



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

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

<b>Date of Application:</b>	2024-03-19
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<b>1. Applicant information</b>	
<b>1a. Registered owner(s) of the subject land</b>	
Name: 2102603 Ontario Inc.	
Address: [REDACTED]	
Town: [REDACTED]	Postal Code: [REDACTED]
Phone: [REDACTED]	Cell: [REDACTED]
Fax: [REDACTED]	Email: [REDACTED]
<b>1b. Agent (authorized by the owner to file the application) (if applicable)</b>	
Name: Strik Baldinelli Moniz Ltd. (SBM)	
Address: [REDACTED]	
Town: [REDACTED]	Postal Code: [REDACTED]
Phone: [REDACTED]	Cell: [REDACTED]
Fax: [REDACTED]	Email: [REDACTED]

<b>3. Name of the Official Plan requested to be amended:</b>	Municipality of Strathroy-Caradoc Official Plan 2014-2034
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<b>4. Description of Subject Land</b>			
Geographic Township:		Concession(s):	
Street Address:	24605 Saxton Road	Lot(s):	23
Registered Plan:	No. 370	Part(s):	
Reference Plan:		Municipal Roll Number:	391601406009205

<b>5. Dimensions of Subject Land (in metrics units)</b>				
Frontage:	Dev Area: 86.2m	Depth:	Dev Area: 210m	Area: Dev Area: 18,214m2 (1.8ha)

<b>6. Does the requested amendment change, replace or delete a policy of the Official Plan?</b>	<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
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\*If yes, please indicate the policy to be changed, replaced, or deleted:

<b>7. Does the requested amendment add a policy to the Official Plan?</b>	<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
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**8a. Please describe the purpose of the requested amendment:**  
 The purpose of the requested amendment is to re-designate the subject lands from 'Commercial' to 'Residential' to permit residential uses on the proposed development area of the subject lands.

**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:**  
 Settlement Area. The proposed amendment conforms with the County of Middlesex Official Plan as development is directed to the Settlement Areas, on full municipal services, and is a residential intensification development accommodating future growth.

<b>9a. Current Official Plan designation:</b>	Commercial
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**9b. Please list the land uses that are authorized by the current Official Plan designation:**  
 Commercial uses which depend on, or cater to, patrons arriving by motor vehicle for their existence. Large scale with generous on-site parking. Automotive-related uses are commonplace as well as commercial uses offering drive-through service. In areas along corridors undergoing a conversion to commercial uses; smaller scale commercial uses may be appropriate. Actual permitted uses will be set out in various zones in the Zoning By-law. Secondary uses, multi-use shopping centres/malls, residential uses, institutional uses and small scale industrial uses may also be permitted.

<b>10. Does the requested amendment change or replace a designation in the Official Plan?</b>	<input checked="" type="checkbox"/>	YES*	<input type="checkbox"/>	NO
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\*If yes, please indicate the policy to be changed, replaced, or deleted:  
 The requested amendment changes the designation of the proposed development area from 'Commercial' to "Residential".

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

Residential, High-Density Apartment Dwellings.

**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 checked="" type="checkbox"/>	Storm sewers	<input type="checkbox"/>	Swales
<input type="checkbox"/>	Municipal drainage ditches	<input type="checkbox"/>	Other (please specify):

**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
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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

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

<b>An application for an amendment to the Zoning By-law under the Planning Act?</b>				<input checked="" type="checkbox"/>	YES*	<input type="checkbox"/>	NO
*If yes, provide the following:	File No.	TBD	Status:	Concurrent			
<b>A Minister's zoning order under the Planning Act?</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 an application for Consent or Minor Variance under the <i>Planning Act</i>?</b>				<input checked="" type="checkbox"/>	YES*	<input type="checkbox"/>	NO
*If yes, provide the following:	File No.	A32-2022	Status:	Approved			
<b>An application for Site Plan Approval under the <i>Planning Act</i>?</b>				<input checked="" type="checkbox"/>	YES*	<input type="checkbox"/>	NO
*If yes, provide the following:	File No.	By-law 23-22	Status:	Approved			
<p>*If you answered <b>YES</b> 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>The concurrent Zoning By-Law Amendment is proposed for the same development area lands (Blocks 'C3' &amp; 'D') as this OPA. The application is to support the OPA and permit the proposed residential use.</p> <p>Previous rezoning on Block 'C3' for additional permitted commercial uses would be replaced by the new ZBA.</p> <p>Minor Variance A32-2022 for Block 'D' would be replaced by the new ZBA.</p> <p>Previous Site Plan Approval for Block 'C3' for commercial development would be replaced and new Site Plan submission for the Residential Building would be required.</p> <p>Strathroy-Caradoc is the approval authority for all of the above applications.</p>							
<p><b>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.</b>  Provide a separate sheet where needed.  See supplemental Planning Justification Report (PJR) completed by SBM Ltd.</p>							

