



FOR OFFICE USE ONLY	
File Number:	ZBA6-2024
Date Received:	April 2, 2024
Pre-Consultation Date:	
Planner:	

## Zoning By-law Amendment Application PURSUANT TO SECTION 34 OF THE PLANNING ACT

<b>Date of Application:</b>	
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Section 36 'H' Removal     
  Section 39 Temporary Use

<b>1. Applicant information</b>			
<b>1a. Registered owner(s) of the subject land</b>			
Name:	Canyon Ridge Construction Ltd.		
Address:	[REDACTED]		
Town:	[REDACTED]	Postal Code:	[REDACTED]
Phone:	[REDACTED]	Cell:	
Fax:		Email:	[REDACTED]
<b>1b. Agent (authorized by the owner to file the application) (if applicable)</b>			
Name:	Strik, Baldinelli, Moniz Ltd. (c/o Simona Rasanu)		
Address:	[REDACTED]		
Town:	[REDACTED]	Postal Code:	[REDACTED]
Phone:	[REDACTED]	Cell:	
Fax:		Email:	[REDACTED]

<b>2. Description of Subject Land</b> <span style="color: red;">Legal description from parcel register:</span>			
Geographic Township:	<u>PROPERTY DESCRIPTION:</u> LT 39, RCP 405 ; STRATHROY <small>CONVEYANCE:</small>		
Street Address:	564 Dewan St	Lot(s):	
Registered Plan:		Part(s):	
Reference Plan:		Municipal Roll Number:	391600012002100

**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:**

County OP: Settlement Areas – Strathroy Urban Area  
Municipal OP: Residential

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

Please review the Planning Justification Report

**5a. Current Zoning:** R1 - Low Density Residential

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

Rezoning required to permit the proposed townhouses as current zoning does not permit them. Some special provisions are also required within the proposed R3 Zone.

Please review the Planning Justification Report. A zoning chart is also included on the conceptual site plan for reference.

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

Please review the Planning Justification Report.

<b>6. Dimensions of Subject Land (in metric units)</b>						
Frontage:	21.4	Depth:	105.6	Area:	380.5	
<b>7. Access to Subject Land</b> (please provide information for only those that apply to this property)						
Provincial Highway:		County Road:				
Municipal Road:	Yes	Other Public Road:				
Right of Way:		Water:				
<b>8. Describe all existing uses of the subject land:</b>						
Residential (single detached)						
<b>9. Please indicate whether there are any existing buildings or structures on the subject land:</b>						
<input checked="" type="checkbox"/>	YES*	<input type="checkbox"/>	NO	<small>To be demolished</small>		
*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
detached house & 2 sheds	Unknown	9.2	82.7	5.3, 5	1-storey	184
<b>10. Describe all proposed uses of the subject land:</b>						
Residential - townhouses						

**11. Please indicate whether any buildings or structures are proposed to be built on the subject land:**

<input checked="" type="checkbox"/>	YES*	<input type="checkbox"/>	NO	
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\*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
6-unit townhouse block	See zoning chart on conceptual site plan.					

<b>12. Please indicate the date when the subject land was acquired by the current owner:</b>	11	04	2023
	Day	Month	Year

<b>13. Please indicate the length of time that the existing uses of the subject land have continued:</b>	Unknown
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**14. Water Supply: How is water to be 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):

**15. Sewage Disposal: How is sewage to be 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):

<b>16. 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:</b>	<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

<b>17. Storm Drainage: How is storm drainage to be provided?</b>			
<input type="checkbox"/>	Storm sewers	<input type="checkbox"/>	Swales
<input type="checkbox"/>	Municipal drainage ditches	<input checked="" type="checkbox"/>	Other (please specify): <b>To be decided during detailed design phase; please review the SFS</b>

<b>18. Indicate the minimum and maximum density and height requirements if applicable:</b>		
	<b>Minimum</b>	<b>Maximum</b>
<b>Height</b>	NA	15
<b>Density</b>	NA	NA

<b>19. Is this an application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement?</b>	<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)*

