

FOR OFFICE USE ONLY	
File Number:	ZBA 14 - 2024
Date Received:	SEPT 5 2024
Pre-Consultation Date:	
Planner:	

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

<b>Date of Application:</b>	Sept 4, 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:	Gregory Allen Willsie, Casandra Ann Ogaick		
Address:	[REDACTED]		
Town:	[REDACTED]	Postal Code:	[REDACTED]
Phone:		Cell:	[REDACTED]
Fax:		Email:	[REDACTED]

#### 1b. Agent (authorized by the owner to file the application) (if applicable)

Name:			
Address:			
Town:		Postal Code:	
Phone:		Cell:	
Fax:		Email:	

### 2. Description of Subject Land

Geographic Township:	Strathroy-Caradoc	Concession(s):	
Street Address:	8668 Longwoods Road	Lot(s):	
Registered Plan:		Part(s):	
Reference Plan:		Municipal Roll Number:	

**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:	Royal Bank		
Address:	22466 Adelaide Road		
Town:	Mount Brydges	Postal Code:	N0L 1W0
Phone:	519-264-1112	Cell:	
Fax:		Email:	

**4a. Current Official Plan land use designation:** Agricultural

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

We are looking to build a second residential unit on this property. Along with the additional residential unit, we plan to add an additional storage building and a pool.

**5a. Current Zoning:** Agricultural Small Holdings (A2) zone

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

We are looking for rezoning to allow a second residential unit, minor setback adjustments and an increased ratio of accessory building coverage to allow for a future accessory building.

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

We are looking for rezoning amendment as the current zoning by-law does not allow for a second dwelling unit on a rural residential property where the new Provincial Planning statement does. We are also looking for minor variances in setbacks and accessory building size for the expanded storage. Lot coverage remains within zoning requirements.



<b>6. Dimensions of Subject Land (in metric units)</b>						
Frontage:	43m	Depth:	182.5m	Area:	7676 m2	
<b>7. Access to Subject Land</b> (please provide information for only those that apply to this property)						
Provincial Highway:		County Road:	Longwoods Road			
Municipal Road:	Mill Road	Other Public Road:				
Right of Way:		Water:				
<b>8. Describe all existing uses of the subject land:</b>						
Rural residential, selling of home grown produce						
<b>9. Please indicate whether there are any existing buildings or structures on the subject land:</b>						
<input checked="" type="checkbox"/>	YES*	<input type="checkbox"/>	NO			
*If <b>YES</b> , 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
House	unknown (100+ years)	25.7m	147m	7m	5.5m	82m2
Garage	1955(est)	35.7m	142m	15.7	3.7m	35m2
Shed	2021	12.6m	162m	1.8m	4m	27m2
Shed	1999	64m	116m	18m	2.8m	15m2
<b>10. Describe all proposed uses of the subject land:</b>						
same						

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

<input checked="" type="checkbox"/>	YES*	<input type="checkbox"/>	NO
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\*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
House	2025	58m	110m	16.5m	11.5m	230 m <sup>2</sup>
Attached Garage	2025	69m	1021m	5.6m	8.2m	94 m <sup>2</sup>
Accessory Structure	2025	95m	66m	5.6m	6m	240 m <sup>2</sup>

12. Please indicate the date when the subject land was acquired by the current owner:	15	12	2020
	Day	Month	Year

13. Please indicate the length of time that the existing uses of the subject land have continued:	27+ years
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**14. 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):

**15. 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):

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:	<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
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\*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 checked="" type="checkbox"/>	Municipal drainage ditches	<input type="checkbox"/>	Other (please specify):	

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

<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
*If <b>YES</b> , provide the current Official Plan policies, if any, dealing with the alteration or establishment of an area of settlement: <i>(please use a separate sheet)</i>				

<b>20. Does this application remove land from an area of employment?</b>	<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
*If <b>YES</b> , provide the current Official Plan policies, if any, dealing with the removal of land from an area of employment: <i>(please use a separate sheet)</i>				

<b>21. Are the subject lands within an area where zoning with conditions apply?</b>	<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
*If <b>YES</b> , provide an explanation of how the proposed amendment complies with the Official Plan policy relating to the zoning with conditions: <i>(please use a separate sheet)</i>				

<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:				

**23. 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>):**

This application will allow for an additional residential unit to be built on an existing lot increasing density while utilizing available municipal water services.

Section 4.3.2 sub 5) of the 2024 Provincial Planning Statement is copied below for reference.

A.) no livestock operations are within the minimum distance for separation  
B.) The resulting project would be substantially the same as the the current use and not reduce the amount of available agricultural land  
C.) Municipal water is available, and the lot is large enough to easily accomodate a second private sewage system.  
D.) We do not see any public health concerns with a new dwelling  
E.) houses are clustered, and are consistent with the size of other house built in the area  
F.) no land is proposed to be taken out of agricultural production

5. Where a residential dwelling is permitted on a lot in a prime agricultural area, up to two additional residential units shall be permitted in accordance with provincial guidance, provided that, where two additional residential units are proposed, at least one of these additional residential units is located within or attached to the principal dwelling, and any additional residential units:

a) comply with the minimum distance separation formulae;  
b) are compatible with, and would not hinder, surrounding agricultural operations;  
c) have appropriate sewage and water services;  
d) address any public health and safety concerns;  
e) are of limited scale and are located within, attached, or in close proximity to the principal dwelling or farm building cluster; and  
f) minimize land taken out of agricultural production

<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
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\*If yes, explain how the requested amendment conforms or does not conflict with the provincial plan(s):

<b>25. Have any supporting studies, reports or documentation been submitted with this application?</b>	<input checked="" type="checkbox"/>	YES*	<input type="checkbox"/>	NO
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\*If yes, please list the titles:

Lot Plan with Satellite view including setbacks, areas and elevations

Lot Grading Plan

Septic Tank/Bed Calculation



**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:

**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.


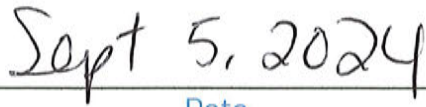
**Should it be determined that the sign(s) was/were not posted properly, the Committee or Council will defer the application and additional fees will be required to cover the costs of issuing an additional notice for any new hearing/meeting date(s).**

### 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.	
	
Signature of Applicant/Agent	Date



## STATUTORY DECLARATION

I, **Greg Willsie**

(Name)

of the

**Municipality of Strathroy-Caradoc**

(Name of City, Town, Township, Municipality, etc.)

in the **County of 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

**Town Hall**

in the

**Municipality of Strathroy- Caradoc**

On this **5** day of **September** 20 **24**



A Commissioner of Oaths




Applicant or Authorized Agent\*

Eva Baker, a Commissioner, etc.,  
Province of Ontario, for the Corporation  
of the Municipality of Strathroy-Caradoc  
Expires September 17, 2025

**\*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.

	Sept 5, 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, Greg Willsie, (the owner) acknowledge that I will pay all legal/ engineering/ planning expenses the Municipality incurs as outlined above.

	Sept 5, 2024
Signature	Date

### AGENT AUTHORIZATION

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

of this application for Zoning By-law Amendment, hereby authorize Gregory Willsie  
(Agent)

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

Dated this 5 day of September 20 24

  
Owner