



FOR OFFICE USE ONLY	
File Number:	OPA4-2024
Date Received:	June 13, 2024
Pre-Consultation Date:	
Planner:	

Official Plan Amendment Application PURSUANT TO SECTION 22 OF THE PLANNING ACT

Date of Application:	June 13, 2024
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1. Applicant information	
1a. Registered owner(s) of the subject land	
Name:	James + Kristine Vanderheyden
Address:	[REDACTED]
Town:	[REDACTED] Postal Code: [REDACTED]
Phone:	[REDACTED] Cell: [REDACTED]
Fax:	[REDACTED] Email: [REDACTED]
1b. Agent (authorized by the owner to file the application) (if applicable)	
Name:	
Address:	
Town:	Postal Code:
Phone:	Cell:
Fax:	Email:

3. Name of the Official Plan requested to be amended:	Strathroy Caradoc O.Plan
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4. Description of Subject Land			
Geographic Township:	Caradoc	Concession(s):	9
Street Address:	9054 Skinner Dr.	Lot(s):	5 PT Lots 21, 22
Registered Plan:		Part(s):	
Reference Plan:		Municipal Roll Number:	3916 - 014 - 050 - 06100 - 0000

5. Dimensions of Subject Land (in metrics units)					
Frontage:	520 m	Depth:	675 m	Area:	39.6 hectare

6. Does the requested amendment change, replace or delete a policy of the Official Plan?	<input checked="" type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
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*If yes, please indicate the policy to be changed, replaced, or deleted:
 The change would allow for a surplus farm dwelling to be severed that was built in 2003.

7. Does the requested amendment add a policy to the Official Plan?	<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
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8a. Please describe the purpose of the requested amendment:
 We are looking to sever our residence from the existing agricultural land as a "surplus farm dwelling severance". My home was built in 2003 and thus the Official Plan criteria do not align for this type of severance. OPA 14 amends this provision however even though the OPA was approved it was appeal so it is not in force and effect and such an OPA will be required.

8b. 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:
 The current designation of the land is A1 (General Agricultural). The Middlesex County Official Plan allows for severances to occur with houses that were built more than 10 years. Strathroy Caradoc Official Plan is currently in appeal process and therefore houses need to be built before the 1999 timeline.

9a. Current Official Plan designation:	General Agricultural
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9b. Please list the land uses that are authorized by the current Official Plan designation:
 Agricultural, Single detached dwelling, Woodlot

10. Does the requested amendment change or replace a designation in the Official Plan?	<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
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*If yes, please indicate the policy to be changed, replaced, or deleted:

11. Please list the land uses that the requested Official Plan amendment would authorize:

The OPA would allow for a surplus farm dwelling for a house built in 2003.

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 checked="" 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 checked="" 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 checked="" 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 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
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*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

16. Is the subject land within 120 metres of it subject of:

An application for an amendment to the Zoning By-law under the Planning Act?				<input checked="" type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
*If yes, provide the following:	File No.		Status:	Concurrent			
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:				

A Minister's zoning order under the <i>Planning Act</i>?				<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 <i>Planning Act</i>?				<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
*If yes, provide the following:	File No.		Status:				
An application for an application for Consent or Minor Variance under the <i>Planning Act</i>?				<input checked="" type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
*If yes, provide the following:	File No.		Status:	Pending OPA dec 19/19.			
An application for Site Plan Approval under the <i>Planning Act</i>?				<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
*If yes, provide the following:	File No.		Status:				

*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.

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.

Site specific to amend:
 Middlesex County OP - 4.5.3.4
 Strathroy Caradoc OP - section S.3.1.8
 OPS - section 2.3.4.1c)

Please see attached sheet

2.3.4 Lot Creation and Lot Adjustments 2.3.4.1 Lot creation in prime agricultural areas is discouraged and may only be permitted for: a) b) c) d) agricultural uses, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations; agriculture-related uses, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; a residence surplus to a farming operation as a result of farm consolidation, provided that: 1. 2. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective; and infrastructure, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.