<b>20. Does this application remove land from an area of employment?</b>	<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 removal of land from an area of employment: *(please use a separate sheet)*

<b>21. Are the subject lands within an area where zoning with conditions apply?</b>	<input type="checkbox"/> YES*	<input checked="" type="checkbox"/> NO
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\*If YES, provide an explanation of how the proposed amendment complies with the Official Plan policy relating to the zoning with conditions: *(please use a separate sheet)*

**22. If known, has the subject land ever been the subject of:**

<b>An application for an amendment to the Official Plan under the <i>Planning Act</i>?</b>	<input type="checkbox"/> YES*	<input type="checkbox"/> NO
*If yes, provide the following:	File No. <input type="text"/>	Status: <input type="text"/>
		<b>Unknown</b>

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

<b>A Minister's zoning order under the <i>Planning Act</i>?</b>	<input type="checkbox"/> YES*	<input type="checkbox"/> NO
*If yes, provide the following:	File No. <input type="text"/>	Status: <input type="text"/>
		<b>Unknown</b>

<b>An application for approval of a Plan of Subdivision under the <i>Planning Act</i>?</b>	<input type="checkbox"/> YES*	<input type="checkbox"/> NO
*If yes, provide the following:	File No. <input type="text"/>	Status: <input type="text"/>
		<b>Unknown</b>

<b>An application for Consent under the <i>Planning Act</i>?</b>	<input type="checkbox"/> YES*	<input type="checkbox"/> NO
*If yes, provide the following:	File No. <input type="text"/>	Status: <input type="text"/>
		<b>Unknown</b>

<b>An application for Minor Variance under the <i>Planning Act</i>?</b>				<input type="checkbox"/>	YES*	<input type="checkbox"/>	NO
*If yes, provide the following:	File No.		Status:			Unknown	
<b>An application for Site Plan Approval under the <i>Planning Act</i>?</b>				<input type="checkbox"/>	YES*	<input type="checkbox"/>	NO
*If yes, provide the following:	File No.		Status:			Unknown	
<p><b>23. Please indicate how the application is consistent with the Provincial Policy Statement (a copy of the Provincial Policy Statement is available at <a href="https://www.ontario.ca/page/provincial-policy-statement-2020">https://www.ontario.ca/page/provincial-policy-statement-2020</a>):</b></p> <p>Please review the Planning Justification Report.</p>							
<b>24. Is the subject land within an area of land designated under any provincial plan(s)?</b>				<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
*If yes, explain how the requested amendment conforms or does not conflict with the provincial plan(s):							
<b>25. Have any supporting studies, reports or documentation been submitted with this application?</b>				<input checked="" type="checkbox"/>	YES*	<input type="checkbox"/>	NO
<p>*If yes, please list the titles:</p> <p>Planning Justification Report, including conceptual site plan &amp; zoning chart</p> <p>Servicing Feasibility Study</p> <p>Noise Impact Brief</p>							

**26. 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 checked="" type="checkbox"/>	NO

\*If you plan to consult beyond the requirements of the Planning Act, please detail:  
 We don't think additional consultation beyond the Planning Act requirements is necessary for this project, but we are open to holding a community info meeting if requested by municipal staff.

**27. 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: Please review the conceptual site plan included in the ZBA submission package.**

<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 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.

# 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.	
	MARCH 18TH, 2024
Signature of Applicant/Agent	Date



**STATUTORY DECLARATION**

I, Simona Rasanu of the City of London  
(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 SBM office in the  
City of London


