



FOR OFFICE USE ONLY	
File Number:	ZBA5-2024
Date Received:	March 19, 2024
Pre-Consultation Date:	
Planner:	

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

Date of Application:	2024-03-19
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Section 36 'H' Removal     
  Section 39 Temporary Use

<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:		Cell:	[REDACTED]
Fax:		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:		Cell:	[REDACTED]
Fax:		Email:	[REDACTED]

<b>2. 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

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

<b>4a. Current Official Plan land use designation:</b>	<b>Commercial</b>
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**4b. Please explain how this application conforms to the Official Plan:**  
 A concurrent application for an Official Plan Amendment is being submitted to re-designate the development area to Residential.  
  
 The application would propose a residential intensification development that would be permitted by the requested official plan amendment.

<b>5a. Current Zoning:</b>	<b>Highway Commercial C2 &amp; C2-13</b>
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**5b. Please explain the nature and extent of the rezoning:**  
 The application seeks to rezone the development area (Blocks 'C3' & 'D') from Highway Commercial (C2 & C2-13) to High Density Residential (R3-## & R3-##) with special provisions to allow the proposed apartment dwelling residential development.  
  
 Special provisions as requested are outlined in the attached PJR.

**5c. Please provide an explanation for the requested rezoning:**  
 The zoning with special provisions are being requested to allow for the proposed residential intensification converting excess commercial lands to residential (which has a shortfall) and providing an efficient use of underutilized lands.  
  
 See attached PJR for more detail.

<b>6. Dimensions of Subject Land (in metric units)</b>						
Frontage:	86.2 & 86.3	Depth:	105.8 & 105.2	Area:	9,123.5m2 & 9,090.6m2	
<b>7. Access to Subject Land</b> (please provide information for only those that apply to this property)						
Provincial Highway:		County Road:				
Municipal Road:	Saxton Road	Other Public Road:				
Right of Way:		Water:				
<b>8. Describe all existing uses of the subject land:</b>						
Vacant.						
<b>9. Please indicate whether there are any existing buildings or structures on the subject land:</b>						
<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	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
<b>10. Describe all proposed uses of the subject land:</b>						
The land is proposed for Residential Apartment Buildings. Blocks 'C1' & 'C2' are not a part of the development area and are currently zoned Highway Commercial with future commercial uses proposed.						

**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
Two Apartment buildings	TBD	9.2 Block C3 4.7 Block D	68 Block C3 72.1 Block D	6.0 Block C3 6.1 Block D	27 Blocks C3 & D	1,575.8m <sup>2</sup> Blocks C3 & D
Parking Canopy	TBD		19.2 Block C3 23.5 Block D	0.1 North, 1.9 South (Blocks C3 & D)	4.3 Blocks C3 & D	2,027.2m <sup>2</sup> Blocks C3 2,025.7m <sup>2</sup> Block D

**12. Please indicate the date when the subject land was acquired by the current owner:**

	Day	Month
		Year

**13. Please indicate the length of time that the existing uses of the subject land have continued:**

	Vacant
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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 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):

**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 checked="" type="checkbox"/>	Storm sewers	<input type="checkbox"/>	Swales
<input 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>	N/A	N/A
<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 checked="" type="checkbox"/>	YES*	<input 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)*

**22. If known, has the subject land ever been the subject of:**

<b>An application for an amendment to the Official Plan under the <i>Planning Act</i>?</b>	<input checked="" type="checkbox"/>	YES*	<input type="checkbox"/>	NO
*If yes, provide the following: File No. <b>TBD</b> Status: <b>Concurrent</b>				

<b>An application for amendment to the Zoning By-law under the <i>Planning Act</i>?</b>	<input checked="" type="checkbox"/>	YES*	<input type="checkbox"/>	NO
*If yes, provide the following: File No. <b>By-law 40-19</b> Status: <b>Approved</b>				

<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 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><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>The application is within a settlement area using existing municipal infrastructure. The application would facilitate intensification on an underutilized property. An uncommon housing type (apartment dwellings) within Strathroy is proposed for this application. See submitted PJR for more analysis.</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
*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
<p>*If yes, please list the titles:</p> <p>Planning Justification Report (PJR) SBM Ltd.  Traffic Impact Study (TIS) SBM Ltd.  Site Servicing Feasibility Study (SFS) SBM Ltd.  Environmental Noise Assessment Report SBM Ltd.</p>								

**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 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.

**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 Moniz, a Commissioner, etc.,  
Province of Ontario, for Strik, Baldinelli, Moniz Ltd.  
and SBM Geomatics Ltd.  
Expires November 30, 2026.

