

Cloudpermit application number CA-3539015-P-2023-43
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Pre-consultation information	
By-law 199-2007 requires pre-submission consultation with a staff Planner to determine what supporting information is required, to verify payable fees, and to review the process. This application is incomplete unless you have a valid pre-submission letter.	
Pre-consultation is completed on 2023-10-24. Application number: CA-3539015-P-2023-43	

Applicant		
Last name McAuley	First name Tye	Corporation or partnership
Street address [REDACTED]	Unit number	Lot / Con.
Municipality [REDACTED]	Postal code [REDACTED]	Province [REDACTED]
Other phone	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

Property owner		
Last name Devito	First name Chris	Corporation or partnership
Street address [REDACTED]	Unit number	Lot / Con.
Municipality [REDACTED]	Postal code [REDACTED]	Province [REDACTED]
Other phone	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

Subject Land Information		
Address	Legal description	Roll number
21861 COOKS RD (Primary)	RANGE 1S N PT LOT 19	391601401019100000

1. APPLICANT INFORMATION**REGISTERED OWNER(S) OF THE SUBJECT LAND**

For fields that don't apply, input N/A		
Name Chris Devito	Address [REDACTED]	Town [REDACTED]

Phone N/A	Cell [REDACTED]
Email [REDACTED]	Fax

Is the applicant different from the property owner?

 Yes No**APPLICANT (IF OTHER THAN THE REGISTERED OWNER)**

Name Tye McAuley	Address [REDACTED]	Town [REDACTED]	Postal code [REDACTED]	Postal code [REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	Email [REDACTED]

Authorized agent authorized by the owner to file the application, if applicable

Is there an Authorized Agent? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Name Bronnenco Construction Ltd.	Address [REDACTED]	Town [REDACTED]	Postal Code [REDACTED]
Phone [REDACTED]	Cell N/A	Fax N/A	Email [REDACTED]	

2. Holders of any mortgages, charges or other encumbrances

Do you know the names and addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land?

 Yes No

If known, please indicate the names and addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land. This includes: name, address, town, postal code, phone, cell, fax, and email

[REDACTED]

3a. Current Official Plan land use designationOfficial plan land use designation
Canada**3b. Please explain how this application conforms to the Official Plan?**

Please explain how this application conforms to the Official Plan? Currently the land has storage barn and dwelling occupied by property owner.
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4a. Current Zoning

Current zoning
A1

B. Nature and extent of the rezoning

Please explain the nature and extent of the rezoning?
The rezoning required is to allow the existing dwelling on the property to remain during the construction of a new dwelling.

C. Reason why the rezoning is requested

Please provide the reason why the rezoning is requested?
The existing dwelling is occupied by the property owner and is required to remain during the construction of the new dwelling to avoid incurring unnecessary costs of living elsewhere during construction. After construction of new dwelling is completed the old dwelling will be demolished in the time line set out by the municipality and county.

5. DESCRIPTION OF SUBJECT LAND

For fields that don't apply, input N/A

Geographic township Mt. Brydges	Concession(s) N/A	Lot(s) 19	Registered Plan N/A	Part(s) N/A	Street Address 21861 Cooks Rd
Municipal Roll Number 39160140119100					

6. Dimensions of subject land as a whole (in metric units)

For fields that don't apply, input N/A

Frontage 561	Depth N/A	Area 17 Acres
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7. Access to subject land (please provide information for only those that apply to this property)

For fields that don't apply, input N/A

Provincial Highway: N/A	County Road: N/A
Municipal Road Cooks Rd	Other Public Road N/A
Right of Way: N/A	Water: N/A

Ontario Regulation 545/06

Item 15 to the Schedule of Ontario Regulation 545/06 applies only if access is by water.

8. Existing uses of subject land

Describe all existing uses of the subject land
One occupied dwelling

9. PLEASE INDICATE WHETHER THERE ARE ANY BUILDINGS OR STRUCTURES ON THE SUBJECT LAND?

Yes or No
 Yes No

9a. 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	Floor Area
Dwelling	50+ years ago	25	380	35NW 140SE	4.5 m	140.0 m ²

10. Proposed uses of subject land

Describe all proposed uses of the subject land
 New Dwelling to be Constructed at back of lot

11. Proposed buildings or structures on the subject lands

Please indicate whether any buildings or structures are proposed to be built on the subject land?
 Yes No

11a . types of buildings or structures proposed on the subject land and the specified measurements

Type of Building / Structure	Distance from front lot line	Distance from rear lot line	Distance from side lot lines	Height	Floor Area
Dwelling	260	100	80NW 60 SE	8.0 m	300.0 m ²

12. Date subject land was acquired by the current owner

Please indicate the date when the subject land was acquired by the current owner (use this one)
 August 15th, 2023

13. Length of time existing uses of subject land have continued

Please indicate the length of time that the existing uses of the subject land have continued
 50+ years assumed

14. Water Supply

Water supply provided via?

publicly owned and operated piped water system
 lake or other water body
 privately owned well or communal well

Other

15. Sewage Disposal

Sewage disposal will be provided via?