On this 26th day of March 20 24

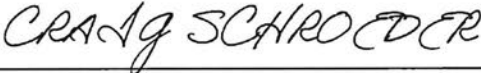
  
A Commissioner of Oaths


  
Applicant or Authorized Agent\*

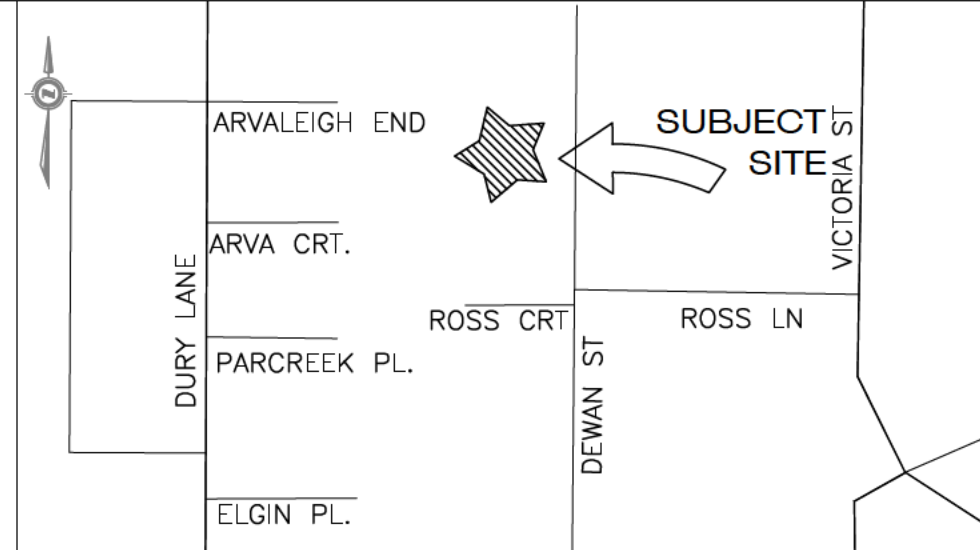
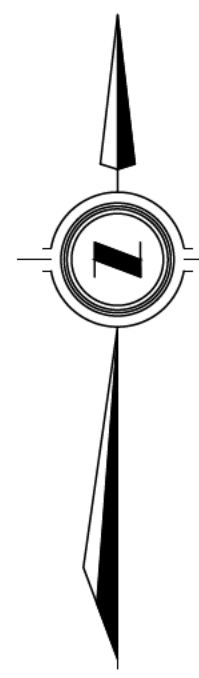
Kevin Andrew Montz, a Commissioner, etc.,  
Province of Ontario, for Strik, Baldinelli, Moniz Ltd.  
and SBM Geomatics Ltd.  
Expires November 30, 2026.

**\*If applicable, please complete the authorization for an agent to act on behalf of the owner of the subject land.**

<b>Permission to Enter</b>	
The undersigned, being the registered owner(s) of the subject land, herby 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.	
	<b>03/18/2024</b>
Signature of owner or person having authority to bind the owner	Date

<b>MUNICIPAL COSTS</b>	
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>Craig Schroeder</u> , (the owner) acknowledge that I will pay all legal/ engineering/ planning expenses the Municipality incurs as outlined above.	
	<b>03/18/2024</b>
Signature	Date

<b>AGENT AUTHORIZATION</b>	
I, <u>Craig Schroeder</u> , being the owner of the property described in Section 1 (Name)	
of this application for Zoning By-law Amendment, hereby authorize <u>SBM Ltd. (c/o Simona Rasanu)</u> (Agent)	
to act as my agent in matters related to this application for Zoning By-law Amendment.	
Dated this <u>18</u> day of <u>March</u> 20 <u>24</u>	
	