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?	<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
<p>*If YES, provide the current Official Plan policies, if any, dealing with the removal of land from an area of employment:</p> <p style="text-align: center;"><i>(please use a separate sheet)</i></p>				
19. Does this application remove land from an area of employment?	<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
<p>*If YES, provide the current Official Plan policies, if any, dealing with the removal of land from an area of employment:</p> <p style="text-align: center;"><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 https://www.ontario.ca/page/provincial-policy-statement-2020):</p> <p style="text-align: center; font-style: italic;">Please see attached sheet from Question #17</p>				
21. Is the subject land within the area of land designated under any provincial plan(s)?	<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
<p>*If YES, explain how the requested amendment conforms or does not conflict with the provincial plan(s):</p>				
22. Does your proposed strategy for consulting with the public regarding the subject application exceed the Planning Act's minimum requirements?	<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
<p>*If YES, elaborate on the additional consultation proposed:</p>				

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.

<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, height of 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 the 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, river or stream banks, wetlands, wooded areas, well and septic system).
<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, 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 easement affecting the subject land.

STATUTORY DECLARATION

I, James + Kristine Vanderheyden of the Strathroy-Caradoc
(Name) (Name of City, Town, Township, Municipality, etc.)

in the Middlesex County
(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

On this 13th day of June 20 24

Eva Baker
A Commissioner of Oaths

Kristine Vanderheyden
Applicant or Authorized Agent*

Eva Baker, a Commissioner, etc.,
Province of Ontario, for the Corporation
of the Municipality of Strathroy-Caradoc
Expires September 17, 2025

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.

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).


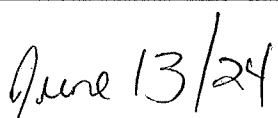
LOCATION OF SIGNS

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


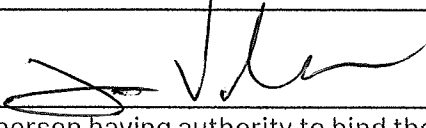
1. A minimum of one sign shall be placed on each property which is the subject of the application.
2. A minimum of one sign shall be located at or near the centre of each property line with frontage on a public road, or where the main driveway meets each public road.
3. Each sign shall be placed parallel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

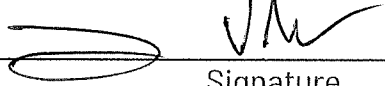
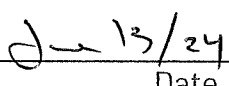
Please contact the Building and Planning Department if you have any questions or need additional or replacement signs.

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 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	Date
	June 13/24

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, <u>Jim Vanderheyden</u> (the owner) acknowledge that I will pay all legal/ engineering/ planning expenses the Municipality incurs as outlined above.	
	
Signature	Date
	June 13/24

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





1:2,257 

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend

- Adelaide Metcalfe Address
- North Middlesex Address Unit
- Thames Centre Address
- Parcels

