

Cloudpermit application number CA-3539015-P-2024-51
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<b>Pre-consultation information</b>
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.
<b>Pre-consultation is not completed. Application number: CA-3539015-P-2024-51</b>

<b>Applicant, Property owner</b>		
Last name Hiebert	First name Peter	Corporation or partnership 1000792205 Ontario Inc.
Street address [REDACTED]	Unit number [REDACTED]	Lot / Con.
Municipality [REDACTED]	Postal code [REDACTED]	Province [REDACTED]
Other phone	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

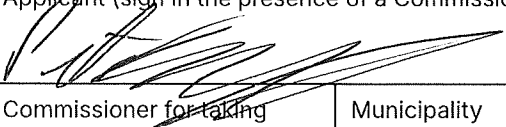
<b>Subject Land Information</b>		
<b>Address</b>	<b>Legal description</b>	<b>Roll number</b>
22399 ADELAIDE RD (Primary)		3916014031214040000

**Sworn Declaration of Applicant**

Complete in the presence of a Commissioner for taking affidavits

I, 1000792205 Ontario Inc. (Peter Hiebert), 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-Caradoc

Day, month, year

22-AUG-2024.

Place an imprint of your stamp below

**JENNIFER PEREIRA**  
DEPUTY CLERK  
MUNICIPALITY OF STRATHROY-CARADOC  
COUNTY OF MIDDLESEX  
A COMMISSIONER FOR  
TAKING AFFIDAVITS

## 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 August 22, 2024 at 11:28:35 a.m. EDT by Peter Hiebert.

### Property owner

I, Peter Hiebert, 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.


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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 August 22, 2024 at 11:28:39 a.m. EDT by Peter Hiebert.

Agent Authorization		
Is there an authorized agent(s) acting on behalf of the property owner(s)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

**1. Applicant information**

Registered owner(s) of the subject land		
Name Peter Hiebert	Address [REDACTED]	Town [REDACTED]
Postal Code	Phone [REDACTED]	Cell [REDACTED]
Fax	Email	
Is the applicant different from the property owner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

Authorized agent authorized by the owner to file the application, if applicable							
Is there an Authorized Agent? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							

**2. Current Official Plan land use designation**

Current Official Plan land use designation: Residential
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**3. Current Zoning**

Current Zoning: R2 4
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**4. Nature and extent of the relief from the Zoning By-law (what is being varied)**

Describe the nature and extent of the relief from the Zoning By law (what is being varied): Relief from established building line requirement, and relief from secondary suite size provisions. Main unit is 1226 sq. ft., the other units are 1154 and 1061 sq. ft.
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**5. Reasons why the proposed use cannot comply with the provisions of the Zoning By-law**

Provide reasons why the proposed use cannot comply with the provisions of the Zoning By-law: The building line cannot be met due to previous road widening dedication. The residential units are stacked, so they are similar in floor areas.
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**6. Description of subject land**

For fields that don't apply, input N/A					
Geographic Township: Caradoc	Registered Plan: 34M 3	Reference Plan:	Lots(s)/Concession:	Lot(s): 57	911 Address 22399 Adelaide Rd

**7. Dimensions of subject land (in metric units)**Frontage:  
13.849Depth:  
35Area:  
474 m<sup>2</sup>**8. Access to subject land (only those that apply to this property)**

Please input the street name(s). For non applicable fields, please input N/A

Provincial Highway:

County Road:  
Adelaide

Municipal Road

Other Public Road:

Right of Way:

Water:

**9. Existing Uses on the Subject**Describe all existing uses of the subject land  
Vacant**10. are any existing buildings or structures on the subject lands?**

Are any existing buildings or structures on the subject lands?

 Yes  No**\*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):**

	Structure 1	Structure 2	Structure 3	Structure 4
Type of Building/Structure				
Year of Construction				
Distance from front lot line (m)				
Distance from rear lot line (m)				
Distance from West lot line (m)				
Distance from the East lot line (m)				
Height (m)				
Floor Area				

**11. Describe all proposed uses of the subject land**Describe all proposed uses of the subject land  
Single detached dwelling with two additional residential units

**12. Buildings or structures proposed to be built on the subject land**

Please indicate whether any buildings or structures are proposed to be built on the subject land?

