



For Office Use Only	
File Number:	ZBA4-2023
Date Received:	Jan 19, 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:	
Address: [REDACTED]	
Town: [REDACTED]	Postal Code: [REDACTED]
Phone: [REDACTED]	Cell:
Email: [REDACTED]	Method of communication preferred: <input type="checkbox"/> Email <input type="checkbox"/> Mail <input type="checkbox"/> Both
Agent (authorized by the owner to file the application, if applicable)	
Name:	
Address: [REDACTED]	
Town: [REDACTED]	Postal Code: [REDACTED]
Phone: [REDACTED]	Cell:
Fax:	Email: [REDACTED]
2. Date of Application:	
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.	
Name:	
Address:	
Town:	Postal Code:
Phone:	Cell:
Fax:	Email:

4a. Current Official Plan land use designation:		
b. Please explain how this application conforms to the Official Plan		
5a. Current Zoning:		
b. Please explain the nature and extent of the rezoning		
c. Please provide an explanation for the requested rezoning		
6. Description of subject land		
Geographic Township:	Lot(s)/Concession:	
Registered Plan:	Lot(s):	
Reference Plan:	Part(s):	
911 Street Address:	Municipal Roll Number:	
7. Dimensions of subject land (in metric units)		
Frontage:	Depth:	Area:
8. Access to subject land (please provide information for only those that apply to this property)		
Provincial Highway:	County Road:	
Municipal Road:	Other Public Road:	
Right of Way:	Water:	
9. Describe all existing uses of the subject land		

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

11. Describe all proposed uses of the subject land

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

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

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

15. Water Supply: How is water supplied?			
<input 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 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 type="checkbox"/>
*If yes, have the following reports been submitted as part of the requested amendment?			
<input type="checkbox"/>	servicing options report	Yes <input 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 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 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 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 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 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 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 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 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 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).		
25. Is the subject land within an area of land designated under any provincial plan or plans?	Yes* <input type="checkbox"/>	No <input 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:		
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 type="checkbox"/>	No <input type="checkbox"/>
Additional consultation beyond requirements of Planning Act?	Yes* <input type="checkbox"/>	No <input 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, _____, (the owner) acknowledge that I will pay all legal / engineering / planning expenses the Municipality incurs as outlined above.



Signature

Date

STATUTORY DECLARATION

I, Jay McGuffin 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 18th day of January 20 23



A Commissioner of Oaths

Anand Prakash Desai
a Commissioner, etc., Province of Ontario
for **Monteith Brown Planning Consultants Ltd.**
Expires April 29, 2025

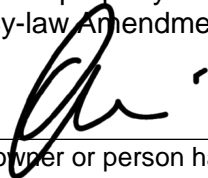


Applicant or Authorized Agent*

*** 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.



Signature of owner or person having authority to bind the owner

Date

AGENT AUTHORIZATION

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

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

this application for zoning by-law amendment, hereby authorize _____
(Agent)

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

Dated this _____ day of _____ 20 ____

Owner

SEE ATTACHED AUTHORIZATION OF AGENT

**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 \$50 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.

Signature of Applicant/Agent

Date


PROPOSAL FOR PROFESSIONAL PLANNING SERVICES

Proposed Residential Apartment Development

599 Albert Street
Strathroy, Ontario

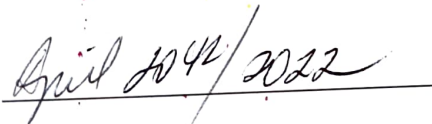
AUTHORIZATION OF AGENT

I/We, DEBASIA INC., are the owner(s) of the lands known municipally as 599 Albert Street in the Municipality of Strathroy-Caradoc, Ontario. I/We authorize **MONTEITH BROWN PLANNING CONSULTANTS** to act on our behalf as our agent for the submissions required for all required municipal planning approvals, including but not limited to Official Plan Amendments, Zoning By-Law Amendments, Draft Plans of Condominium, Draft Plans of Subdivision, Site Plan Approval, Minor Variance and Consent, and to provide any of our personal information that will be collected during the planning process in connection with these planning approvals.



Signature of Representative(s)

(I have the Authority to Bind the Corporation)