- publicly owned and operated sanitary sewage system
 privy
 Other
- privately owned individual or communal septic system

16. permit development on privately owned and operated individual or communal septic systems

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 No

17. Storm Drainage

Storm drainage will be provided via?

- storm sewers
 swales
 municipal drainage ditches
 Other

18. minimum and maximum density and height requirements

Indicate the minimum and maximum density and height requirements if applicable

Height - minimum
N/A

Height - maximum
N/A

Density - minimum
N/A

Density - maximum
N/A

19. boundary of an area of settlement

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 No

20. Employment Area

Does this application remove land from an area of employment?

- Yes No

21. Zoning Conditions

Are the subject lands within an area where zoning with conditions applies?

- Yes No

22. IS THE SUBJECT LAND THE SUBJECT OF:**An application for an amendment to the Official Plan under the Planning Act?**

Yes or No

 Yes No**An application for an amendment to the Zoning By-law under the Planning Act?**

Yes or No

 Yes No**A Minister's zoning order under the Planning Act?**

Yes or No

 Yes No**An application for approval of a Plan of Subdivision under the Planning Act?**

Yes or No

 Yes No**An application for an application for Consent under the Planning Act?**

Yes or No

 Yes No**An application for an application for Minor Variance under the Planning Act?**

Yes or No

 Yes No**23. consistency with the provincial policy statement**

Please indicate how the application is consistent with the Provincial Policy Statement (a copy of the Provincial Policy Statement is available at www.ontario.ca/page/land-use-planning)?

This rezoning application does not remove any agricultural land, does not remove any existing jobs, allows for redevelopment of existing rural housing and follows all policy statements as required.

24. Land designated under any provincial plan or plans

Is the subject land within an area of land designated under any provincial plan or plans?

 Yes No**25. public Consultation**

Does your proposed strategy for consulting with the public regarding the subject application exceed the Planning Act's minimum requirements?

 Yes No

26. Accompanying material

Please fill out the checklist below to ensure you have included all the required information on the concept plan

1. The boundaries and dimensions of the subject lands

Yes N/A

2. 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

Yes N/A

3. 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)

Yes N/A

4. The current uses on land that is adjacent to the subject land

Yes N/A

5. 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

Yes N/A

6. If access to the subject land will be by water only, the location of the parking and docking facilities to be used

Yes N/A

7. The location and nature of any easements affecting the subject land

Yes N/A

DISCLAIMER

ONCE YOU'VE COMPLETED THIS FORM, YOU CAN RETURN TO THE WORKSPACE BY CLICKING THE BUTTON AT THE TOP OF THIS PAGE OR YOUR BROWSER'S BACK BUTTON. YOUR CHANGES HAVE BEEN SAVED AUTOMATICALLY.

Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

I, Tye McAuley, solemnly declare that the information required under Schedule 1 to Ontario Regulation 545/06 and provided by the Applicant is accurate and that the information contained in the documents that accompany this application is accurate, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Signature of Applicant (sign in the presence of a Commissioner for taking affidavits)



Signature of Commissioner for taking affidavits



Municipality

Strathroy - Carleton Place

Day, month, year

26/10/2023

Place an imprint of your stamp below

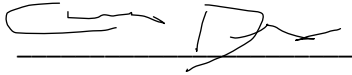
**Leonora Behm, a Commissioner, etc.,
Province of Ontario, for
Bronnenco Construction Ltd.
Expires July 24, 2024.**

Authorization Letter

To Whom Ever it May Concern,

I Chris DeVito owner of the property located at 21861 Cooks Rd authorize Bronnenco Construction Ltd. to apply for the building permit required on my property.

Sincerely,



A handwritten signature in black ink, appearing to read "Chris DeVito", is written above a solid horizontal line.

Affidavit and signatures

Applicant


Notice with respect to collection of personal information

I/We also acknowledge that the information requested on this application is collected under the authority of The Planning Act, R.S.O. 1990, Chapter P13, as amended. The information is required in order to process the application to the Committee of Adjustment. The name and business address of the Applicant and/or authorized Agent is public information. The address of the property, which is the subject of the application, is also public information. Please be advised that any personal information i.e. name and address may become part of a public record in an electronic form, i.e. web site and/or paper format, i.e. agenda or minutes.

Species at risk acknowledgement

Ontario's Endangered Species Act protects endangered and threatened species — animals and plants in decline and at risk of disappearing from the province by restricting activities that may affect these plants, animals or their habitats.

I acknowledged that it is my sole responsibility as the Applicant to comply with the provisions of the Endangered Species Act, 2007, S. O. c.6. This could require me to register an activity, get a permit or other authorization from the Ministry of Natural Resources and Forestry (MNRF) prior to conducting an activity that could impact an endangered or threatened plant or animal or its habitat. I further acknowledge that any Planning Act, R.S.O. 1990, c.P.13 approval given by the City does not constitute an approval under the Endangered Species Act, nor does it absolve me from seeking the necessary authorization, approvals or permits from the MNRF prior to conducting any activity that may affect an endangered or threatened plant or animal or its habitat.

