

M.J. Davenport & Associates Ltd.

CONSULTING ENGINEERS AND PLANNERS

MURRAY J. DAVENPORT, P.Eng. MICHAEL M. DAVENPORT, P.Eng.

July 16, 2021

Municipality of Strathroy-Caradoc
Building and Planning Department
52 Frank Street,
Strathroy, ON
N7G 2R4

Attention: Ms. Nicole Bolton
 Acting Development Services Coordinator

Re: Adelaide Road Subdivision, Mount Brydges
 Municipality of Strathroy-Caradoc
 Project No. 16-D-2463

Dear Nicole,

Enclosed are copies of the following information on the Adelaide Road Subdivision in Mount Brydges submitted for your information:

1. Zoning bylaw Amendment Application
2. A cheque payable to the Municipality of Strathroy-Caradoc in the amount of \$2,100.00.
3. A cheque payable to the Municipality of Strathroy-Caradoc in the amount of \$100.00 (public notification sign deposit).
4. Sketch of the proposed draft plan of subdivision.
5. Sketch of the proposed zoning.

We are available to discuss this project at your convenience.

Yours truly,

M.J. DAVENPORT & ASSOCIATES LTD.

Murray J. Davenport, P.Eng.

c.c.: Mr. Lloyd Davenport, Thames Crest Farms Limited
 Mr. Hugh Allen, Liahn Farms Limited

MAILING ADDRESS: P.O. BOX 2452 STN MAIN • PETERBOROUGH • ONTARIO • K9J 7Y8

LOCATION: 2010 KEENE ROAD • OTONABEE • ONTARIO • K9J 6X7

Telephone (705) 745-6676 • Fax (705) 745-7326 • E-mail: davenporteng@gmail.com



RECEIVED

JUL 22 2021

| For Office Use Only | |
|-----------------------------|---------------|
| File Number: | ZBA15-2021 |
| Date Received: | July 22, 2021 |
| Pre-Consultation Date: | |
| Date Ready for Circulation: | |
| Signature of Planner: | |

Zoning By-law Amendment Application

Pursuant to Section 34 of the Planning Act

☐ Section 36 'H' Removal

| | |
|--|---|
| 1. Applicant information | |
| Registered owner(s) of the subject land | |
| Name: Liahn Farms Limited & Thames Crest Farms Limited | |
| Address: [REDACTED] | |
| Town: [REDACTED] | Postal Code: [REDACTED] |
| Phone: [REDACTED] | Cell: [REDACTED] |
| Email: [REDACTED] | Method of communication preferred: <input type="checkbox"/> Email <input type="checkbox"/> Mail <input checked="" type="checkbox"/> Both |
| Agent (authorized by the owner to file the application, if applicable) | |
| Name: M.J. Davenport & Associates Ltd. | |
| Address: [REDACTED] | |
| Town: [REDACTED] | Postal Code: [REDACTED] |
| Phone: [REDACTED] | Cell: [REDACTED] |
| Fax: [REDACTED] | Email: [REDACTED] |
| 2. Date of Application: July 12, 2021 | |
| 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: Unknown | |
| Address: | |
| Town: | Postal Code: |
| Phone: | Cell: |
| Fax: | Email: |

| | | |
|---|--|----------------------|
| 4a. Current Official Plan land use designation: Settlement Area | | |
| b. Please explain how this application conforms to the Official Plan | | |
| Proposed low density and medium density residential plan of subdivision | | |
| 5a. Current Zoning: 'PD' Planned Development | | |
| b. Please explain the nature and extent of the rezoning | | |
| The single detached houses on individual lots require a Low Density Residential (R1) Zone. The townhouse blocks require a Medium Density Residential (R2) Zone. The parkland blocks, the stormwater management block and the sewage pumping station blocks require an 'OS' Open Space Zone. | | |
| c. Please provide an explanation for the requested rezoning | | |
| Zoning Bylaw Amendment is required to permit the development of the proposed draft plan of subdivision. | | |
| 6. Description of subject land | | |
| Geographic Township: Mount Brydges | Lot(s)/Concession: 18, 19, 20, 21 & 22 | |
| Registered Plan: Plan 34M-7 | Lot(s): | |
| Reference Plan: | Part(s): | |
| 911 Street Address:22805 Adelaide Rd. | Municipal Roll Number: | |
| 7. Dimensions of subject land (in metric units) | | |
| Frontage: 314.81metres | Depth: 288.88 metres | Area: 26.33 hectares |
| 8. Access to subject land (please provide information for only those that apply to this property) | | |
| Provincial Highway: | County Road: Adelaide Road | |
| Municipal Road: Falconbridge Road | Other Public Road: Rougham Road | |
| Right of Way: | Water: | |
| 9. Describe all existing uses of the subject land | | |
| Agricultural, single family residential and bush lot | | |

10. 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 buildings 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 | Floor Area |
|------------------------------|----------------------|------------------------------|-----------------------------|------------------------------|--------|------------|
| House and barn | Unknown | | | | | |
| to be demolished | | | | | | |
| | | | | | | |
| | | | | | | |

