLY DECLARE THAT:

All of the prescribed information contained in this application and that the information contained in the documents that may accompany this application is true .

DECLARED before me at the Township
of North Dumfries in the
Province or Ontario
this 24th day of June, 2019.

[Signature]
Owner / Applicant

Owner / Applicant

[Signature]
A Commissioner for Taking Affidavits
P14149

If the decision of this application is appealed by a third party, I Cliff Rego
(owner/applicant name - please print)
agree to support the application, provide assistance in the preparation of the application before the Local Planning Appeal Tribunal and pay all of the County's legal costs associated with the Tribunal hearing.

[Signature]
Signature of Owner / Applicant / Authorized Agent

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.53 of the *Planning Act* and O.Reg.197/96 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, x3207.

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.