Owner	



**KEY PLAN**  
N.T.S.

**LEGAL INFORMATION**  
LOT 39, RCP 405  
STRATHROY  
COUNTY OF MIDDLESEX

**ZONING DATA CHART**

GROSS SITE AREA: 2,255.1m <sup>2</sup>		ASPHALT AREA: 586.7m <sup>2</sup>	
BUILDING AREA: 356.0m <sup>2</sup>		LANDSCAPED AREA: 1,312.4m <sup>2</sup>	
PROPOSED UNIT COUNT: 6			
ITEM	R2 ZONE	REQUIRED	PROVIDED
1	LOT AREA (m <sup>2</sup> PER UNIT/MIN)	250.0	375.8/UNIT (2,255.1 TOTAL)
2	LOT FRONTAGE (MIN 8.0m/UNIT)	8.0/UNIT (48.0 TOTAL)	3.5/UNIT (21.0 TOTAL)*
3	FRONT YARD DEPTH (MIN m)	5.0	4.5*
4	EXTERIOR SIDE YARD WIDTH (MIN)	4.5	N/A
5	SIDE YARD WIDTH (MIN m)	2.0	3.5
6	REAR YARD DEPTH (MIN m)	8.0	63.9
7	LOT COVERAGE (MAX %)	40.0	15.8
8	LANDSCAPED OPEN SPACE (MIN %)	30.0	58.2
9	PARKING COVERAGE (% MAX)	20.0	26.0*

\*ZONING DEFICIENCY

**PARKING REQUIREMENTS**

MINIMUM PARKING SPACE DIMENSIONS 2.6mX5.4m, B/F TYPE 'A' 3.4mX5.4m, TYPE 'B' 2.4mX5.4m

REQUIRED PARKING  
DWELLING, TOWNHOUSE: 1.5/UNIT 6 UNITS = 9 SPACES  
TOTAL REQUIRED PARKING: = 9 SPACES

TOTAL PROVIDED PARKING = 11 SPACES

B/F PARKING REQUIRED: 1-50 REQUIRED SPACES = 1 TYPE A & 1 TYPE B  
B/F PARKING PROVIDED: = 1 TYPE A & 0 TYPE B\*

PARKING AISLE WIDTH (90°) REQUIRED = 7.3m  
PROVIDED = 6.5m\*

\*ZONING DEFICIENCY

**LEGEND:**

- BUILDING ENTRANCE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- EXISTING BUILDING
- PROPOSED BUILDING
- LIMITS OF SUBJECT PROPERTY

**REFERENCE DOCUMENTS:**

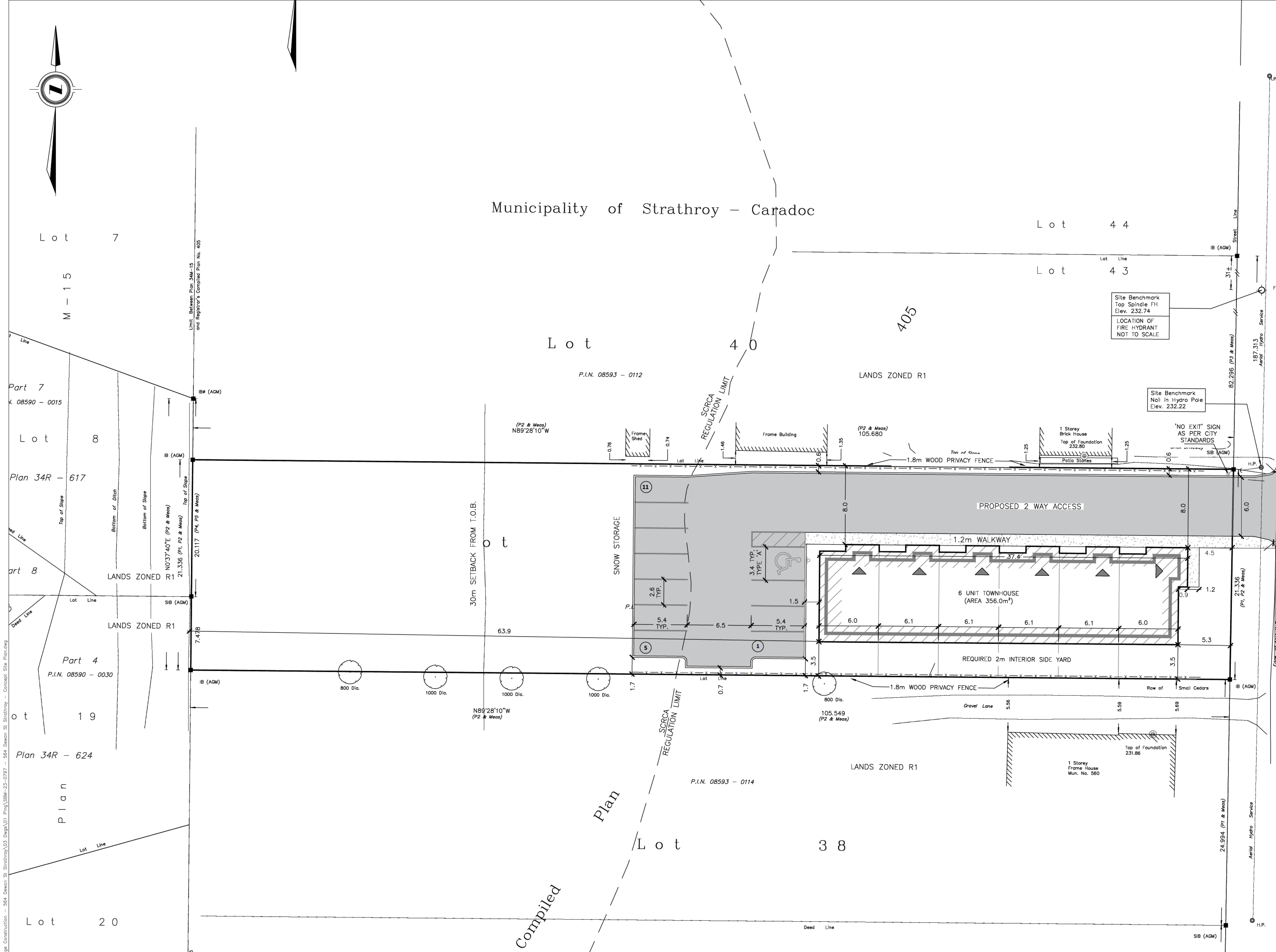
1. Survey Base Information AGM Ltd. Digital File SR2401P1MS Plan B-L-6233
2. Building Design by SBM Dated 2023-01-16

