



For Office Use Only	
File Number:	ZBA11-2023
Date Received:	June 12, 2023
Pre-Consultation Date:	
Date Ready for Circulation:	
Signature of Planner:	

Zoning By-law Amendment Application

Pursuant to Section 34 of the Planning Act

Section 36 'H' Removal

1. Applicant information	
Registered owner(s) of the subject land	
Name: Brody Luis	
Address: [REDACTED]	
Town: [REDACTED]	Postal Code: [REDACTED]
Phone: [REDACTED]	Cell:
Email: [REDACTED]	Method of communication preferred: <input checked="" type="checkbox"/> Email <input type="checkbox"/> Mail <input type="checkbox"/> Both
Agent (authorized by the owner to file the application, if applicable)	
Name: SBM Ltd. (Maneesh Poddar)	
Address: [REDACTED]	
Town: [REDACTED]	Postal Code: [REDACTED]
Phone: [REDACTED]	Cell:
Fax:	Email: [REDACTED]
2. Date of Application: June 6 2023	
3. If known, please indicate the names and addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land. Provide a separate sheet where needed. N/A	
Name:	
Address:	
Town:	Postal Code:
Phone:	Cell:
Fax:	Email:

4a. Current Official Plan land use designation: Residential		
b. Please explain how this application conforms to the Official Plan		
Proposed land use is residential in keeping with the permitted uses under the Residential land use designation		
5a. Current Zoning: Residential R1		
b. Please explain the nature and extent of the rezoning		
Requested rezoning to Residential R2 (*) to permit multi unit townhouse style development of 4 units Site specific R2 Zone required to address greater than average building line setback		
c. Please provide an explanation for the requested rezoning		
Please see above		
6. Description of subject land		
Geographic Township: Strathroy	Lot(s)/Concession:	
Registered Plan: PLAN 104	Lot(s): LOT 17	
Reference Plan:	Part(s): PT LOT 18	
911 Street Address: 130 Beech Street	Municipal Roll Number: 391600006009700	
7. Dimensions of subject land (in metric units)		
Frontage: 29.9m	Depth: 40.2m	Area: 1203.8 sq.m.
8. Access to subject land (please provide information for only those that apply to this property)		
Provincial Highway:	County Road:	
Municipal Road: Beech Street	Other Public Road:	
Right of Way:	Water:	
9. Describe all existing uses of the subject land		
Residential		

10. Please indicate whether there are any existing buildings or structures on the subject land

Yes* No

*If yes, please complete the following table indicating the types of buildings and structures, including date of construction, that currently exist on the lot and the specified measurements (in metric units):

Type of Building / Structure	Date of construction	Distance from front lot line	Distance from rear lot line	Distance from side lot lines	Height	Floor Area
Single detached dwelling	circa 1970	8.4m	18.7m	8.6m (e) & 8.4m (w)	1 storey	115 sq.m.
Detached garage	circa 1970	15.6m	16.9m	10.1m (e) & 2.6m(w)	1 storey	28.6 sq.m.

11. Describe all proposed uses of the subject land

Residential

12. Please indicate whether any buildings or structures are proposed to be built on the subject land

Yes* No

*If yes, please indicate the type of buildings or structures proposed on the subject land and the specified measurements (in metric units):

Type of Building / Structure	Distance from front lot line	Distance from rear lot line	Distance from side lot lines	Height	Floor Area
1 building - 4 units	13.2m	16.0m	2.8(w) & 2.0 (e)	6.6m	274.2sq.m.

