



FOR OFFICE USE ONLY	
File Number:	A27-2024
Date Received:	October 7th 2024
Pre-Consultation Date:	
Planner:	

Minor Variance Application PURSUANT TO SECTION 45 OF THE PLANNING ACT

 45(1)

 45(2)

Date of Application:	October 7th 2024
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1. Applicant information

1a. Registered owner(s) of the subject land

Name: *Thane E O'Dell*

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: [REDACTED]

Address: [REDACTED]

Town: [REDACTED] Postal Code: [REDACTED]

Phone: [REDACTED] Cell: [REDACTED]

Fax: [REDACTED] Email: [REDACTED]

2. Description of Subject Land

Geographic Township:	<i>Caradoc</i>	Concession(s):	<i>Caradoc Range 1 NLR</i>
Street Address:	<i>7842 Longwoods</i>	Lot(s):	<i>Pt Lot 11</i>
Registered Plan:	<i>RP 33R15627</i>	Part(s):	<i>1 & 3</i>
Reference Plan:		Municipal Roll Number:	<i>3916 01402005660</i>

3. Please indicate the date when the subject land was acquired by the current owner:	<i>16</i>	<i>May</i>	<i>2006</i>
	Day	Month	Year

4. Current Official Plan land use designation:	<i>Agriculture</i>
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5. Current Zoning:	<i>A2</i>
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6a. Describe the nature and extent of the relief from the Zoning By-law (what is being varied):

1. Accessory building in the front yard
2. Size of cumulative accessory area from 181m² to 241m² to allow for a secondary unit
3. Size of secondary suite from 46.5m² to 60m²
4. Secondary suite on the ground floor.

6b. Provide reasons why the proposed use cannot comply with the provisions of the Zoning By-law:

1. Property is a unique shape that would not accommodate the structure in any other location. And proposed location is close to all services.
2. Secondary suites are permitted but existing building is used by owner for home occupation so a new building is required.
3. Existing house is small so 40% is too small to be useful. The proposed is well under 800 sq. ft. maximum.
4. Needs to be accessible.

7. Dimensions of Subject Land (in metric units)

Frontage:	30m	Depth:	147m	Area:	0.66 ha.
8. Access to Subject Land (please provide information for only those that apply to this property)					
Provincial Highway:		County Road:	Longwoods Rd.		
Municipal Road:		Other Public Road:			
Right of Way:		Water:			

9a. Describe all existing uses of the subject land:

Residential, home occupation, garden shed, chicken coop, workshop
Home occupation - custom timber framing, no employees.

9b. Please indicate the length of time that the existing uses of the subject land have continued:

2009

9c. Please indicate whether there are any existing buildings or structures on the subject lands:

YES*

NO

9c. *If YES, please complete the following table indicating the types of buildings and structures, including date of construction, that currently exist on the lot and the specified measurements (in metric units):

Types 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
House						1248 sq. ft.
work shop						1536 sq. ft.
garden shed						120 sq. ft.

10a. Please indicate whether any buildings or structures are proposed to be built on the subject land:



YES*



NO

*If YES, please complete the following table indicating the types of buildings and structures, proposed on the subject land and the specified measurements (in metric units):

Types of Building/ Structure	Distance from front lot line	Distance from rear lot line	Distance from side lot lines	Height	Ground Floor Area
Secondary suite building.	23m			14.76 ft.	640 sq. ft.

10b. Describe all proposed uses of the subject land:

Additional residential unit

11. 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):
12. 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):
13. 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):

14. Are the lands the subject of:						
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 Consent under the <i>Planning Act</i>?			<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
*If yes, provide the following:	File No.	Status:				
15. Please indicate whether the subject land has previously been the subject of an application for Minor Variance:			<input checked="" type="checkbox"/>	YES*	<input type="checkbox"/>	NO
*If yes, provide the following:	File No.:	A31-2017	Date:	2017.		

16. 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 requirement 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 building 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, wells and septic system).
<input type="checkbox"/>	The current uses on land that s 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, Thane O'Dell of the Municipality of Strathroy-Caradoc
(Name) (Name of City, Town, Township, Municipality, etc.)

in the 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

On this 7 day of October 20 24



A Commissioner of Oaths



Applicant or Authorized Agent*

MELONIE CARSON
DEPUTY CLERK
MUNICIPALITY OF STRATHROY-CARADOC
COUNTY OF MIDDLESEX
A COMMISSIONER FOR
TAKING AFFIDAVITS

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.

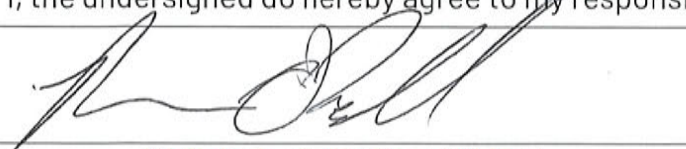
Should it be determined that the sign(s) was/were not posted properly, the Committee or Council will defer the application and additional fees will be required to cover the costs of issuing an additional notice for any new hearing/meeting date(s).

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.	
	Oct 7/24
Signature of Applicant/Agent	Date

***If applicable, please complete the attached 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 Committee of Adjustment 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 Minor Variance.



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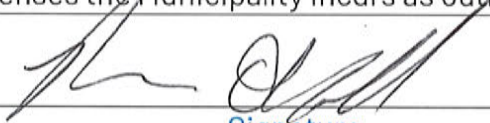
Signature of owner or person having authority to bind the owner

Date

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, Thane O'Dell, (the owner) acknowledge that I will pay all legal/ engineering/ planning expenses the Municipality incurs as outlined above.



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Signature

Date

AGENT AUTHORIZATION

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

of this application for Minor Variance, hereby authorize

(Agent)

to act as my agent in matters related to this application for Minor Variance.

Dated this _____ day of _____ 20____

Owner