Notes

4/11/2024

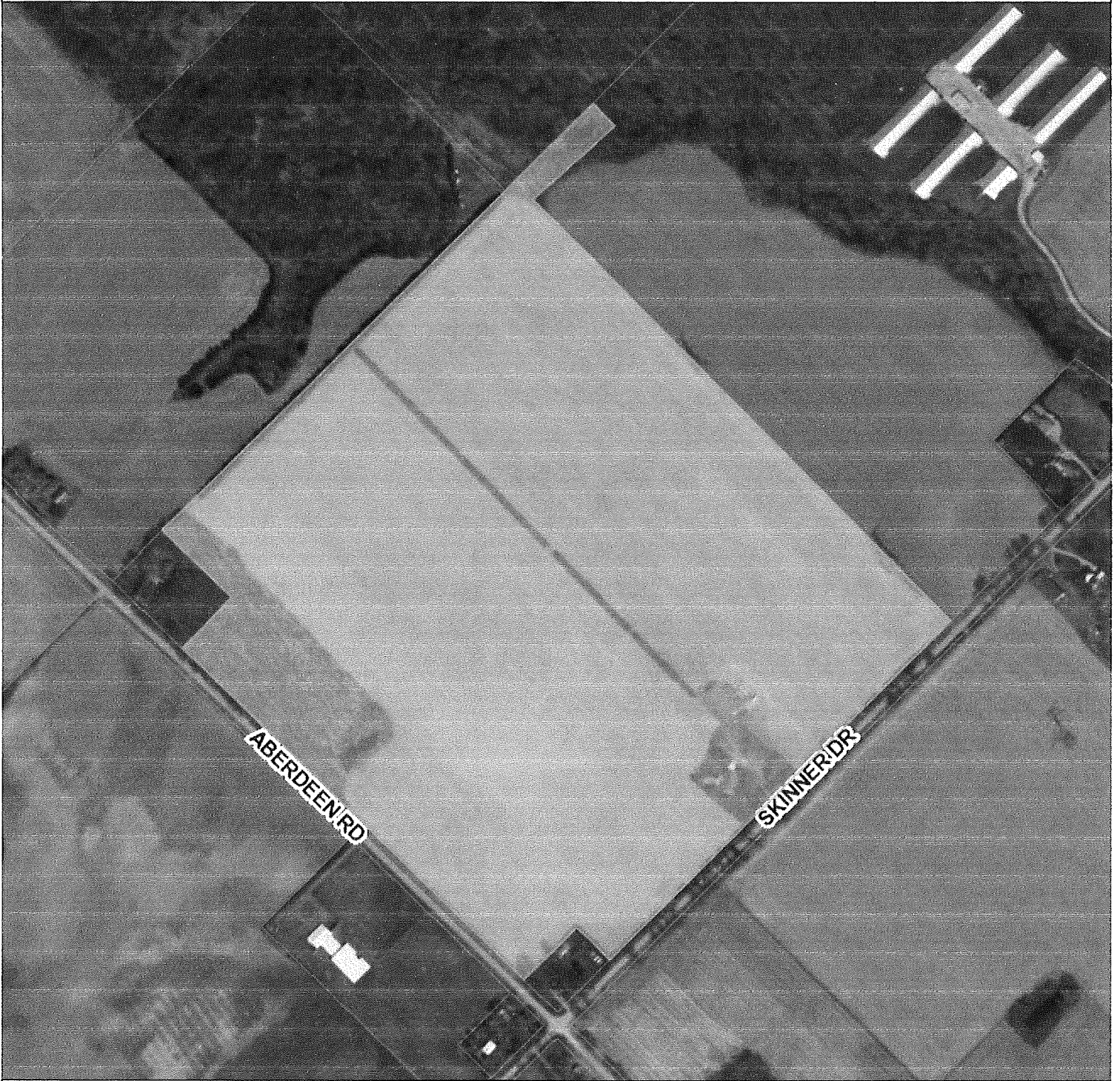
0.1 0 0.06 0.1 Kilometers

YGS_1984_Web_Mercator_Auxiliary_Sphere

SCMRP37



About this Parcel



Roll Number	391601405006100
Legal Description	CON 9 S PT LOTS 21,22
Frontage	0
Depth	0
Area	98 ACRES

9054 Skinner Dr., Strathroy – Official Plan Amendment for Surplus Farm Dwelling Severance

I am looking to sever my residence from the existing agricultural land as a “surplus farm dwelling severance”. There is an existing barn which would be included on the severed lands. The home was built in 2003. Middlesex County Official Plan allows for this type of severance, as the dwelling is at least 10 years old. The Strathroy Caradoc Official Plan currently allows surplus farm dwelling severances for houses built before 1999. The new Official Plan which was adopted by Strathroy Caradoc Council in 2022 and approved by the County in 2023, allows for severances to occur with houses that were built more than 10 years ago however, the Official Plan is unfortunately currently in the appeal process and therefore the 1999 timeline is still in effect. Thus the reason for this Official Plan amendment.

Also, a ZBA is required to rezone the farm dwelling lands from A1 (General Agricultural) to A2 (Agricultural Small Holdings) and A3 (Agricultural Purposes Only) for the agricultural lands.

Regards,
James and Kristine Vanderheyden