



FOR OFFICE USE ONLY	
File Number:	P
Date Received:	January
Pre-Consultation Date:	
Planner:	

Official Plan Amendment Application PURSUANT TO SECTION 22 OF THE PLANNING ACT

Date of Application:	January 30, 2024
-----------------------------	------------------

1. Applicant information	
1a. Registered owner(s) of the subject land	
Name: 1000585742 Ontario Inc.	
Address: [REDACTED]	
[REDACTED]	Postal Code: [REDACTED]
Phone: [REDACTED]	Cell:
Fax:	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:
Fax:	Email: [REDACTED]

3. Name of the Official Plan requested to be amended:	Strathroy-Caradoc Official Plan
--	---------------------------------

4. 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

5. Dimensions of Subject Land (in metrics units)			
Frontage:	68.9m	Depth:	61.0m
		Area:	0.452ha

6. Does the requested amendment change, replace or delete a policy of the Official Plan?	<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
---	--------------------------	------	-------------------------------------	----

*If yes, please indicate the policy to be changed, replaced, or deleted:

N/A

7. Does the requested amendment add a policy to the Official Plan?	<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
---	--------------------------	------	-------------------------------------	----

8a. Please describe the purpose of the requested amendment:

N/A

8b. Please provide the current designation of the subject land in the County of Middlesex Official Plan and an explanation of how the proposed amendment conforms with the County of Middlesex Official Plan:

The subject lands are designated 'Settlement Areas (Urban and Community)' according to Schedule A: Land Use, as contained within the County of Middlesex Official Plan. Urban Settlement Areas are intended to be the focus for new residential development in the County. The subject site is fully serviced and the proposal provides for the efficient use of infrastructure and public service facilities. The development represents a compact form of infill housing development which will make use of an underutilized property fronting on a major arterial road under County jurisdiction.

9a. Current Official Plan designation: "Commercial"

9b. Please list the land uses that are authorized by the current Official Plan designation:

The primary purpose of areas designated 'Commercial' on Schedule 'B' shall be for commercial uses which depend on, or cater to, patrons arriving by motor vehicle for their existence. Commercial uses are often large in scale with generous on-site parking. Automotive-related uses are commonplace as well as commercial uses offering drive-through service. In existing developed commercial areas and in areas along corridors undergoing a conversion to commercial uses; smaller scale commercial uses may be appropriate.

10. Does the requested amendment change or replace a designation in the Official Plan?	<input checked="" type="checkbox"/>	YES*	<input type="checkbox"/>	NO
---	-------------------------------------	------	--------------------------	----

*If yes, please indicate the policy to be changed, replaced, or deleted:

The proposed Official Plan Amendment will redesignate the site from "Commercial" to "Residential" on Schedule 'B' - Land Use and Transportation Plan (Settlement Area of Strathroy) of the Strathroy-Caradoc Official Plan.

11. Please list the land uses that the requested Official Plan amendment would authorize:

Lands designated 'Residential' on Schedule 'B' shall be pre-dominantly used for residential purposes including a range of housing types and densities from single unit dwellings to high-rise apartment buildings.

12. 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):

13. 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):

14. Storm Drainage: How is storm drainage to be provided?

<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 techniques.

15. 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.	<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

16. Is the subject land within 120 metres of it subject of:

An application for an amendment to the Zoning By-law under the <i>Planning Act</i>?					<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
*If yes, provide the following:	File No.		Status:					
A Minister's zoning order under the <i>Planning Act</i>?					<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
*If yes, provide the following:	File No.		Status:					

A Minister's zoning order 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 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 an application for Consent or Minor Variance 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 Site Plan Approval under the <i>Planning Act</i>?				<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
*If yes, provide the following:	File No.		Status:				
<p>*If you answered YES to any of the above noted applications, please describe the land the "other" application affects, the purpose of that application, the effect that application will have on the amendment requested through this application, and the name of the approval authority considering it.</p> <p>N/A</p>							
<p>17. If a Policy, Designation or Schedule in the Official Plan is being added, changed, replaced or deleted, provide the text and the schedule that accompanies it. Provide a separate sheet where needed.</p> <p>See Section 4.1 (Official Plan Amendment) for details of the proposed Official Plan Amendment including an excerpt of an amended Schedule 'B'.</p>							

18. Is this an application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement?	<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
*If YES, provide the current Official Plan policies, if any, dealing with the removal of land from an area of employment: <p style="text-align: center;"><i>(please use a separate sheet)</i></p>				
19. Does this application remove land from an area of employment?	<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
*If YES, provide the current Official Plan policies, if any, dealing with the removal of land from an area of employment: <p style="text-align: center;"><i>(please use a separate sheet)</i></p>				
20. Please indicate how the application is consistent with the Provincial Policy Statement (a copy of the Provincial Policy Statement is available at https://www.ontario.ca/page/provincial-policy-statement-2020): See the accompanying Planning Justification Report prepared by Siv-ik Planning & Design Inc. for details on how the application is consistent with the PPS, 2020.				
21. Is the subject land within the area of land designated under any provincial plan(s)?	<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):				
22. Does your proposed strategy for consulting with the public regarding the subject application exceed the Planning Act's minimum requirements?	<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
*If YES, elaborate on the additional consultation proposed: N/A				

23. 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 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, well and septic system).
<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, 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 easement affecting the subject land.

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



A Commissioner of Oaths

Applicant or Authorized Agent*

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."

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

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

***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, 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 Official Plan 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 Official Plan Amendment, hereby authorize

Michael Davis (of Siv-ik Planning & Design Inc.)
(Agent)

to act as my agent in matters related to this application for Official Plan Amendment.

Dated this 29 day of January 2024

<i>Todd Bond</i> 
Owner