



RECEIVED

JUL 21 2023

MUNICIPALITY OF STRATHROY-CARADOC

FOR OFFICE USE ONLY

File Number:	28A 17-2023
Date Received:	
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: JASLO Farms Ltd	
Address: [REDACTED]	
Town: [REDACTED]	Postal Code: [REDACTED]
Phone: [REDACTED]	Cell: [REDACTED]
Email: [REDACTED]	Method of communication preferred: <input type="checkbox"/> Email <input type="checkbox"/> Mail <input checked="" type="checkbox"/> Both
Agent (authorized by the owner to file the application) (if applicable)	
Name:	
Address:	
Town:	Postal Code:
Phone:	Cell:
Fax:	Email:
2. Date of Application: July 20, 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:	
Name:	
Address:	
Town:	Postal Code:
Phone:	Cell:
Fax:	Email:

4a. Current Official Plan land use designation: Agricultural		
4b. Please explain how this application conforms to the Official Plan: current designation is agricultural. Rezoning is required for surplus farm dwelling		
5a. Current Zoning: Agricultural		
5b. Please explain the nature and extent of the rezoning: we want to rezone the surplus farm dwelling from A1 general agricultural to A2 Agricultural small holdings zone to permit a rural residential lot		
5c. Please provide an explanation for the requested rezoning: to create a surplus farm dwelling lot		
6. Description of Subject Land		
Geographic Township: Strathroy-Caradoc	Lot(s)/Concession:	
Registered Plan:	Lot(s):	
Reference Plan:	Part(s):	
Street Address: 7620 Walkers Drive	Municipal Roll Number:	
7. Dimensions of Subject Land (in metric units)		
Frontage: 298 M	Depth: 838 M	Area: 20.7 HA
8. Access to Subject Land (please provide information for only those that apply to this property)		
Provincial Highway:	County Road:	
Municipal Road: Walkers Drive	Other Public Road:	
Right of Way:	Water:	

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

March 2023

14. Describe all existing uses of the subject land:

agricultural and residential

15. Water Supply: How is water to be supplied?

<input type="checkbox"/>	Publicly owned and operated piped water system	<input type="checkbox"/>	Lake or other water body
<input checked="" type="checkbox"/>	Privately owned well or communal well	<input type="checkbox"/>	Other (please specify):

16. Sewage Disposal: How is sewage to be disposed of?

<input type="checkbox"/>	Publicly owned and operated sanitary sewage system	<input type="checkbox"/>	Privy
<input checked="" 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 4,500 litres of effluent produced per day as a result of the development being completed:

<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
--------------------------	------	-------------------------------------	----

*If YES, have the following reports been submitted as part of the requested amendment?

<input type="checkbox"/>	YES	<input type="checkbox"/>	NO	Servicing options report
<input type="checkbox"/>	YES	<input type="checkbox"/>	NO	Hydrological report

18. Storm Drainage: How is storm drainage to be provided?

<input type="checkbox"/>	Storm sewers	<input type="checkbox"/>	Swales
<input checked="" 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	n/a	n/a
Density	n/a	n/a

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?

<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
--------------------------	------	-------------------------------------	----

*If YES, provide the current Official Plan policies, if any, dealing with the alteration or establishment of an area of settlement: *(please use a separate sheet)*

25. Is the subject land within an area of land designated under any provincial plan(s)?	<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
--	--------------------------	------	-------------------------------------	----

*If yes, explain how the requested amendment conforms or does not conflict with the provincial plan(s):

26. Have any supporting studies, reports or documentation been submitted with this application?	<input checked="" type="checkbox"/>	YES*	<input type="checkbox"/>	NO
--	-------------------------------------	------	--------------------------	----

*If yes, please list the titles:
 draft reference plan

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?	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO
---	-------------------------------------	-----	--------------------------	----

Additional consultation beyond requirements of the Planning Act?	<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
--	--------------------------	------	-------------------------------------	----

*If you plan to consult beyond the requirements of the Planning Act, please detail:

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. 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 FEE

The Municipality of Strathroy-Caradoc shall collect a \$100 deposit per sign at the time the application is filed. The deposit will be refunded to the applicant following the return of the sign(s). **IF THE SIGN IS LOST OR CANNOT BE RETURNED, THE SIGN DEPOSIT WILL BE WITHHELD WITH THE MUNICIPALITY OF STRATHROY-CARADOC.** 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).

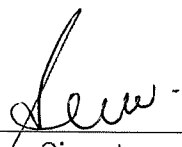
LOCATION OF SIGNS

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

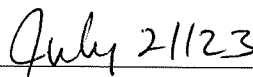
1. A minimum of one sign shall be placed on each property which is the subject of the application.
2. A minimum of one sign shall be located at or near the centre of each property line with frontage on a public road, or where the main driveway meets each public road.
3. Each sign shall be placed parallel 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 and 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

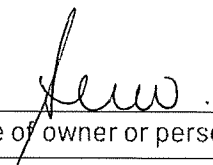


Date

***If applicable, please complete the authorization for an agent to act on behalf of the owner of the subject land.**

Permission to Enter

The undersign, 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.