13. Please indicate the date when the subject land was acquired by the current owner

A few years ago

14. Please indicate the length of time that the existing uses of the subject land have continued

Since development

15. Water Supply: How is water supplied?			
<input checked="" type="checkbox"/>	publicly owned and operated piped water system	<input type="checkbox"/>	lake or other water body
<input type="checkbox"/>	privately owned well or communal well	<input type="checkbox"/>	other (please specify) _____
16. Sewage Disposal: How is sewage disposed of?			
<input checked="" type="checkbox"/>	publicly owned and operated sanitary sewage system	<input type="checkbox"/>	privy
<input type="checkbox"/>	privately owned individual or communal septic system	<input type="checkbox"/>	other (please specify) _____
17. Please indicate if the application would permit development on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent produced per day as a result of the development being completed.			Yes* <input type="checkbox"/> No <input checked="" type="checkbox"/>
*If yes, have the following reports been submitted as part of the requested amendment?			
<input checked="" type="checkbox"/>	servicing options report	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/>	hydrogeological report	Yes <input type="checkbox"/>	No <input type="checkbox"/>
18. Storm Drainage: How is storm drainage managed?			
<input type="checkbox"/>	storm sewers	<input checked="" type="checkbox"/>	swales
<input type="checkbox"/>	municipal drainage ditches	<input type="checkbox"/>	other (please specify) _____
19. Indicate the minimum and maximum density and height requirements if applicable:			
	Minimum	Maximum	
Height			
Density			
20. Is this an application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement?			Yes* <input type="checkbox"/> No <input checked="" type="checkbox"/>
*If yes, provide the current Official Plan policies, if any, dealing with the alteration or establishment of an area of settlement: <i>(please use a separate sheet)</i>			

21. Does this application remove land from an area of employment?	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
*If yes, provide the current Official Plan policies, if any, dealing with the removal of land from an area of employment: <i>(please use a separate sheet)</i>		
22. Are the subject lands within an area where zoning with conditions applies?	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
*If yes, provide an explanation of how the proposed amendment complies with the Official Plan policy relating to the zoning with conditions: <i>(please use a separate sheet)</i>		
23. If known, has the subject land ever been the subject of:		
An application for an amendment to the Official Plan under the <i>Planning Act</i> ? *If yes, provide the following: File No. _____ Status _____	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
An application for an amendment to the Zoning By-law under the <i>Planning Act</i> ? *If yes, provide the following: File No. _____ Status _____	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
A Minister's zoning order under the <i>Planning Act</i> ? *If yes, provide the following: Reg. No. _____ Status _____	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
An application for approval of a Plan of Subdivision under the <i>Planning Act</i> ? *If yes, provide the following: File No. _____ Status _____	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
An application for an application for Consent under the <i>Planning Act</i> ? *If yes, provide the following: File No. _____ Status _____	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
24. Please indicate how the application is consistent with the Provincial Policy Statement (a copy of the Provincial Policy Statement is available at www.mah.gov.on.ca). The proposal directs infill residential development to a settlement area on lands that are fully municipally serviced contributing desirably to healthy communities; the efficient use of land, resources and infrastructure; and housing supply		
25. Is the subject land within an area of land designated under any provincial plan or plans?	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
*If yes, explain how the requested amendment conforms or does not conflict with the provincial plan or plans.		

26. Have any supporting studies, reports or documentation been submitted with this application?	Yes* <input type="checkbox"/>	No <input type="checkbox"/>
*If yes, please list the titles: Planning Justification Report (SBM) Geotechnical Report (EXP) Functional Servicing & SWM Report (GS Primo)		
27. Please provide a proposed strategy for consulting with the public with respect to the application		
As per the requirements of the Planning Act only?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Additional consultation beyond requirements of Planning Act?	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
*If you plan to consult beyond the requirements of the Planning Act, please detail:		
28. This application must be accompanied by a sketch showing the following information. Failure to supply this information will result in a delay in processing of the application. Please complete the checklist below to ensure you have included all the required information.		
<ul style="list-style-type: none"> <input type="checkbox"/> The boundaries and dimensions of the subject land. <input type="checkbox"/> The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings and structures from the front yard lot line, rear yard lot line and the side yard lot lines. <input type="checkbox"/> The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application (for example buildings, railways, roads, watercourses, drainage ditches, rivers or stream banks, wetlands, wooded areas, wells and septic tanks) <input type="checkbox"/> The current uses on land that is adjacent to the subject land. <input type="checkbox"/> The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right-of-way. <input type="checkbox"/> If access to the subject land will be by water only, the location of the parking and docking facilities to be used. <input type="checkbox"/> The location and nature of any easements affecting the subject land. 		

MUNICIPAL COSTS

Please be advised that the Municipality may incur expenses associated with obtaining outside legal/ engineering / planning review/ assistance from its consultants, relating to your application. Any expenses that the Municipality incurs in this regard will be forwarded to you, the owner, for payment.

I, Brody Luis, (the owner) acknowledge that I will pay all legal / engineering / planning expenses the Municipality incurs as outlined above.

