



For Office Use Only	
File Number:	OPA2-2023
Date Received:	Jan 19, 2023
Pre-Consultation Date:	
Date Ready for Circulation:	
Signature of Planner:	

Official Plan Amendment Application

Pursuant to Section 22 of the *Planning Act*

1. Applicant information	
Registered owner(s) of the subject land	
Name:	
Address: [REDACTED]	
Town: [REDACTED]	Postal Code: [REDACTED]
Phone: [REDACTED]	Cell: [REDACTED]
Fax: [REDACTED]	Email: [REDACTED]
Agent (authorized by the owner to file the application, if applicable)	
Name:	
Address: [REDACTED]	
Town: [REDACTED]	Postal Code: [REDACTED]
Phone: [REDACTED]	Cell: [REDACTED]
Fax: [REDACTED]	[REDACTED]
2. Date of Application:	
3. Name of the Official Plan requested to be amended:	
4. Description of subject land	
Geographic Township:	Lot(s)/Concession:
Registered Plan:	Lot(s):
Reference Plan:	Part(s):
Street Address:	Municipal Roll Number:

5. Dimensions of subject land (in metric units)		
Frontage:	Depth:	Area:
6. Does the requested amendment change, replace or delete a policy of the Official Plan?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
*If yes, please indicate the policy to be changed, replaced or deleted.		
7. Does the requested amendment add a policy to the Official Plan?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
8.a Please describe the purpose of the requested amendment		
.b Please provide the current designation of the subject land in the County of Middlesex Official Plan and an explanation of how the proposed amendment conforms with the County of Middlesex Official Plan		
9.a Current Official Plan designation:		
.b Please list the land uses that are authorized by the current Official Plan designation		
10. Does the requested amendment change or replace a designation in the Official Plan?	Yes* <input type="checkbox"/>	No <input type="checkbox"/>
*If yes, please indicate the designation to be changed or replaced		

11. Please list the land uses that the requested Official Plan amendment would authorize			
12. 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 type="checkbox"/>	privately owned well or communal well	<input type="checkbox"/>	other (please specify) _____
13. Sewage Disposal: How is sewage to be 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) _____
14. Storm Drainage: How is storm drainage to be provided?			
<input type="checkbox"/>	storm sewers	<input type="checkbox"/>	swales
<input type="checkbox"/>	municipal drainage ditches	<input type="checkbox"/>	other (please specify) _____
15. 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?			
servicing options report		Yes <input type="checkbox"/>	No <input type="checkbox"/>
hydrogeological report		Yes <input type="checkbox"/>	No <input type="checkbox"/>
16. Is the subject land or land within 120 metres of it the subject of:			
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"/>

<p>An application for approval of a Plan of Subdivision under the <i>Planning Act</i>?</p> <p>*If yes, provide the following: File No. _____ Status _____</p>	<p>Yes* <input type="checkbox"/></p>	<p>No <input type="checkbox"/></p>
<p>An application for an application for Consent or Minor Variance under the <i>Planning Act</i>?</p> <p>*If yes, provide the following: File No. _____ Status _____</p>	<p>Yes* <input type="checkbox"/></p>	<p>No <input type="checkbox"/></p>
<p>An application for an application for Site Plan Approval under the <i>Planning Act</i>?</p> <p>*If yes, provide the following: File No. _____ Status _____</p>	<p>Yes* <input type="checkbox"/></p>	<p>No <input type="checkbox"/></p>
<p>If you answered 'yes' to any of the above noted applications, please describe the land the "other" application affects, the purpose of that application, the effect that application will have on the amendment requested through this application, and the name of the approval authority considering it.</p>		
<p>17. If a Policy, Designation or Schedule in the Official Plan is being added, changed, replaced or deleted, provide the text and the schedule that accompanies it. Provide a separate sheet where needed</p>		
<p>18. Is this an application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement?</p>	<p>Yes* <input type="checkbox"/></p>	<p>No <input type="checkbox"/></p>
<p>*If yes, provide the current Official Plan policies, if any, dealing with the alteration or establishment of an area of settlement:</p> <p><i>(please use a separate sheet)</i></p>		
<p>19. Does this application remove land from an area of employment?</p>	<p>Yes* <input type="checkbox"/></p>	<p>No <input type="checkbox"/></p>
<p>*If yes, provide the current Official Plan policies, if any, dealing with the removal of land from an area of employment:</p> <p><i>(please use a separate sheet)</i></p>		
<p>20. 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).</p>		

21. 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		
22. Does your proposed strategy for consulting with the public regarding the subject application exceed the Planning Act's minimum requirements?	Yes* <input type="checkbox"/>	No <input type="checkbox"/>
*If yes, elaborate on the additional consultation proposed		

23. 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.

STATUTORY DECLARATION

I, _____ of the _____
(Name) (Name of City, Town, Township, Municipality, etc.)

in the _____
(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 2023



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

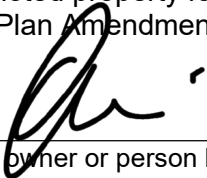


Applicant or Authorize Agent*

*** 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 Official Plan Amendment.



Signature of owner or person having authority to bind the owner

January 18, 2023

Date

AGENT AUTHORIZATION

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

this application for official plan amendment, hereby authorize _____
(Agent)

to act as my agent in matters related to this application for official plan amendment.

