



FOR OFFICE USE ONLY	
File Number:	
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: Michael Arts	
Address: [REDACTED]	
Town: [REDACTED]	Postal Code: [REDACTED]
Phone: [REDACTED]	Cell: [REDACTED]
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: Jared Atkinson	
Address: [REDACTED]	
Town: [REDACTED]	Postal Code: [REDACTED]
Phone: [REDACTED]	Cell: [REDACTED]
Fax:	Email: [REDACTED]
2. Date of Application: July 16th	
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: [REDACTED]	
Address: [REDACTED]	
Town: [REDACTED]	Postal Code: [REDACTED]
Phone: [REDACTED]	Cell: [REDACTED]
Fax:	Email: [REDACTED]

4a. Current Official Plan land use designation: Agriculture

4b. Please explain how this application conforms to the Official Plan:

Land subject in this application is the greenhouse operation located at 8157 Inadale Drive, consisting of approximately 100 acres with 12 acres of greenhouse producing greenhouse tomatoes going forward.

5a. Current Zoning: A3

5b. Please explain the nature and extent of the rezoning:

Requesting that Integral Farms Holdings, the owner of the property, be able to place ⁴ temporary housing units of 8 people on the site of 8157 Inadale Drive, as outlined on the site map, in order to house seasonal temp workers that are required for the viable operations of Integral Farms Produce. ^{10A}

5c. Please provide an explanation for the requested rezoning:

This rezoning is under the temporary worker housing bylaw under the 3 year renewal program. and the property will remain as under agriculture zoning.

Please see supporting documents attached.

6. Description of Subject Land

Geographic Township: Strathroy Caradoc	Lot(s)/Concession: CON 6N
Registered Plan:	Lot(s): 14
Reference Plan:	Part(s):
Street Address: 8157 Inadale Drive	Municipal Roll Number: 391601405016800

7. Dimensions of Subject Land (in metric units)

Frontage:	Depth:	Area: 97.94 ACRES
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8. Access to Subject Land (please provide information for only those that apply to this property)

Provincial Highway: N/A	County Road: N/A
Municipal Road: Inadale Drive	Other Public Road: N/A
Right of Way: N/A	Water: N/A

9. Describe all existing uses of the subject land:

Previously, this property was operated as a cannabis farm and will be converted back to agriculture use food production. Farm also contains workable land for the production of grain and outdoor vegetables

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 building 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	Ground Floor Area
Greenhouse/Packhouses	1990s-2016	<50M	<50M	<50	7M	12 acres +-

11. Describe all proposed uses of the subject land:

Same as 10, even after housing is rezoning request is complete the property will still be agriculture for the purpose of veggie production.

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	Date of Construction	Distance from front lot line	Distance from rear lot line	Distance from side lot lines	Height	Ground Floor Area
Migrant Worker Housing (2 Units) ^{Up to 4} MA	August 2023	127.5m	495.2	5.1m	3.65m	198m2

13. Please indicate the date when the subject land was acquired by the current owner:
 May 18th 2023 was the closing date

14. Describe all existing uses of the subject land:
 before the above date it was a commercial cannabis growing operation

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 checked="" type="checkbox"/>	YES*	<input type="checkbox"/>	NO
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*If YES, have the following reports been submitted as part of the requested amendment?

<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO	Servicing options report
<input type="checkbox"/>	YES	<input checked="" 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 checked="" type="checkbox"/>	Other (please specify): On site SWM plan

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?

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

21. Does this application remove land from an area of employment?				<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
*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?				<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
*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 Planning Act?				<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
*If yes, provide the following:	File No.		Status:				
An application for amendment to the Zoning By-law under the Planning Act?				<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
*If yes, provide the following:	File No.		Status:				
A Minister's zoning order under the Planning Act?				<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
*If yes, provide the following:	File No.		Status:				
An application for approval of a Plan of Subdivision under the Planning Act?				<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
*If yes, provide the following:	File No.		Status:				
An application for an application for Consent under the Planning Act?				<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
*If yes, provide the following:	File No.		Status:				
24. Please indicate how the application is consistent with the Provincial Policy Statement (a copy of the Provincial Policy Statement is available at https://www.ontario.ca/page/provincial-policy-statement-2020):							
<p>1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns</p> <p>1.1.1 Healthy, liveable and safe communities are sustained by: a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term.</p> <p>1.7 Long-Term Economic Prosperity</p> <p>1.7.1 Long-term economic prosperity should be supported by: i) sustaining and enhancing the viability of the agricultural system through protecting agricultural resources, minimizing land use conflicts, providing opportunities to support local food, and maintaining and improving the agrifood network;</p> <p>In the case of our project, allowing these temporary worker housing units on site, allows us to efficiently develop our property by installing these units in an area not utilized for vegetable production. It allows us to manage our labour needs more effectively by having these employees on-site and ultimately makes our business viable. As a result of our business being successful, we are then able to do our part to help sustain the financial well-being of the Province and Strathroy-Caradoc over the long term by expanding our operation, creating more jobs and seeing these employees spending locally within our community.</p> <p>This project involves bringing this greenhouse facility back to life, supporting our local food supply chain as well as adding to the supply chain throughout our province. All of this will be done while protecting our agricultural resources and ensuring that our company motto "Stewards of the Land" is upheld in everything we do.</p>							

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
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*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
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*If yes, please list the titles:

- Existing Site Plan
- Proposed Site Plan showing location of Temporary Housing
- Well Records & Water Service Brief
- Water Service & Treatment Design
- Wastewater Service Brief - Septic System Inspection Report
- Current Zoning Map
- Map & Parcel Details for 8157 Inadale Drive property

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 type="checkbox"/>	NO

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

I will be made available to attend the council meeting for this application and also be available to who ever has questions on the matter locally.

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:

<input checked="" type="checkbox"/>	The boundaries and dimensions of the subject land.
<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	The current uses on land that is adjacent to the subject land.
<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	The location and nature of any easements affecting the subject land.

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.	
	July 17th 2023
Signature of Applicant/Agent	Date

STATUTORY DECLARATION

I, Michael R. Arts of the Strathroy Caradoc
(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 17th day of July 20 23



BRIANNA HAMMER-KEIDEL
DEPUTY CLERK
MUNICIPALITY OF STRATHROY-CARADOC
COUNTY OF MIDDLESEX
A COMMISSIONER FOR
TAKING AFFIDAVITS



Applicant or Authorized Agent*

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





July 17th 2023

Signature

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 17th 2023
Signature of owner or person having authority to bind the owner	Date

AGENT AUTHORIZATION	
I, <u>Michael Arts</u> , being the owner of the property described in Section 1	
(Name)	
of this application for Zoning By-law Amendment, hereby authorize <u>Jared Atkinson</u>	
(Agent)	
to act as my agent in matters related to this application for Zoning By-law Amendment.	
Dated this <u>17</u> day of <u>July</u> 20 <u>23</u>	
	
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