Bluis

Signature

June 6, 2023

Date

STATUTORY DECLARATION

I, Maneesh Poddar of the City of London
(Name) (Name of City, Town, Township, Municipality, etc.)

in the County of Middlesex
(Name of County, Region or District)

SOLEMNLY DECLARE THAT

The information provided in this application is true.

AND I make this solemn Declaration conscientiously believing it to be true, and knowing that is of the same force and effect as if made under oath.

Declared before me at the City

of London in the

County of Middlesex

this 6 day of June 20 23


Signature of Commissioner of Oaths

M Poddar
Applicant or Authorized Agent*

KEVIN ANDREW MONIZ,
a Commissioner, etc., Province of Ontario,
for Strik, Baldinelli, Moniz Ltd.
and SBM Geomatics Ltd.
Expires November 30, 2023.

*** Please complete the authorization for an agent to act on behalf of the owner of the subject land.**

Permission to Enter

The undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the Municipality of Strathroy-Caradoc Council and Municipality of Strathroy-Caradoc staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached application for Zoning By-law Amendment.

Bliss
Signature of owner or person having authority to bind the owner

June 6, 2023
Date

AGENT AUTHORIZATION

(Please complete the authorization for an agent to act on behalf of the owner of the subject land)

I, Brody Luis, being the owner of the property described in Section 1 of
(Name)

this application for zoning by-law amendment, hereby authorize SBM Ltd. (Maneesh Poddar)
(Agent)

to act as my agent in matters related to this application for zoning by-law amendment.

Dated this 6 day of June 20 23

Bluis

Owner

**APPENDIX 1- PROCEDURAL REQUIREMENTS FOR
THE POSTING OF NOTICE SIGNS FOR PLANNING
APPLICATIONS**

LEGISLATIVE REQUIREMENTS

Provincial regulations established under the Planning Act set out how an approval authority is to notify the public of a planning application e.g. a severance, rezoning, subdivision or minor variance. In the Municipality of Strathroy-Caradoc, these regulations are generally satisfied through direct mailing to surrounding property owners and the posting of a sign on the subject property.

SIGN DEPOSIT

The Municipality of Strathroy-Caradoc shall collect a \$100 deposit per sign required at the time the application is filed. Two signs are required for properties fronting on 2 roads. The deposit will be refunded to the applicant following the return of the sign(s). Please allow some time for processing the refund.

RESPONSIBILITIES OF THE APPLICANT/AGENT

The required notice signs will be prepared by municipal staff and made available at the Strathroy-Caradoc municipal office. Once the public meeting date(s) has/have been set for the application(s) and signs prepared, the applicant/agent will be contacted by municipal staff. The applicant will also be informed of the date by which the sign(s) must be erected in order to comply with the Planning Act regulations.

It will then be the responsibility of the applicant to:

1. Obtain and erect the required sign(s) by the date and in the manner prescribed.
2. Ensure that all signs are properly maintained from the prescribed date until the day after the last public meeting date indicated on the sign.
3. Remove the sign(s) and return them to the Planning Department within 1 week of the meeting date.

If the sign(s) is/are not posted as set out in the regulations, any decision made by Committee or Council on this application could be declared null and void should it be challenged because of lack of proper notice. **Should it be determined that the sign(s) was/were not posted properly, the Committee or Council will defer the application and additional fees will be required to cover the costs of issuing an additional notice for any new hearing/meeting date(s).**

LOCATION OF SIGNS

The notice sign(s) shall be placed in accordance with the following:

1. A minimum of one sign shall be placed on each property which is the subject of the application.
2. A minimum of one sign shall be located at or near the centre of each property line with frontage on a public road, or where the main driveway meets each public road.
3. Each sign shall be placed parallel to the public road upon which it fronts.
4. Each sign shall be clearly visible and legible from the travelled portion of the public road upon which it fronts.
5. Where posting on the property is impractical, the sign(s) shall be placed at a nearby location approved by the Municipality.

Please contact the Building/Planning Department if you have any questions or need additional or replacement signs.

I, the undersigned do hereby agree to my responsibilities as outlined in this document.