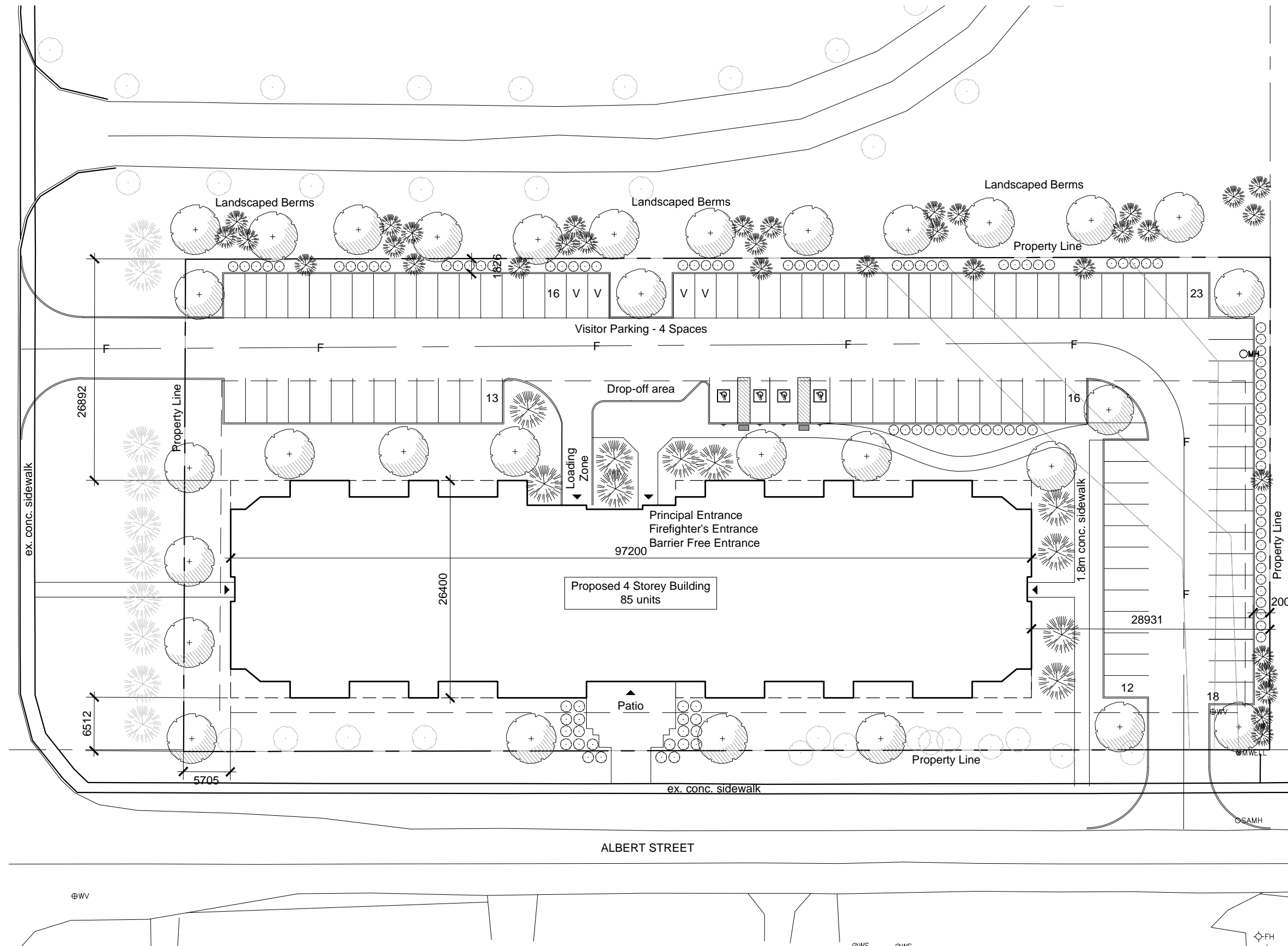
Date

SITE DATA

SITE DATA: FOUR STOREY BUILDING		
PROJECT ADDRESS:	STRATHMERE APARTMENT DEVELOPMENT	
USE:	599 ALBERT ST, STRATHROY-CARADOC, ON	
ZONING:	MULTI. RESIDENTIAL	
	I - PROPOSED R-3 *	
	REQUIRED - R-3	PROPOSED
LOT AREA (m²) (min.):	130 m²	7,880.0 m²
LOT FRONTAGE (m) (min.):	30.0 m min.	132.0 m: ALBERT ST
GROSS FLOOR AREA (m²):	FOURTH FLOOR THIRD FLOOR SECOND FLOOR GROUND FLOOR:	2279.7 m² 2279.7 m² 2279.7 m² 2229.5 m²
	TOTAL:	9068.6 m²
BUILDING AREA (m²):		2491.3 m²
	REQUIRED	PROPOSED
COVERAGE	n/a OR 80% PER 4.2.(2)	31.6 %
LANDSCAPED OPEN SPACE	20%	32.9%
AMENITY SPACE OUTDOOR INDOOR	20 m² PER UNIT = 1,700 m²	1,700 m² (incl. 980 m² Balc.) 78m²
HEIGHT	MAX 15m	14.0m
PARKING: Apartments - 85 @ 1.25/unit Visitor - 85 @ .15/unit Bach. - 6 @ 0.0 / unit 1 Bed - 41 @ 1.0 / unit 2 Bed - 38 @ 1.5 / unit	107 Spaces 13 Spaces	4.0 Spaces 0.0 Spaces 41.0 Spaces 57.0 Spaces
TOTAL SPACES REQUIRED	120 Spaces (1.40/unit)	102 Spaces (1.20/unit)
B/F - 1 + 3%	2A + 2 B	2 A + 2 B
PARKING COVERAGE	MAX 25%	35.4 %
LOADING	1	1
BICYCLE PARKING: 7% OF THE REQUIRED NUMBER OF AUTOMOBILE PARKING SPACES FOR NON-RESIDENTIAL DEVELOPMENT	101 X 7% =7.07 (8)	8 Bicycle Spaces
FRONT + EXT SIDE YD SETBACK	4.5m	6.5 m
SIDE YARD	3.0m	28.0m
REAR YARD	15.0m	26.9 m

LEGEND

	EXISTING TREE / PLANT TO REMAIN.
	DEMO & REMOVE EXISTING TREE / PLANT.
	PROPOSED TREE / PLANTING.
	PROPERTY LINE
	SETBACK LINE
	CENTRE LINE OF ROAD
	EXISTING FENCE
	DEMOLITION



Site Plan - Option A
Strathmere Housing Project
 599 Albert Street, Strathroy ON