 Yes  No**\*If yes, please indicate the type of buildings or structures proposed on the subject land and the specified measurements (in metric units):**

	Proposed Structure 1	Proposed Structure 2	Proposed Structure 3	Proposed Structure 4
Type of Building Structure	Dwelling			
Proposed Year of Construction	2024			
Distance from the front lot line (m)	13			
Distance from the rear lot line (m)	8			
Distance from West lot line (m)	2			
Distance from East lot line (m)	2			
Height (m)	9			
Floor Area				

**13. Date when the subject land was acquired by the current owner**

Please indicate the date when the subject land was acquired by the current owner?

2024

**14. Length of time that the existing uses of the subject land have continued?**

Please indicate the length of time that the existing uses of the subject land have continued?

2017

**15. Water Supply**

Water supply is provided to the subject land via?

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

other (please specify)

**16. Sewage**

Sewage disposal is provided to the subject land via?

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

Other (please specify)

**17. Storm Drainage**

Storm drainage is provided to the subject land via?

storm sewers     swales     municipal  
drainage  
ditches

other (please specify)

**18. Is the subject land the subject of**

An application for approval of a Plan of Subdivision under the Planning Act?

Yes     No

**If yes, provide the following**

File No.	Status

An application for an application for Consent under the Planning Act?

Yes     No

**If yes, provide the following**

File No.	Status

**19. Previous subject of an application for Minor Variance**

Please indicate whether the subject land has previously been the subject of an application for Minor Variance?

Yes     No

## 20. Accompanying documentation

Please confirm that the attached concept plan includes the following:

1) The boundaries and dimensions of the subject land

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  No

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

Yes  No

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






Yes  N/A

### DISCALIMER

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.