M Poddar

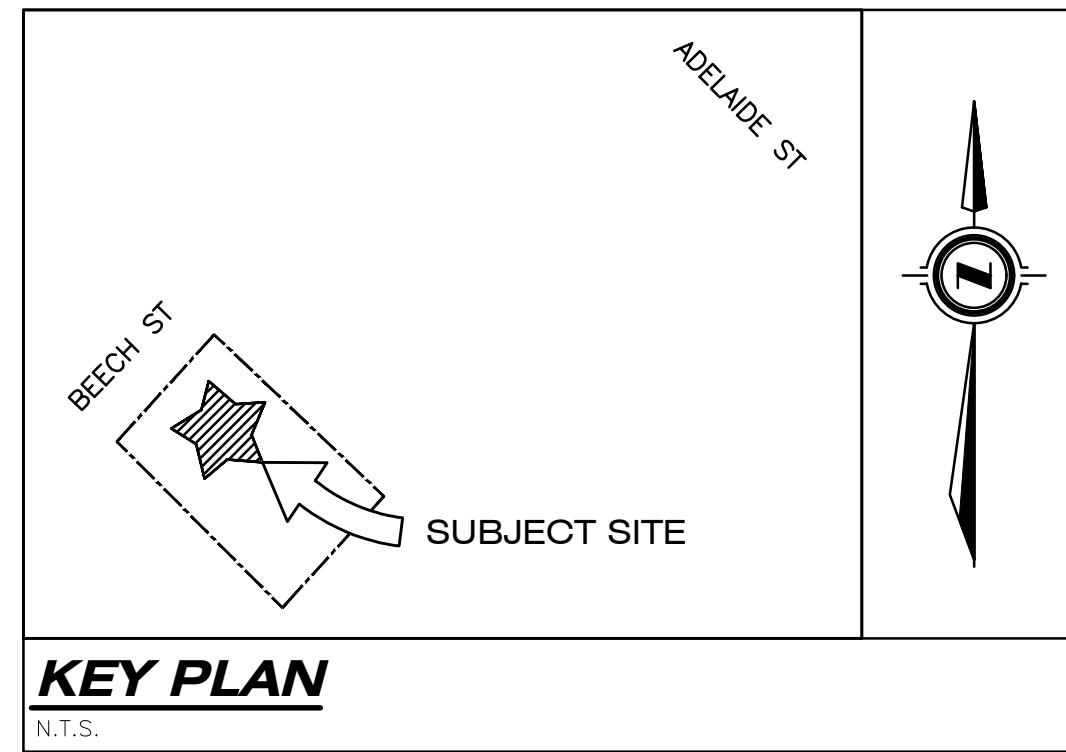
Signature of Applicant/Agent

June 6, 2023

Date

LEGAL INFORMATION

PART OF
 LOT 17 SOUTH OF BEECH STREET.
 REGISTERED PLAN XX
 IN THE
 CITY OF STRATHROY
 COUNTY OF MIDDLESEX



PERMITTED USES

- R3 ZONE:**
- DWELLING, APARTMENT
 - DWELLING, MULTIPLE-UNIT
 - DWELLING, TOWNHOUSE
 - GROUPED HOUSING
 - LONG TERM CARE FACILITY

BUILDING CLASS.

RESIDENTIAL – GROUP C OCCUPANCY, PART 9 OF THE ONTARIO BUILDING CODE.

CANADA POST

THIS DEVELOPMENT WILL RECEIVE MAIL TO A NEAR-BY SUPERBOX AS LOCATED BY CANADA POST.

WASTE REMOVAL

GARBAGE TO BE STORED INTERNALLY AND PLACED CURBSIDE PRIOR TO MUNICIPAL PICKUP.

ZONING DATA CHART

GROSS LOT AREA:	1,203.85m ²	BUILDING AREA:	274.2m ²
ASPHALT:	65.82m ²	LANDSCAPE AREA:	903.93m ²
No.	ITEM	REQUIRED	PROPOSED
1	ZONES	R2, MEDIUM DENSITY RESIDENTIAL	
2	LOT AREA (m ² MIN)	130.0	1,203.85
3	LOT WIDTH (m ²)	N/A	29.88
4	LOT DEPTH (m ²)	N/A	40.24
5	PROPERTY FRONTAGE (m MIN)	20.0	29.96
6	LOT COVERAGE (% MAX)	40%	22.79%
7	GROSS FLOOR AREA (m ²)	N/A	548.4
8	FRONT YARD DEPTH (m MIN)	5.0	10.8
9	EXTERIOR YARD DEPTH (m MIN)	5.0	N/A
10	SIDE YARD DEPTH (m MIN)	2.0	2.84 (WEST) 2.06 (EAST)
11	REAR YARD DEPTH (m MIN)	8.0	16.0
12	LANDSCAPE OPEN SPACE (% MIN)	30%	75.1%
13	HEIGHT MAXIMUM (m MAX)	15.0	6.6
14	DRIVEWAY WIDTH (% MAX)	40%	40%