<b>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?</b>	<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
<p>*If YES, provide the current Official Plan policies, if any, dealing with the removal of land from an area of employment:</p> <p style="text-align: center;"><i>(please use a separate sheet)</i></p>				
<b>19. Does this application remove land from an area of employment?</b>	<input checked="" type="checkbox"/>	YES*	<input type="checkbox"/>	NO
<p>*If YES, provide the current Official Plan policies, if any, dealing with the removal of land from an area of employment:</p> <p style="text-align: center;"><i>(please use a separate sheet)</i></p>				
<p><b>20. 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>The application is within a settlement area using existing municipal infrastructure. The application would facilitate intensification on an underutilized property. A uncommon housing type (apartment dwellings) within Strathroy is proposed for this application. See submitted PJR for more analysis.</p>				
<b>21. Is the subject land within the 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>				
<b>22. Does your proposed strategy for consulting with the public regarding the subject application exceed the Planning Act's minimum requirements?</b>	<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
<p>*If YES, elaborate on the additional consultation proposed:</p>				

**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 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, Jamie Robertson of the City of London  
(Name) (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 City of London in the  
County of Middlesex

On this 14 day of March 20 24

**Kevin Andrew Montz, a Commissioner, etc.,  
Province of Ontario, for Strik, Baldinelli, Montz Ltd.  
and SBM Geomatics Ltd.  
Expires November 30, 2028.**



A Commissioner of Oaths



Applicant or Authorized Agent\*

## 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).**

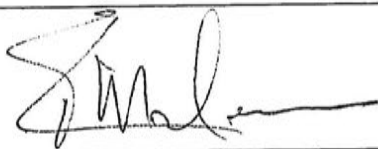
### LOCATION OF SIGNS

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.



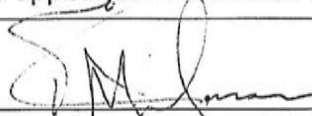
Signature of Applicant/Agent

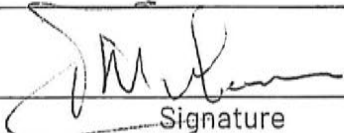


Date



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

<b>Permission to Enter</b>	
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 Official Plan Amendment.	
	<i>Mar 11/24</i>
Signature of owner or person having authority to bind the owner	Date

<b>MUNICIPAL COSTS</b>	
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, <u>Tom Melanson</u> , (the owner) acknowledge that I will pay all legal/ engineering/ planning expenses the Municipality incurs as outlined above.	
	<i>Mar 11/24</i>
Signature	Date

<b>AGENT AUTHORIZATION</b>	
I, <u>2102603 Ontario Inc. c/o Tom Melanson</u> , being the owner of the property described in Section 1 (Name)	
of this application for Official Plan Amendment, hereby authorize	<u>Strik Baldinelli Moniz Ltd. (SBM)</u> (Agent)
to act as my agent in matters related to this application for Official Plan Amendment.	
Dated this <u>11<sup>th</sup></u> day of <u>March</u> 20 <u>24</u>	
	