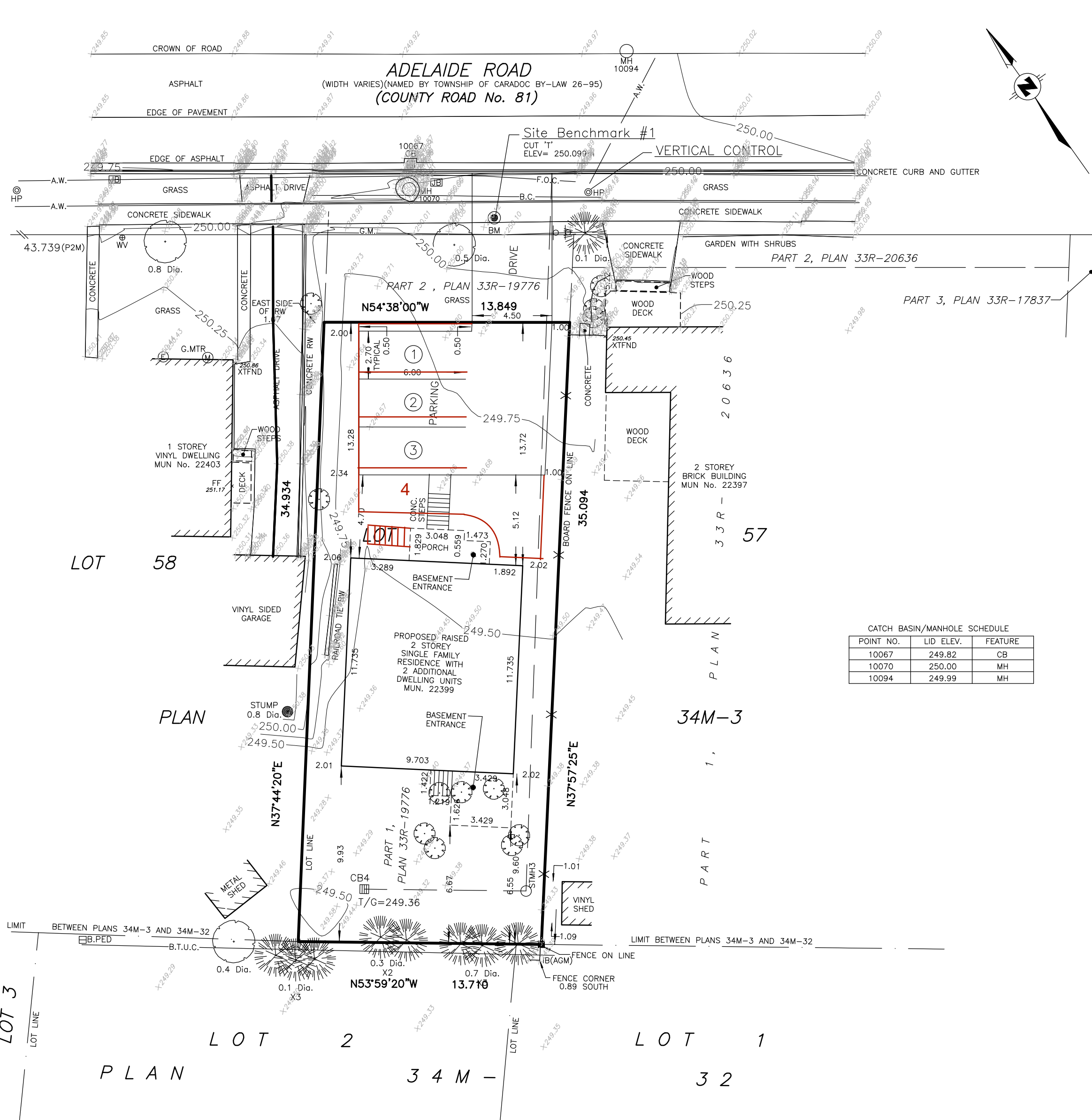
**LEGEND**

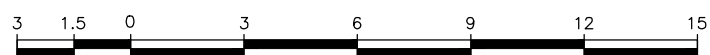
- DENOTES SURVEY MONUMENT SET
- DENOTES SURVEY MONUMENT FOUND
- CC DENOTES CUT CROSS
- CUTT DENOTES CUT "T"
- IB DENOTES IRON BAR
- OU DENOTES ORIGIN UNKNOWN
- PB DENOTES PLASTIC BAR
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- WIT DENOTES WITNESS
- 1017 DENOTES CALLON DIETZ, O.L.S.'s
- AGM DENOTES ARCHIBALD, GRAY & MCKAY, O.L.S.'s
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- B DENOTES BURIED
- M DENOTES MEASURED
- S DENOTES SET
- P1 DENOTES PLAN 33R-19776
- P2 DENOTES PLAN 34M-3
- P3 DENOTES BUILDING LOCATION SURVEY BY HOLSTEAD & REDMOND, O.L.S.'s, DATED APRIL 7, 1988 (FILE No. 87-0984 A)
- P4 DENOTES PLAN OF SURVEY BY ARCHIBALD, GRAY & MCKAY, O.L.S.'s, DATED SEPTEMBER 11, 2019 (FILE No. MB-003-01-15, PLAN No. 2-A-4953)
- P5 DENOTES SRPR BY ARCHIBALD, GRAY & MCKAY, O.L.S.'s, DATED NOVEMBER 9, 2016 (FILE No. MB-003-01-13, PLAN No. 2-A-4597)
- P6 DENOTES PLAN 33R-20636
- AW DENOTES AERIAL WIRES
- BC DENOTES UNDERGROUND CONDUIT
- BM DENOTES BENCHMARK
- BPED DENOTES BELL PEDESTAL
- BTUC DENOTES UNDERGROUND TELEPHONE CABLES
- CB DENOTES CATCH BASIN
- FF DENOTES FINISHED FLOOR
- FOC DENOTES UNDERGROUND FIBRE OPTIC CABLE
- GM DENOTES GAS MAIN
- GMTR DENOTES GAS METER
- HP DENOTES HYDRO POLE
- JB DENOTES JUNCTION BOX
- MH DENOTES MAN HOLE
- RW DENOTES RETAINING WALL
- WV DENOTES WATER VALVE
- XTFND DENOTES EXISTING TOP OF FOUNDATION
- SW DENOTES SOUTHWEST
-  DENOTES CONIFEROUS TREE
-  DENOTES DECIDUOUS TREE
-  DENOTES SHRUB
-  DENOTES ELECTRICAL METER
-  DENOTES MISCELLANEOUS TRAFFIC SIGN