PARCELS, BUILDINGS AND EXISTING INFORMATION ARE APPROXIMATE AND FOR REFERENCE ONLY.

CONCEPT IS PRELIMINARY AND HAS NOT BEEN REVIEWED BY THE CITY.

THE PLAN IS COMPILED AND SHOULD NOT BE CONSIDERED A PLAN OF SURVEY.

Municipality of Strathroy - Caradoc

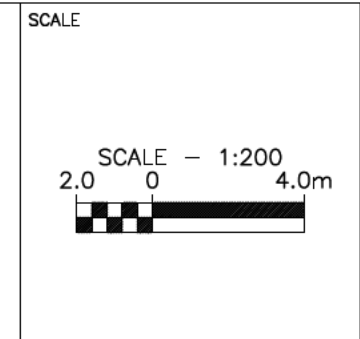


AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	SC	4	REVISED LAYOUT FOR REVIEW	13/11/23	SC	
DRAWN	SC	5	REVISED BUILDING FOOTPRINT	22/11/23	SC	
CHECKED	SR	6	SP REVISED SURVEY BASE	19/01/24	SC	
APPROVED	SR	7	SP REVISED FOR NEW BUILDING FOOTPRINT	19/03/24	SC	
DATE		8	FOR SUBMISSION	01/04/24	SC	
		9	REVISED FOR SUBMISSION	22/05/24	SC	
CAD		10	REVISED AS PER MUNICIPAL COMMENTS	03/07/24	SC	

**STRIK BALDINELLI MONIZ**  
PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL  
1589 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8  
Tel: (519) 471-6667 Fax: (519) 471-0034  
Email: sbm@sbmlltd.ca

ENGINEER'S STAMP  
**PRELIMINARY NOT FOR CONSTRUCTION**

CLIENT  
**CANYON RIDGE CONSTRUCTION LTD.**



TITLE  
**CONCEPT SITE PLAN**  
**TOWNHOUSE BLOCK**  
564 DEWAN STREET  
STRATHROY, ON.

PROJECT No.  
SBM-23-0797

SHEET No.  
SP1

PLAN FILE No.  
-

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