Owner	

**REFERENCE DOCUMENTS:**

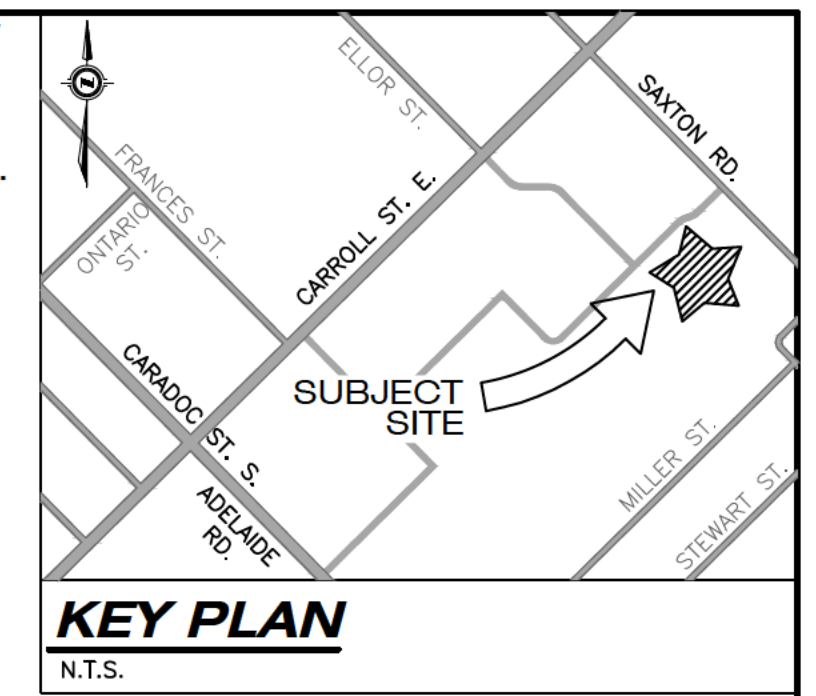
1. EXISTING LEGAL INFORMATION OBTAINED FROM SKETCH PROVIDED BY GIBSON SURVEYING INC., FILE No. 17-1136C, DATED FEBRUARY 14, 2017.

PARCELS, BUILDINGS AND EXISTING INFORMATION ARE APPROXIMATE AND FOR REFERENCE ONLY.

THE PLAN IS COMPILED AND SHOULD NOT BE CONSIDERED A PLAN OF SURVEY.

**LEGAL INFORMATION**

PART OF  
LOT 23  
REGISTRAR'S COMPILED PLAN No. 370  
IN THE  
MUNICIPALITY OF  
STRATHROY-CARADOC  
COUNTY OF MIDDLESEX



**ZONING DATA CHART  
BLOCK 'C3'**

GROSS SITE AREA: 9,123.5 m <sup>2</sup>		PROPOSED UNIT COUNT 80	
BUILDING AREA: 1,575.8 m <sup>2</sup>		ASPHALT AREA: 3,458.8 m <sup>2</sup>	
PARKING STRUCTURE AREA: 2,027.2 m <sup>2</sup>		LANDSCAPED AREA: 3,413.1 m <sup>2</sup>	
ITEM	HIGH DENSITY RESIDENTIAL (R3-#)	REQUIRED	PROVIDED
1	LOT AREA (m <sup>2</sup> PER UNIT MIN)	130	114*
2	LOT FRONTAGE (m MIN)	30	86.2
3	FRONT YARD DEPTH (m MIN)	4.5	9.2
4	EXTERIOR SIDE YARD WIDTH (m MIN)	4.5	N/A
5	SIDE YARD WIDTH (m MIN)	3.0	MAIN 6.0 ACCESSORY NORTH 0.1* ACCESSORY SOUTH 1.9*
6	REAR YARD DEPTH (m MIN)	15.0	MAIN 68.0 ACCESSORY 19.2
7	LOT COVERAGE (% MAX)	N/A	N/A
8	ACCESSORY STRUCTURE COVERAGE MAXIMUM (10*80 = 800m <sup>2</sup> )	10m <sup>2</sup> PER UNIT	25.3m <sup>2</sup> (2,025.7m <sup>2</sup> )*
9	LANDSCAPED OPEN SPACE (% MIN)	20	37.4
10	OUTDOOR COMMON AMENITY AREA MINIMUM (20*80 = 1,600.0m <sup>2</sup> )	20m <sup>2</sup> PER UNIT	33.2m <sup>2</sup> (2,655.5m <sup>2</sup> )
11	PARKING COVERAGE (% MAX)	25	38.0*
12	YARDS WHERE PARKING IS PERMITTED	ALL YARDS EXCEPT FRONT OR EXTERIOR	REAR & INTERIOR
13	MAXIMUM HEIGHT (m MAX)	MAIN 15 ACCESSORY 4.5	MAIN 26.6* ACCESSORY 4.3

