



FOR OFFICE USE ONLY	
File Number:	<b>ZBA2-2024</b>
Date Received:	February 2, 2024A
Pre-Consultation Date:	
Planner:	

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

<b>Date of Application:</b>	January 30, 2024
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Section 36 'H' Removal     
  Section 39 Temporary Use

### 1. Applicant information

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

Name:	1000585742 Ontario Inc.		
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:	Siv-ik Planning & Design Inc. (c/o Michael Davis)		
Address:	[REDACTED]		
Town:	[REDACTED]	Postal Code:	[REDACTED]
Phone:	[REDACTED]	Cell:	[REDACTED]
Fax:	[REDACTED]	Email:	[REDACTED]

### 2. Description of Subject Land

Geographic Township:	Caradoc	Concession(s):	9
Street Address:	24546 Adelaide Road	Lot(s):	PT Lot 12
Registered Plan:		Part(s):	
Reference Plan:		Municipal Roll Number:	391601406008600

**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:	None.		
Address:			
Town:		Postal Code:	
Phone:		Cell:	
Fax:		Email:	

**4a. Current Official Plan land use designation:** "Commercial"

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

The proposed zoning by-law amendment is accompanied by an Official Plan Amendment application which will change the designation of the property from "Commercial" to "Residential", thereby allowing for a range of housing types and densities from single unit dwellings to high-rise apartment buildings. The proposed R3 Zone will allow for a range of multi-residential uses in accordance with the permitted uses and policies of the Residential designation.

**5a. Current Zoning:** General Commercial (C1) Zone

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

The proposed Zoning By-law amendment will change the zoning of the property from General Commercial (C1) to High Density Residential (R3), thereby providing a framework for a ground-oriented multi-residential development in the form of stacked townhouses, up to a maximum of 12.0 metres in height (3.5-storeys) and a maximum density of 75 units per hectare. The proposed High Density Residential (R3(\_)) Special Provision Zone includes special regulations to account for a site-specific parking rate, parking area coverage and rear yard setback.

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

The proposed R3(\_) zoning will allow for an appropriate range of residential uses that will serve to broaden the housing options available in the southern portion of the Strathroy Settlement Area, in a built form that is compatible with surrounding uses. Further, the amendment will facilitate efficient use of an underutilized, fully-serviced urban parcel of land.

<b>6. Dimensions of Subject Land (in metric units)</b>					
Frontage:	68.9m	Depth:	61.0m	Area:	0.452ha
<b>7. Access to Subject Land</b> (please provide information for only those that apply to this property)					
Provincial Highway:		County Road:	County Road 81 (Adelaide Road)		
Municipal Road:		Other Public Road:			
Right of Way:		Water:			

**8. Describe all existing uses of the subject land:**  
 Vacant.

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

YES\*       NO

\*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

**10. Describe all proposed uses of the subject land:**  
 Stacked townhouses (32 dwelling units).

<b>11. Please indicate whether any buildings or structures are proposed to be built on the subject land:</b>								
<input checked="" type="checkbox"/>	YES*	<input type="checkbox"/>	NO					
*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		
Multiple-Unit Dwelling 'A'	n/a	4.5m	<10.0m	2.0m	12.0m	461.5m <sup>2</sup>		
Multiple-Unit Dwelling 'B'	n/a	<4.5m	6.0m	<2.0m	12.0m	276.9m <sup>2</sup>		
<b>12. Please indicate the date when the subject land was acquired by the current owner:</b>			28	July	2023			
			Day	Month	Year			
<b>13. Please indicate the length of time that the existing uses of the subject land have continued:</b>					N/A			
<b>14. Water Supply: How is water to be supplied?</b>								
<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):					
<b>15. Sewage Disposal: How is sewage to be disposed of?</b>								
<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
*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 type="checkbox"/>	Other (please specify): LIDs and on-site SWM