 Digitally signed on October 24, 2023 at 3:18:56 p.m. EDT by Tye McAuley.

Property owner

I, Chris Devito, do hereby declare that the information contained in this application, the attached schedules and forms, the attached plans and specifications, and other attached documentation is true to the best of my knowledge. If the Property owner is a corporation or partnership, I have the authority to bind the corporation or partnership. By signing off, I understand that it constitutes a legal signature confirming that I acknowledge and agree to the above declaration.


Notice with respect to collection of personal information

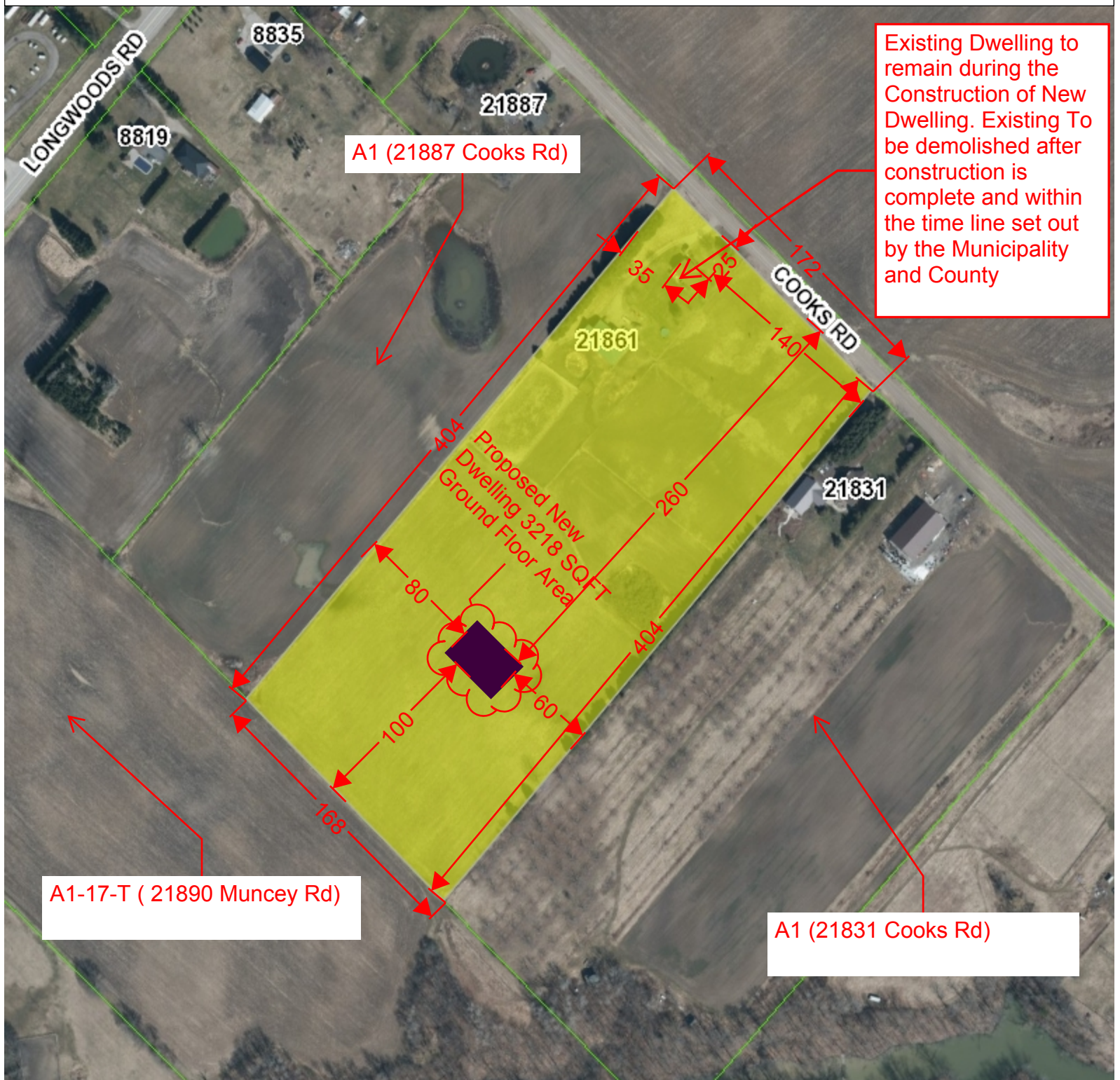
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Permission to enter upon the subject land and premises

I hereby authorize the members of the Committee of Adjustment and/or members of the staff of the City to enter upon the subject lands and premises for the purpose of evaluating the merits of this application. This is their authority for doing so.

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

 Digitally signed on October 24, 2023 at 3:18:43 p.m. EDT by Tye McAuley with an authorization letter from Chris Devito.



Roll Number	391601401019100
Legal Description	RANGE 1S N PT LOT 19
Frontage	561
Depth	0
Area	17 ACRES