\*ZONING DEFICIENCY

**ZONING DATA CHART  
BLOCK 'D'**

GROSS SITE AREA: 9,090.6 m <sup>2</sup>		PROPOSED UNIT COUNT 80	
BUILDING AREA: 1,575.8 m <sup>2</sup>		ASPHALT AREA: 3,482.5 m <sup>2</sup>	
PARKING STRUCTURE AREA: 2,025.7 m <sup>2</sup>		LANDSCAPED AREA: 3,356.7 m <sup>2</sup>	
ITEM	HIGH DENSITY RESIDENTIAL (R3-#)	REQUIRED	PROVIDED
1	LOT AREA (m <sup>2</sup> PER UNIT MIN)	130	113*
2	LOT FRONTAGE (m MIN)	30	86.3
3	FRONT YARD DEPTH (m MIN)	4.5	4.7
4	EXTERIOR SIDE YARD WIDTH (m MIN)	4.5	N/A
5	SIDE YARD WIDTH (m MIN)	3.0	MAIN 6.1 ACCESSORY NORTH 0.1* ACCESSORY SOUTH 1.9*
6	REAR YARD DEPTH (m MIN)	15.0	MAIN 72.1 ACCESSORY 23.5
7	LOT COVERAGE (% MAX)	N/A	N/A
8	ACCESSORY STRUCTURE COVERAGE MAXIMUM (10*80 = 800m <sup>2</sup> )	10m <sup>2</sup> PER UNIT	25.3m <sup>2</sup> (2,025.7m <sup>2</sup> )*
9	LANDSCAPED OPEN SPACE (% MIN)	20	36.9
10	OUTDOOR COMMON AMENITY AREA MINIMUM (20*80 = 1,600.0m <sup>2</sup> )	20m <sup>2</sup> PER UNIT	35.5m <sup>2</sup> (2,845.2m <sup>2</sup> )
11	PARKING COVERAGE (% MAX)	25	38.3*
12	YARDS WHERE PARKING IS PERMITTED	ALL YARDS EXCEPT FRONT OR EXTERIOR	REAR & INTERIOR
13	MAXIMUM HEIGHT (m MAX)	MAIN 15 ACCESSORY 4.5	MAIN 26.6* ACCESSORY 4.3

\*ZONING DEFICIENCY

**PARKING REQUIREMENTS**

MINIMUM PARKING SPACE DIMENSIONS 2.6mX5.4m, TYPE A 3.4mX5.5m, TYPE B 2.4mX5.5m

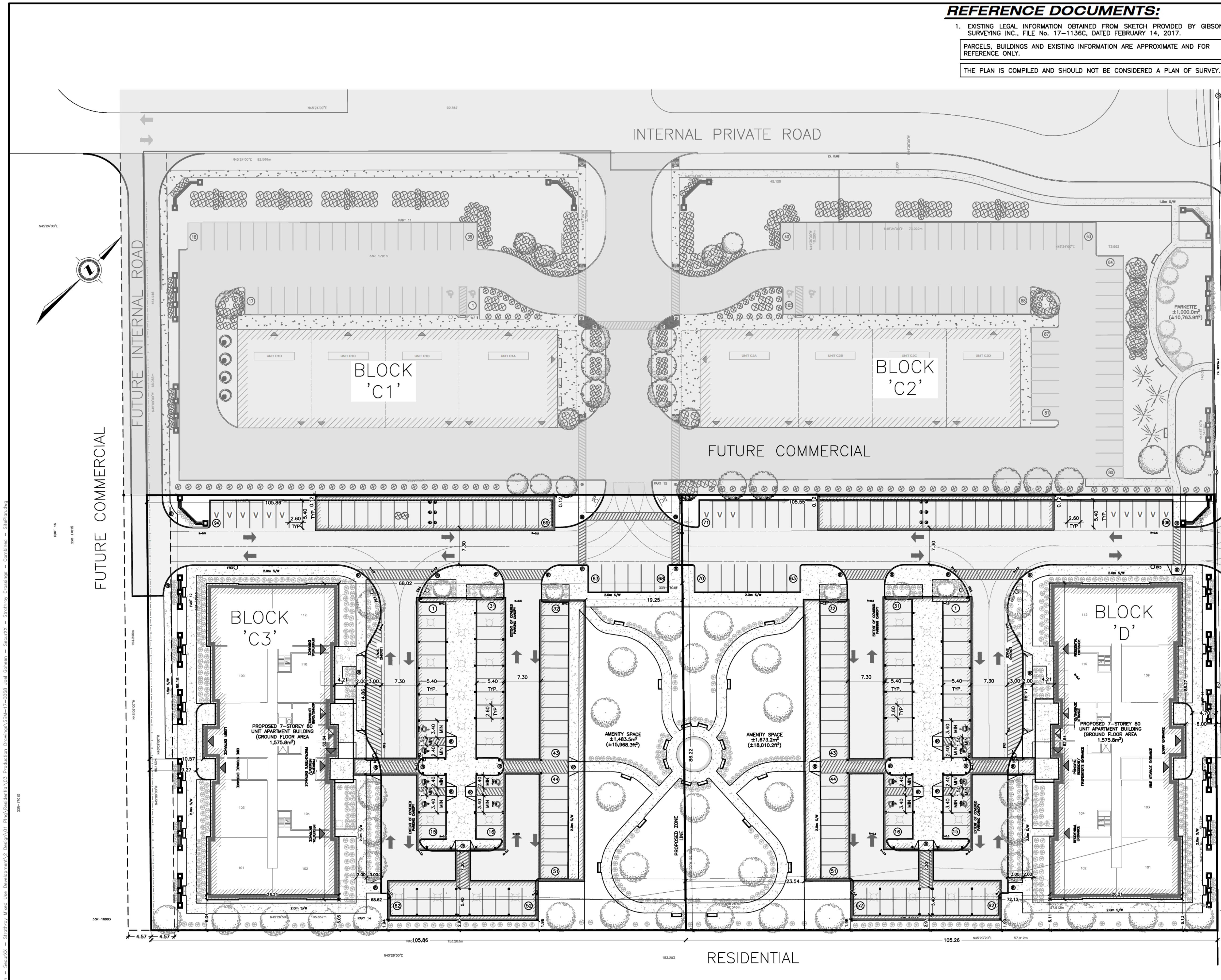
BLOCK 'C3'