<b>18. Indicate the minimum and maximum density and height requirements if applicable:</b>		
	<b>Minimum</b>	<b>Maximum</b>
<b>Height</b>	N/A	12.0m
<b>Density</b>	N/A	N/A

<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)*

<b>22. If known, has the subject land ever been the subject of:</b>							
<b>An application for an amendment to the Official Plan under the <i>Planning Act</i>?</b>				<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
*If yes, provide the following:	File No.		Status:				
<b>An application for amendment to the Zoning By-law under the <i>Planning Act</i>?</b>				<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
*If yes, provide the following:	File No.		Status:				
<b>A Minister's zoning order under the <i>Planning Act</i>?</b>				<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
*If yes, provide the following:	File No.		Status:				
<b>An application for approval of a Plan of Subdivision under the <i>Planning Act</i>?</b>				<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
*If yes, provide the following:	File No.		Status:				
<b>An application for Consent under the <i>Planning Act</i>?</b>				<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
*If yes, provide the following:	File No.		Status:				

<b>An application for Minor Variance under the <i>Planning Act</i>?</b>				<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
*If yes, provide the following:	File No.		Status:				
<b>An application for Site Plan Approval under the <i>Planning Act</i>?</b>				<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
*If yes, provide the following:	File No.		Status:				
<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>See the accompanying Planning Justification Report prepared by Siv-ik Planning &amp; Design Inc. for details on how the application is consistent with the PPS, 2020.</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
<p>*If yes, explain how the requested amendment conforms or does not conflict with the provincial plan(s):</p> <p>N/A</p>							
<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> <ol style="list-style-type: none"> <li>1. Phase I &amp; II Environmental Site Assessment, prepared by EXP Inc.</li> <li>2. Environmental Noise Assessment, prepared by SBM Ltd.</li> <li>3. Functional Servicing Report, prepared by SBM Ltd.</li> <li>4. Planning Justification Report (including commercial/residential need analysis), prepared by Siv-ik Planning &amp; Design Inc.</li> </ol>							



**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:

N/A

**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:**

<input checked="" type="checkbox"/>	The boundaries and dimensions of the subject land.
<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	The current uses on land that is adjacent to the subject land.
<input checked="" 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 checked="" 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 checked="" 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.

	January 29, 2024
Signature of Applicant/Agent	Date



# STATUTORY DECLARATION

I, Michael Davis of the City of Hamilton  
(Name) (Name of City, Town, Township, Municipality, etc.)

in the Hamilton  
(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 city of Montreal in the

province of Quebec

On this 31st day of January 2024

Sworn remotely by Michael stated as being located in the city of London in the province of Ontario, before me, Fatima Farooq 80606S, in Montreal, Quebec on the 31st day of January, 2024, in accordance with O Reg 431/20 Administering Oath or Declaration Remotely.

"No legal advice was sought or given. I did not draft or review this document. Services are limited to verification of identification, witnessing of signature, and administration of oath. I take no responsibility for the contents of this declaration."



A Commissioner of Oaths



Applicant or Authorized Agent\*


**Fatima Farooq**

A Notary Public/ Commissioner for  
Oaths for the province of Ontario  
My commission is of unlimited duration.  
LSO 80606S

**\*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 Zoning By-law Amendment.

<i>Todd Bond</i> 	January 29, 2024
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, Todd Bond, (the owner) acknowledge that I will pay all legal/ engineering/ planning expenses the Municipality incurs as outlined above.

<i>Todd Bond</i> 	January 29, 2024
Signature	Date

### AGENT AUTHORIZATION

I, Todd Bond (of 1000585742 Ontario Inc.), being the owner of the property described in Section 1  
(Name)

of this application for Zoning By-law Amendment, hereby authorize Michael Davis (of Siv-ik Planning & Design Inc.)  
(Agent)

to act as my agent in matters related to this application for Zoning By-law Amendment.

Dated this 29 day of January 2024

<i>Todd Bond</i> 
Owner