	July 21/23
Signature of owner or person having authority to bind the owner	Date

AGENT AUTHORIZATION

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

of 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

For further information, visit our website at www.strathroy-caradoc.ca

The Corporation of the Municipality of Strathroy-Caradoc
 52 Frank Street, Strathroy ON, N7G 2R4
 Phone: 519-245-1070 Fax: 519-245-6353

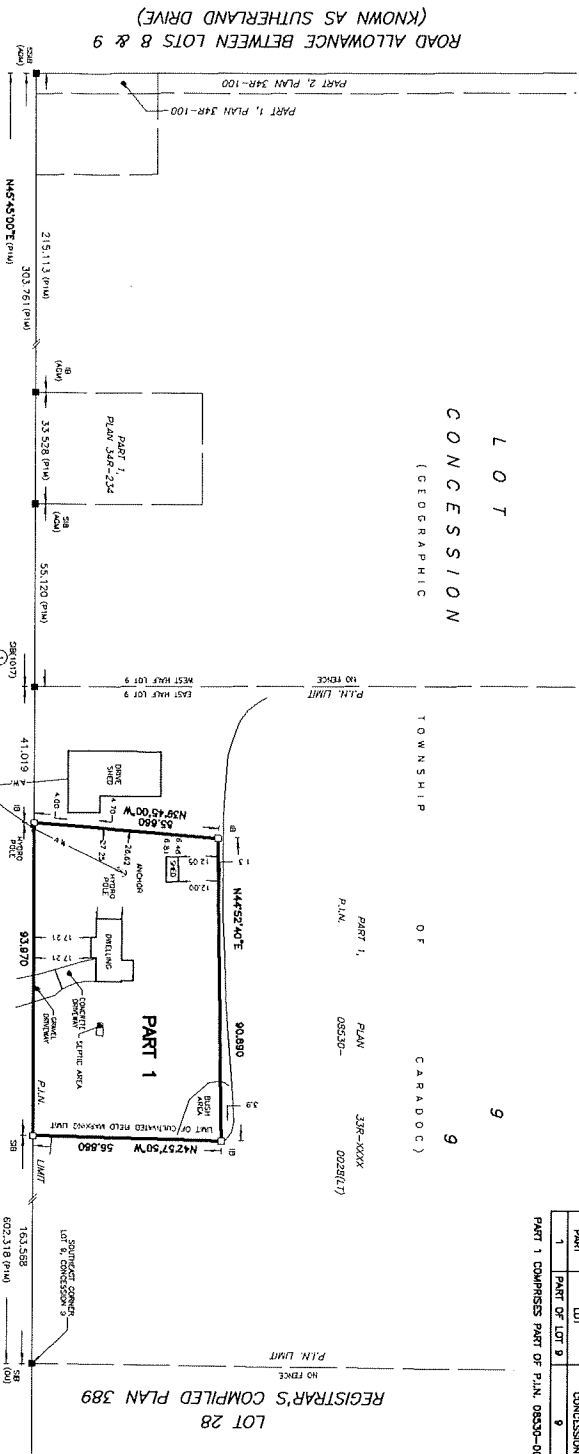


SCHEDULE			
PART	LOT	CONCESSION	AREA
1	PART OF LOT 9	9	5188.8 Acre
PART 1 COMPRISES PART OF P.L.N. 08530-0228(L7)			

LOT
9
(GEOGRAPHIC)

TOWNSHIP OF CARADOC

MUNICIPALITY OF STRATHROY-CARADOC



PLAN OF SURVEY
OF PART OF
LOT 9, CONCESSION 9
(GEOGRAPHIC TOWNSHIP OF CARADOC)
IN THE
MUNICIPALITY OF STRATHROY-CARADOC
COUNTY OF MIDDLESEX

THE INTENDED PLOT SIZE OF THIS PLAN IS 838mm IN WIDTH
BY 350mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:1000
BY 350mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:1000

L. PAUL CROCKER
ONTARIO LAND SURVEYOR

SCALE 1:1000 (METRIC)

NOTES
ALL DIMENSIONS SHOWN ARE MEASURED, UNLESS OTHERWISE NOTED.

INTEGRATION DATA
BEARINGS ARE UTM GRID DERIVED FROM SPECIFIED CONTROL POINTS
086208073 AND 086208077. UTM ZONE 17N UTM-1862080836W-2010.0.
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY
THE COMBINED SCALE FACTOR OF 0.999994.

CONTROL POINTS
SPECIFIED CONTROL POINTS (SPCP), UTM ZONE 17, NAD83-CRS:CSG84-2010.0
COORDINATES TO IRBMN ACCURACY PER SEC. 14 (2) OF OREG. 216/10

POINT ID	NORTHING	EASTING
SPCP 08620808078	475757.172	45647.199
SPCP 08620808077	4755305.987	457184.075

PLAN COORDINATES, UTM ZONE 17, NAD83-CRS:CSG84-2010.0

POINT	NORTHING	EASTING
1	4753009.985	44982.876
2	4753218.281	450178.827

COORDINATES CANNOT, IN THEABSENCE, BE USED TO
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

LEGEND

- DENOTES SURVEY MONUMENT SET
- DENOTES IRON BAR
- CU DENOTES CUP
- DENOTES ORIGIN UNKNOWN
- DENOTES SPECIFIED CONTROL POINT
- DENOTES SURVEY MONUMENT
- DENOTES IRON BAR
- DENOTES CALLOW DIRTZ, D.L.S.'s
- DENOTES PROPERTY IDENTIFIER NUMBER
- DENOTES BURIED
- DENOTES MEASURED
- DENOTES SET
- DENOTES PLAN 338-XXXX

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

(2) THE SURVEY WAS COMPLETED ON THE _____

DATE _____

L. PAUL CROCKER
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO A/LS PLAN SUBMISSION FORM NUMBER 2209035.

Callon + Dietz INCORPORATED

ONTARIO LAND SURVEYORS

CARLETON PLACE LONDON NORTH BAY

info@callondietz.com callondietz.com

SURVEY BY: L. PAUL CROCKER DRAWN BY: M. _____

FILE NO: 23-254994 PLAN NO: 000-4208

REGISTERED