  
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).**

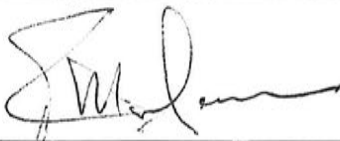
## LOCATION OF SIGNS

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.

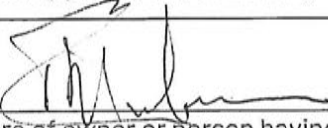
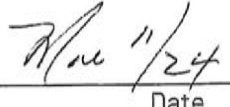



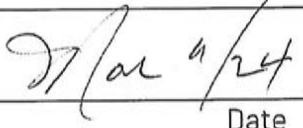
Signature of Applicant/Agent

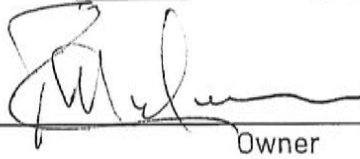


Date

**\*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 Zoning By-law Amendment.	
	
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.	
	
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 Zoning By-law Amendment, hereby authorize	<u>Strik Baldinelli Moniz Ltd. (SBM)</u>
	(Agent)
to act as my agent in matters related to this application for Zoning By-law Amendment.	
Dated this <u>11<sup>th</sup></u> day of <u>March</u> 20 <u>24</u>	
	
Owner	

**REFERENCE DOCUMENTS:**

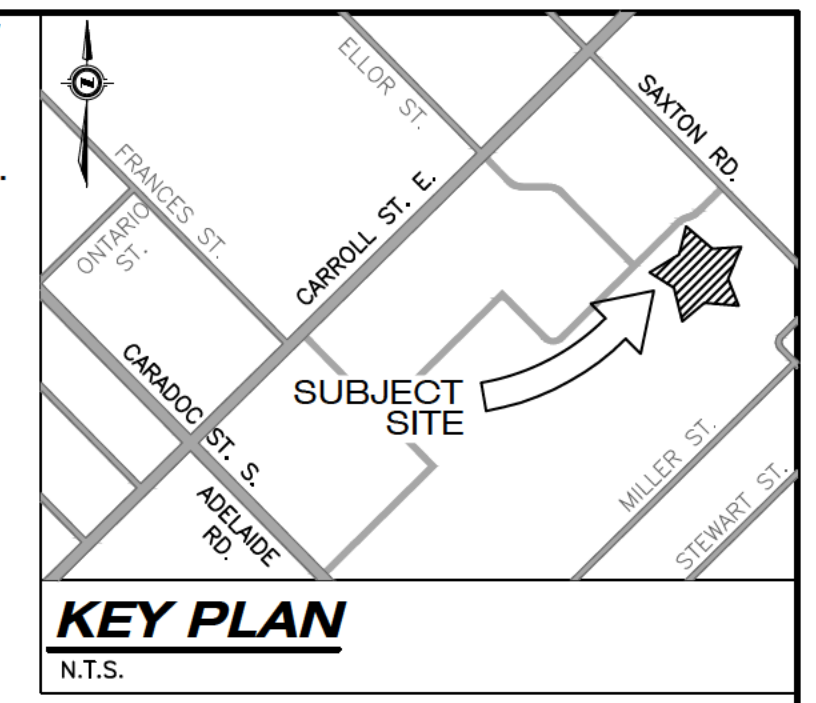
1. EXISTING LEGAL INFORMATION OBTAINED FROM SKETCH PROVIDED BY GIBSON SURVEYING INC., FILE No. 17-1136C, DATED FEBRUARY 14, 2017.

