



FOR OFFICE USE ONLY	
File Number:	A26-2024
Date Received:	Oct 1st 2024
Pre-Consultation Date:	
Planner:	

Minor Variance Application PURSUANT TO SECTION 45 OF THE PLANNING ACT

45(1) 45(2)

Date of Application: 09/24/2024

1. Applicant information			
1a. Registered owner(s) of the subject land			
Name: Rachel & John Traczuk			
Address:			
Town:	Postal Code:		
Phone:	Cell:		
Fax:	Email:		
1b. Agent (authorized by the owner to file the application) (if applicable)			
Name: Meg & Robert Johnston			
Address: [REDACTED]			
Town: [REDACTED]	Postal Code [REDACTED]		
Phone:	Cell: [REDACTED]		
Fax:	Email: [REDACTED]		
2. Description of Subject Land			
Geographic Township:	Strathroy-Caradoc	Concession(s):	2
Street Address:	Troops Road	Lot(s):	21
Registered Plan:	33R-21201	Part(s):	4
Reference Plan:	Municipal Roll Number:		
3. Please indicate the date when the subject land was acquired by the current owner:		TBD	
		Day	Month Year
4. Current Official Plan land use designation:		Rural Residential	
5. Current Zoning:	R5-6		

APPEAL TO THE ONTARIO LAND TRIBUNAL

The applicant, the Minister or a specified person or public body that has an interest in the matter may within 20 days of the making of the decision appeal to the Tribunal against the decision of the committee by filing with the secretary-treasurer of the committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the secretary-treasurer of the fee charged by the Tribunal as payable on an appeal from a committee of adjustment to the Tribunal.

For more information on your appeal rights, the appeal process, and appeal forms, please visit:
<http://www.olt.gov.on.ca>

MFIPPA Notice of Collection & Disclosure

Collection of information on this form is authorized under *Section 45* of the *Planning Act* and O. Reg. 200/96 for the purpose of processing your planning application.

Pursuant to *Section 1.0.1* of the *Planning Act*, and in accordance with *Section 32 (e)* of the *Municipal Freedom of Information and Protection of Privacy Act*, it is the policy of the Municipality of Strathroy-Caradoc to make all planning applications and supporting material available to the public.

For further information, visit our website at www.strathroy-caradoc.ca

Questions pertaining to the application(s) prior to submission, contact:

Eva Baker, Development Services Coordinator

Email: ebaker@strathroy-caradoc.ca

Tel: (519) 245-1105 ext. 234

Erin Besch, Planner

Email: ebesch@middlesex.ca

Tel: (519) 434-7321 ext. 2352



6a. Describe the nature and extent of the relief from the Zoning By-law (what is being varied):

1. Increase the lot coverage from 15% to 20%.
2. Interior yard side yard reduction from 5.0m to 3.5m.
3. Driveway width increase from 8 m to 10.2 m

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

1. Insufficient coverage for appropriate sizing of proposed dwelling
2. Due to the 7.14m set back from the railway tracks on the other interior setback, leaves insufficient room for proposed dwelling.
3. To accommodate multiple personal vehicles

7. Dimensions of Subject Land (in metric units)

Frontage:	33.545m	Depth:	60.96m	Area:	2,043.87 sq m
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8. Access to Subject Land (please provide information for only those that apply to this property)

Provincial Highway:		County Road:	
Municipal Road:	Troops Road	Other Public Road:	
Right of Way:		Water:	Well

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

Residential building lot - currently vacant

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

3 yrs

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

<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
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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

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
Detached Dwelling	12.0m	28.22m	3.95m/7.14m	1 Storey	256.8 sq m

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

Residential

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 checked="" 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>?			
If yes, provide the following:	File No.	Status:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
An application for Consent under the <i>Planning Act</i>?			
If yes, provide the following:	File No.	B512021 Status: Granted	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
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.:	A9-2022	Date: 05/18/2022

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, Robert Johnston of the Mount Brydges
(Name) (Name of City, Town, Township, Municipality, etc.)

in the Municipality of Strathroy-Caradoc
(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 24th day of October 20 24
~~September~~



A Commissioner of Oaths




Applicant or Authorized Agent*

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

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

Permission to Enter

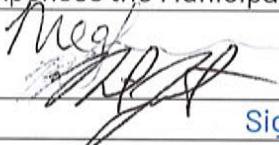
The undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the Municipality of Strathroy-Caradoc Committee of Adjustment and Municipality of Strathroy-Caradoc staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached application for Minor Variance.

	2024/10/01
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, Meg Johnston + Rob Johnston, (the owner) acknowledge that I will pay all legal/ engineering/ planning expenses the Municipality incurs as outlined above.

	2024/10/01
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

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.	
	10/01/2024
Signature of Applicant/Agent	Date