



For Office Use Only	
File Number:	ZBA20-2021
Date Received:	Dec 21, 2021
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: Gold Leaf Properties Inc.	
Address: [REDACTED]	
Town: [REDACTED]	Postal Code: [REDACTED]
Phone:	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:	
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: Residential		
b. Please explain how this application conforms to the Official Plan		
Residential development permitted on these lands		
5a. Current Zoning: Future Development		
b. Please explain the nature and extent of the rezoning		
Single storey senior townhome rentals - 32 in total		
c. Please provide an explanation for the requested rezoning		
Proposing an R2 zoning		
6. Description of subject land Vacant land with storage shed		
Geographic Township: Strathroy Caradoc	Lot(s)/Concession: 1	
Registered Plan:	Lot(s): 18	
Reference Plan:	Part(s): 2	
911 Street Address: 22182 Adelaide Rd	Municipal Roll Number: 3916-014-030-10801-0000	
7. Dimensions of subject land (in metric units)		
Frontage: 234.3m	Depth:	Area: 16683.18 sq m
8. Access to subject land (please provide information for only those that apply to this property)		
Provincial Highway:	County Road: Adelaide Rd	
Municipal Road: Allen Road	Other Public Road:	
Right of Way:	Water:	
9. Describe all existing uses of the subject land		
Vacant land with storage shed		

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
Shed	Unknown					
*to be demolished						

11. Describe all proposed uses of the subject land

Single storey residential townhome development, 32 units. Senior rentals

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
Senior townhomes	Refer to site plan	Refer to site plan	Refer to site plan	Refer to architectural drawings	Refer to architectural drawings

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

February 26, 2021

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

Unknown

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 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 checked="" 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 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 checked="" 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 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). Residential growth within a settlement area		
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 checked="" type="checkbox"/>	No <input type="checkbox"/>
<p>*If yes, please list the titles:</p> <p>1) Planning Justification Report 2) SWM report 4) Servicing and grading plans 6) Site Plan and building elevations</p>		
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 checked="" type="checkbox"/>	No <input type="checkbox"/>
<p>*If you plan to consult beyond the requirements of the Planning Act, please detail: Will go door to door to neighbouring and surrounding residents handing out brochures and contact information to inform them of proposed development plans and invite them to tour our 2 completed Strathroy developments.</p>		
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.		
<p><input type="checkbox"/> The boundaries and dimensions of the subject land.</p> <p><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.</p> <p><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)</p> <p><input type="checkbox"/> The current uses on land that is adjacent to the subject land.</p> <p><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.</p> <p><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.</p> <p><input type="checkbox"/> The location and nature of any easements affecting the subject land.</p>		
<div style="border: 1px solid black; height: 100px; width: 100%;"></div>		

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

CRead

Signature

Dec. 21/21

Date

STATUTORY DECLARATION

I, Cindy Read of the Municipality of North Middlesex
(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 Municipality
of Strathroy-Caradoc in the
County of Middlesex
this 21st day of December 20 21

Eva Baker

A Commissioner of Oaths
Eva Baker, a Commissioner, etc.,
Province of Ontario, for the Corporation
of the Municipality of Strathroy-Caradoc
Expires September 17, 2022.

C. Read

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.

C. Read

Signature of owner or person having authority to bind the owner

dec 21/21

Date