ZONING: R2-4

RESIDENTIAL TYPE	SINGLE DETACHED DWELLING	MULTI UNIT DWELLING (MAX. 3 UNITS)
PROVISION - MULTI-UNIT	REQUIRED	PROVIDED
MINIMUM LOT AREA / UNIT	390m <sup>2</sup>	482.1m <sup>2</sup>
MINIMUM LOT FRONTAGE	20m	13.85m
FRONT YARD SETBACK	5m	13.28m
SIDEYARD SETBACK	2m	2.01m
REARYARD DEPTH	8m	9.60m
MAXIMUM LOT COVERAGE	40%	25.2%
LANDSCAPED OPEN SPACE	30%	53.9%

SITE DATA:  
 SITE AREA = 482.127 SQ.M.  
 BUILDING AREA = 133.491 SQ.M. (27.7%)  
 DRIVE AREA = 88.609 SQ.M. (18.4%)  
 LANDSCAPED AREA = 260.027 SQ.M. (53.9%)



**SITE PLAN**  
**3 DWELLING UNIT RESIDENCE**  
 ON PART OF  
**LOT 57, PLAN 34M-3**  
 IN THE  
**MUNICIPALITY OF STRATHROY-CARADOC**  
**COUNTY OF MIDDLESEX**  
**MUN. 22399 ADELAIDE ROAD**  
 SCALE 1:200  
  
 (SCALE IN METRES)

**VERTICAL CONTROL DATA**

TYPE: NAIL IN HYDRO POLE  
 LOCATION: SOUTH SIDE OF ADELAIDE ROAD, 7.6m NORTH OF THE NORTHEAST CORNER OF THE SUBJECT PARCEL, DERIVED FROM PLAN OF SURVEY BY ARCHIBALD, GRAY & MCKAY, O.L.S.'s, DATED SEPTEMBER 11, 2019 (FILE No. MB-003-01-15, PLAN No. 2-A-4953).  
 DATUM: CGVD28:78  
 GEODETIC ELEVATION: 250.410m

CATCH BASIN/MANHOLE SCHEDULE

POINT NO.	LID ELEV.	FEATURE
10067	249.82	CB
10070	250.00	MH
10094	249.99	MH

**SITE BENCHMARKS**

**SITE BENCHMARK #1**  
 TYPE: CUT "T"  
 LOCATION: SOUTH SIDE OF ADELAIDE ROAD, IN THE CONCRETE SIDEWALK, 5.9m NORTH OF THE NORTHERLY LIMIT OF THE SUBJECT PARCEL, AS SHOWN ON FACE OF PLAN.  
 GEODETIC ELEVATION: 250.099m

**SITE BENCHMARK #2**  
 TYPE: CUT "T"  
 LOCATION: SOUTH SIDE OF ADELAIDE ROAD, 31.6m WEST OF THE FOUND AGM PLASTIC BAR, AS SHOWN ON FACE OF PLAN.  
 GEODETIC ELEVATION: 249.967m

ZONING BASED ON: R2-4

**Callon Dietz**  
 INCORPORATED  
 ONTARIO LAND SURVEYORS  
 CARLETON PLACE LONDON NORTH BAY  
 info@callondietz.com callondietz.com

PLAN PREPARED FOR:  
 PETER HIEBERT

PLAN No.: 34M-3	FILE No.: 24-26269
DRAWN BY: CK	SCALE: 1:200