*DENOTES SPECIAL PROVISION NEEDED

PARKING REQUIREMENTS

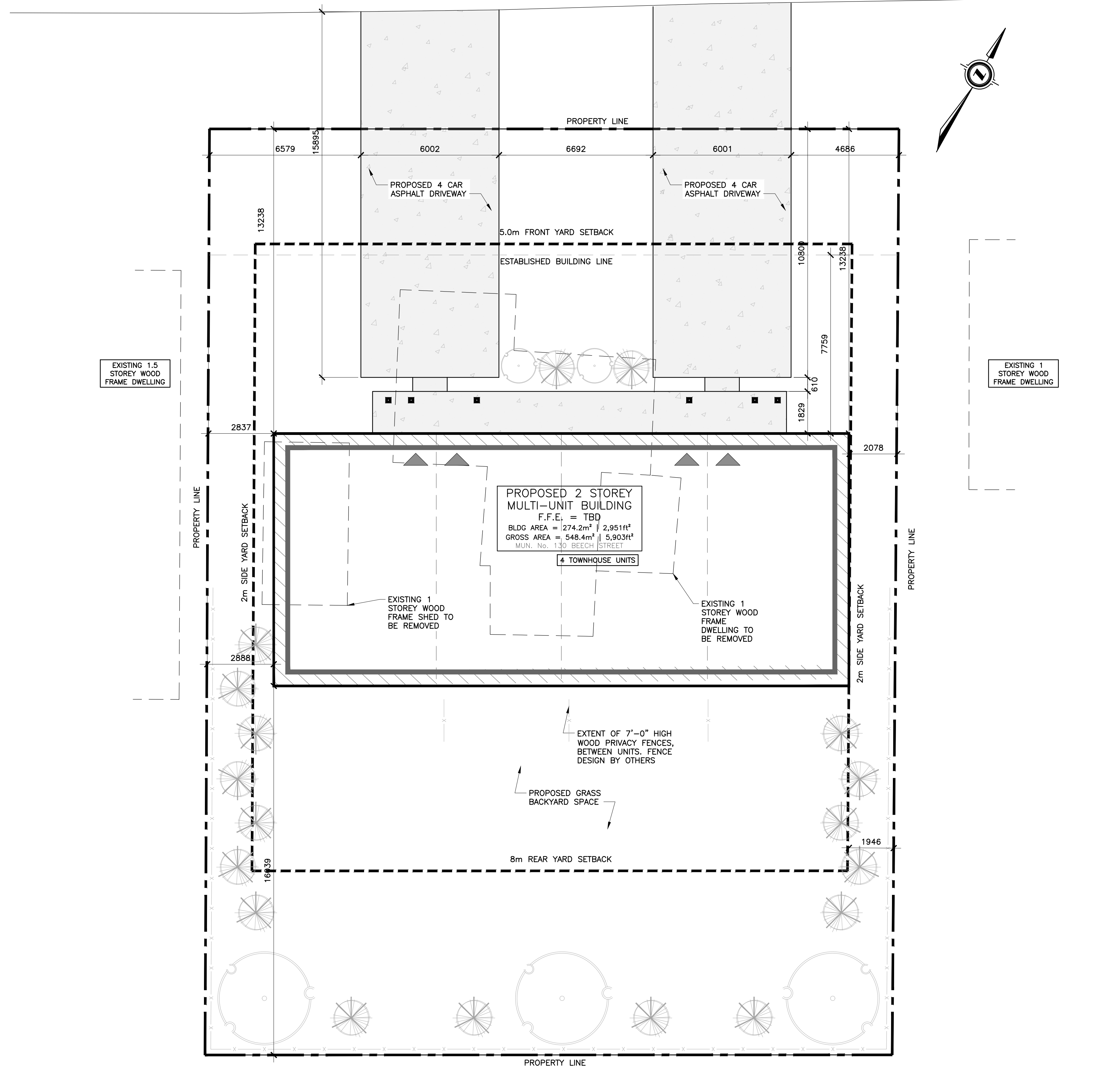
MINIMUM PARKING SPACE DIMENSIONS 2.7mX5.5m, TYPE A 3.4mX5.5m, TYPE B 2.4mX5.5m