REQUIRED PARKING:			
DWELLING APARTMENT	1.25 PER UNIT	1.25*80	= 100 SPACES
VISITOR SPACES	0.15 PER UNIT	0.15*80	= 12 SPACES
TOTAL REQUIRED PARKING			= 112 SPACES
TOTAL PROVIDED PARKING			= 94 SPACES*
B/F PARKING REQUIRED:			= 6 SPACES*
B/F PARKING PROVIDED:			= 3 TYPE 'A', 3 TYPE 'B'

BLOCK 'D'

REQUIRED PARKING:			
DWELLING APARTMENT	1.25 PER UNIT	1.25*80	= 100 SPACES
VISITOR SPACES	0.15 PER UNIT	0.15*80	= 12 SPACES
TOTAL REQUIRED PARKING			= 112 SPACES
TOTAL PROVIDED PARKING			= 106 SPACES*
B/F PARKING REQUIRED:			= 6 SPACES*
B/F PARKING PROVIDED:			= 3 TYPE 'A', 3 TYPE 'B'

\*ZONING DEFICIENCY

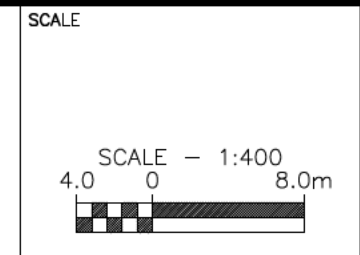


AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JR	01	INITIAL DESIGN	16/06/23	JR	
DRAWN	JR	02	ISSUED FOR PRE-CON	18/09/23	JR	
CHECKED	ND	03	ISSUED FOR OPA / ZBA SUBMISSION	07/03/24	JR	
APPROVED	ND					
DATE				07/03/2024		
CAD				17-0068		

**STRIK BALDINELLI MONIZ**  
 PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL  
 1589 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8  
 Tel: (519) 471-6667 Fax: (519) 471-0034  
 Email: sbm@sbmild.ca

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

2102603 ONTARIO INC.  
 82 CAROLINE ST.  
 STRATFORD, ON  
 N5A 7L9



**CONCEPTUAL SITE PLAN**  
 STRATHROY CROSSING DEVELOPMENTS  
 24605 SAXTON ROAD  
 STRATHROY, ON.

PROJECT No. **SBM-17-0068**  
 SHEET No. **SP1**  
 PLAN FILE No. **-**