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	10m <sup>2</sup> PER UNIT (10*80 = 800m <sup>2</sup> )	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	20m <sup>2</sup> PER UNIT (20*80 = 1,600.0m <sup>2</sup> )	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	10m <sup>2</sup> PER UNIT (10*80 = 800m <sup>2</sup> )	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	20m <sup>2</sup> PER UNIT (20*80 = 1,600.0m <sup>2</sup> )	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

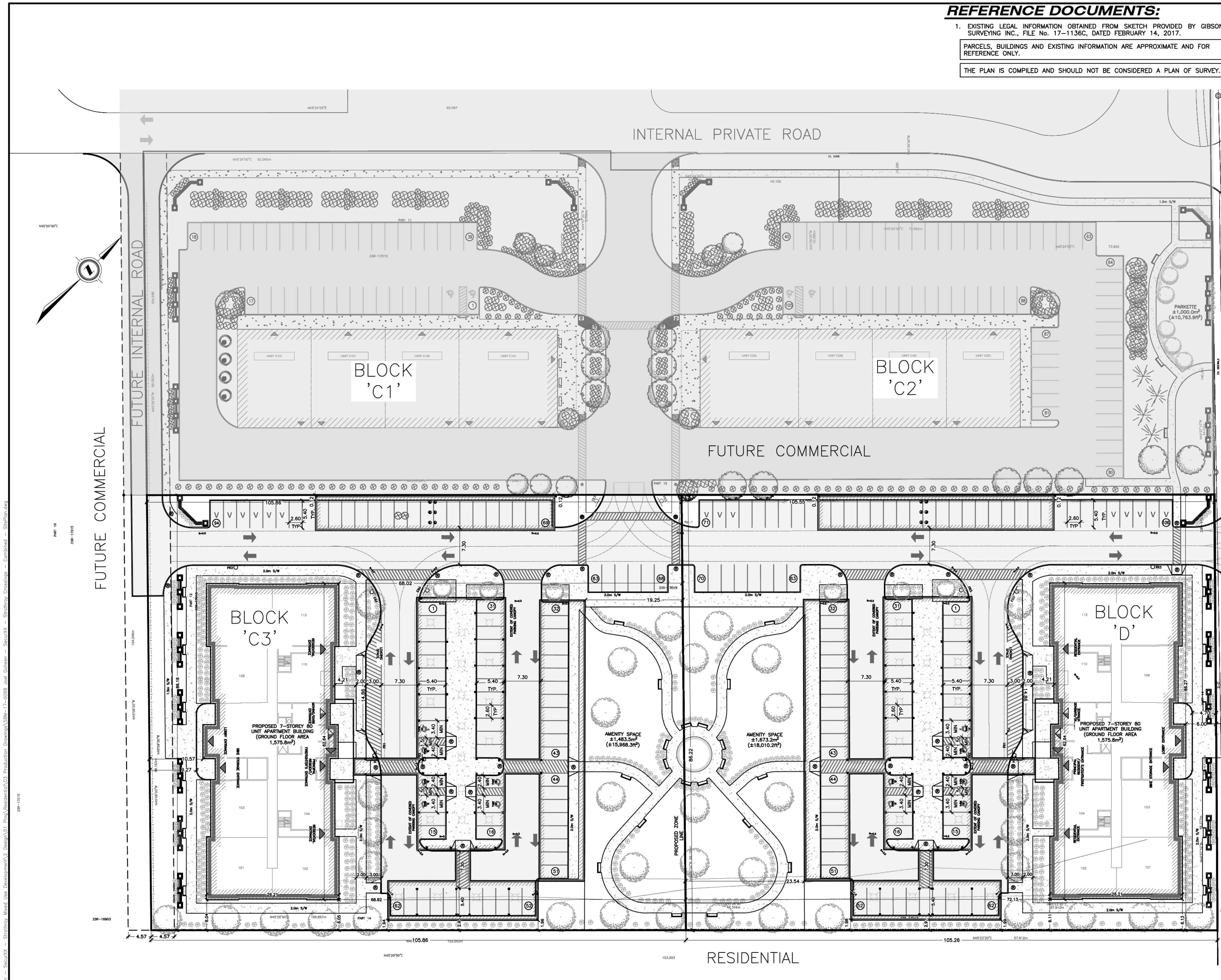
BLOCK 'C3'

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

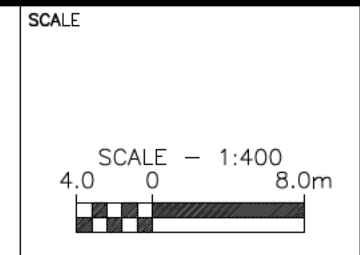


AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JR	01	INITIAL DESIGN	16/06/23	JR	
DRAWN	JR	02	ISSUED FOR PRE-CON	18/09/23	JR	
CHECKED	ND	03	ISSUED FOR OPA / ZBA SUBMISSION	07/03/24	JR	
APPROVED	ND					
DATE				07/03/2024		
CAD				17-0068		

**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. **-**