RESIDENTIAL 1.5 SPACES/UNIT = 6 SPACES
 TOTAL PROVIDED PARKING = 4 SPACES

REFERENCE DOCUMENTS:

1. LEGAL INFO OBTAINED FROM TOPO SURVEY: TBD

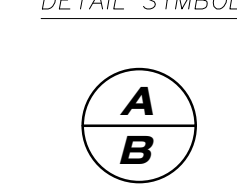
BEECH ST.



GENERAL NOTES

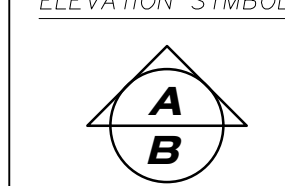
1. IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT TO STRIK BALDINELLI MONIZ LTD. & MUST BE RETURNED UPON COMPLETION OF THIS PROJECT.
2. CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS TO STRIK BALDINELLI MONIZ LTD.
3. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT BUILDING CODE REGULATIONS AND ENLAW, HAVING JURISDICTION.
4. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNTIL IT HAS BEEN SIGNED BY STRIK BALDINELLI MONIZ LTD. AND A BUILDING PERMIT HAS BEEN ISSUED.
5. CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE.
6. DO NOT SCALE DRAWINGS, WHICH REQUIRED REQUEST WRITTEN VERIFICATION OF DIMENSIONS WITH STRIK BALDINELLI MONIZ LTD.
7. ALL DRAWINGS & SPECIFICATIONS ARE THE PROPERTY OF STRIK BALDINELLI MONIZ LTD. & MUST BE RETURNED UPON COMPLETION OF THIS PROJECT.
8. THIS DRAWING & ALL DETAILS ARE FOR THIS PROJECT ONLY AND SHOULD NOT BE USED FOR ANY OTHER WORK.
9. CONTRACTOR IS FULLY RESPONSIBLE FOR MATTERS AFFECTING CONSTRUCTION.
10. ANY MATERIAL ALTERNATIONS CARRIED OUT DURING CONSTRUCTION BY THE CONTRACTOR OR ASSOCIATED SUB-CONTRACTOR SHALL BE CONFIRMED WITH THE ENGINEER PRIOR TO INSTALL FAILURE TO DO SO RESULTS IN FULL CONTRACTOR RESPONSIBILITY FOR SYSTEMS EFFECTED.

DETAIL SYMBOL



A – DETAIL NUMBER
 B – LOCATION/DETAIL SHEET

ELEVATION SYMBOL



A – ELEVATION NUMBER
 B – LOCATION/DETAIL SHEET

CONSULTANT

STRIK BALDINELLI MONIZ
 sbm
 PLANNING+DWG+STRUCTURAL+MECHANICAL+ELECTRICAL
 1599 Adelaide St. N. Unit 301, London, Ontario N5X 4E8
 Tel: (519) 471-6667 Fax: (519) 471-0034
 Email: sbm@sbmltd.ca

PROJECT/CLIENT

BRODY LUIS - 4 UNIT TOWNHOUSE BLOCK
 130 BEECH ST.
 STRATHROY ON

DRAWING TITLE

SITE PLAN & ZONING CHART

NO.	DATE	ISSUED / REVISIONS
02	SEPT. 14/22	ISSUED FOR REVIEW
03	FEB. 03/23	ISSUED FOR PRE-CONSULTATION
04	FEB. 24/23	ISSUED FOR SPA
05	MAR. 23/23	ISSUED FOR SPA
06	APR. 04/23	ISSUED FOR SPA
07	MAY 03/23	ISSUED FOR SPA

PROJ. NO.	SBM-22-2029	DRAWING NO.	
SCALE	AS NOTED	SP1	
DATE	AUG 2022		
DRAWN	OMP		
DESIGNED	OMP		
CHECKED	OMP/JRC	REVISION NO.	03