Dated this _____ day of _____ 20 _____

Owner

SEE ATTACHED AUTHORIZATION

**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

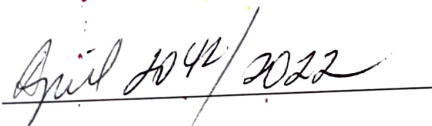
AUTHORIZATION OF AGENT

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)



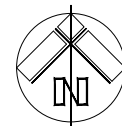
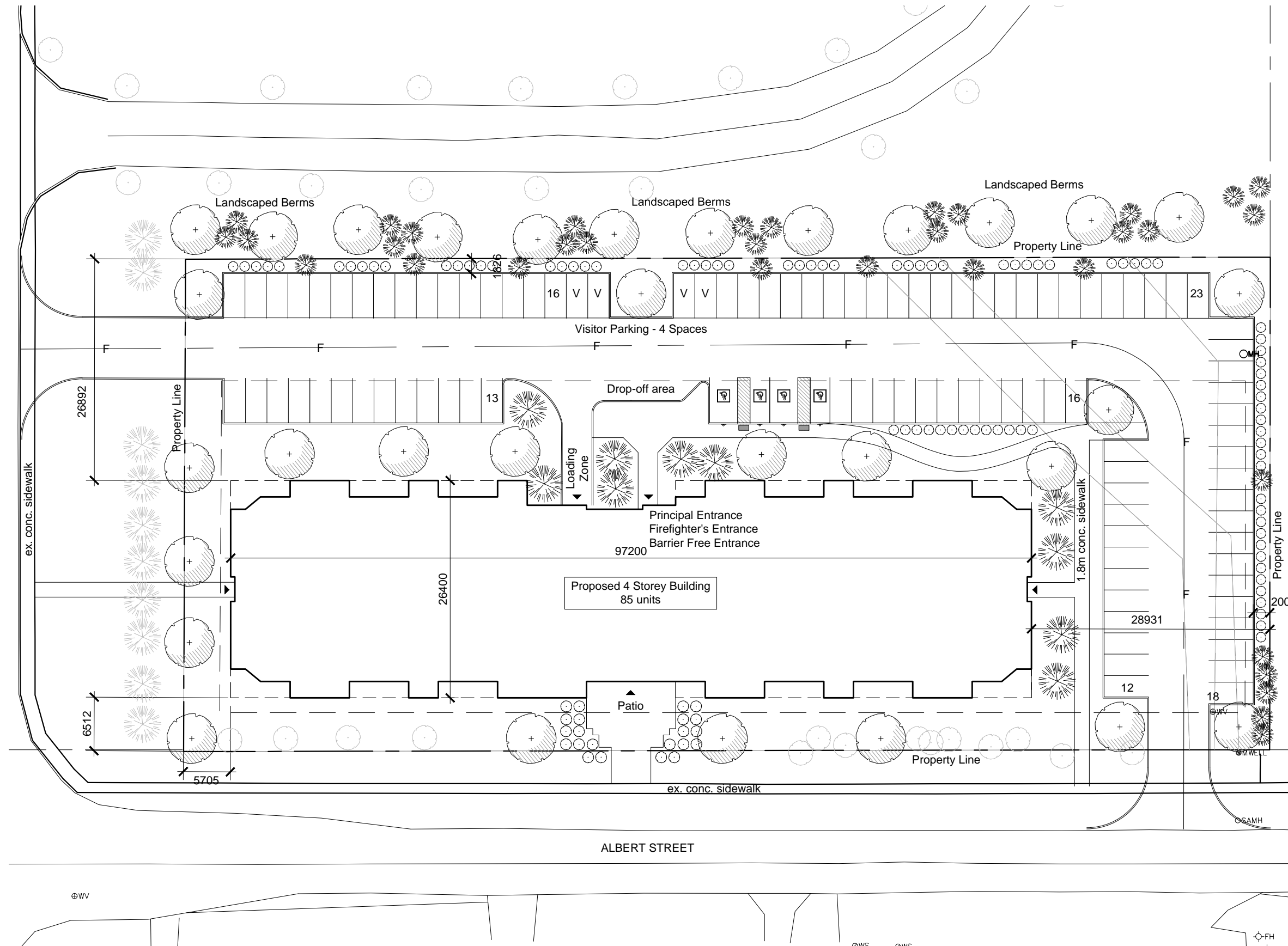
Date

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 (m ²) (min.):	130 m ²	7,880.0 m ²
LOT FRONTAGE (m) (min.):	30.0 m min.	132.0 m: ALBERT ST
GROSS FLOOR AREA (m ²):	FOURTH FLOOR THIRD FLOOR SECOND FLOOR GROUND FLOOR:	2279.7 m ² 2279.7 m ² 2279.7 m ² 2229.5 m ²
	TOTAL:	9068.6 m ²
BUILDING AREA (m ²):		2491.3 m ²
	REQUIRED	PROPOSED
COVERAGE	n/a OR 80% PER 4.2.(2)	31.6 %
LANDSCAPED OPEN SPACE	20%	32.9%
AMENITY SPACE OUTDOOR INDOOR	20 m ² PER UNIT = 1,700 m ²	1,700 m ² (incl. 980 m ² Balc.) 78m ²
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



DATE 2022-09-23

SCALE 1:500

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

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 architecture inc.
 126 WELLINGTON ROAD, LONDON ON N6C 4M8 P-519.649.0220 www.aLINKarch.ca

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SK3-1