11. Describe all proposed uses of the subject land

107 single family residences, 106 townhouses, stormwater management pond, parkland

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

Yes* ☒ 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 | Distance from front lot line | Distance from rear lot line | Distance from side lot lines | Height | Floor Area |
|------------------------------|------------------------------|-----------------------------|------------------------------|--------|------------|
| Single Family House | | | | | |
| Townhouses | | | | | |
| | | | | | |
| | | | | | |

13. Please indicate the date when the subject land was acquired by the current owner

Unknown

14. Please indicate the length of time that the existing uses of the subject land have continued

Longer than 50 years

MUNICIPALITY OF STRATHROY-CARADOC
Zoning By-law Amendment Application

| | | | |
|---|--|-------------------------------------|--|
| 15. Water Supply: How is water 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) _____ |
| 16. Sewage Disposal: How is sewage 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) _____ |
| 17. Please indicate if the application would permit development on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent produced per day as a result of the development being completed. | | Yes* <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| *If yes, have the following reports been submitted as part of the requested amendment? | | | |
| <input type="checkbox"/> | servicing options report | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| <input type="checkbox"/> | hydrogeological report | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| 18. Storm Drainage: How is storm drainage managed? | | | |
| <input checked="" type="checkbox"/> | storm sewers | <input checked="" type="checkbox"/> | swales |
| <input type="checkbox"/> | municipal drainage ditches | <input type="checkbox"/> | other (please specify) _____ |
| 19. Indicate the minimum and maximum density and height requirements if applicable: | | | |
| | Minimum | Maximum | |
| Height | | | |
| Density | | | |
| 20. Is this an application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement? | | Yes* <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| *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) | | | |

| | | |
|---|-------------------------------|--|
| 21. Does this application remove land from an area of employment? | Yes* <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| *If yes, 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> | | |
| 22. Are the subject lands within an area where zoning with conditions applies? | Yes* <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| *If yes, 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> | | |
| 23. If known, has the subject land ever been the subject of: | | |
| An application for an amendment to the Official Plan under the <i>Planning Act</i> ? *If yes, provide the following: File No. _____ Status _____ | Yes* <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| An application for an amendment to the Zoning By-law under the <i>Planning Act</i> ? *If yes, provide the following: File No. _____ Status _____ | Yes* <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| A Minister's zoning order under the <i>Planning Act</i> ? *If yes, provide the following: Reg. No. _____ Status _____ | Yes* <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| An application for approval of a Plan of Subdivision under the <i>Planning Act</i> ? *If yes, provide the following: File No. _____ Status _____ | Yes* <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| An application for an application for Consent under the <i>Planning Act</i> ? *If yes, provide the following: File No. _____ Status _____ | Yes* <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| 24. Please indicate how the application is consistent with the Provincial Policy Statement (a copy of the Provincial Policy Statement is available at www.mah.gov.on.ca). See Planning Report prepared by Ron Davidson Land Use Planning Consultant Inc. dated May 18, 2021. | | |
| 25. Is the subject land within an area of land designated under any provincial plan or plans? | Yes* <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| *If yes, explain how the requested amendment conforms or does not conflict with the provincial plan or plans. | | |

| | | | |
|---|--|--|--|
| 26. Have any supporting studies, reports or documentation been submitted with this application? | | Yes* <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| <div>*If yes, please list the titles:</div> <div>Functional Servicing Report, Functional Planning Report Stormwater Management Component, Development Assessment Report (Environmental Impact Study), Archaeological Assessment (Stage 1 & Stage 2), Noise Study, Traffic Impact Study, Geotechnical Investigation and Planning Report.</div> | | | |
| 27. Please provide a proposed strategy for consulting with the public with respect to the application | | | |
| As per the requirements of the Planning Act only? | | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| Additional consultation beyond requirements of Planning Act? | | Yes* <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| <div>*If you plan to consult beyond the requirements of the Planning Act, please detail:</div> <div>See attached Planning Report prepared by Ron Davidson Land Use Planning Consultant Inc.</div> | | | |
| 28. 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. | | | |
| <div><div><input checked="" type="checkbox"/></div>The boundaries and dimensions of the subject land.</div> <div><div><input type="checkbox"/></div>The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings and structures from the front yard lot line, rear yard lot line and the side yard lot lines.</div> <div><div><input checked="" type="checkbox"/></div>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)</div> <div><div><input checked="" type="checkbox"/></div>The current uses on land that is adjacent to the subject land.</div> <div><div><input checked="" type="checkbox"/></div>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.</div> <div><div><input type="checkbox"/></div>If access to the subject land will be by water only, the location of the parking and docking facilities to be used.</div> <div><div><input checked="" type="checkbox"/></div>The location and nature of any easements affecting the subject land.</div> | | | |
| | | | |

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, Lloyd Davenport, (the owner) acknowledge that I will pay all legal / engineering / planning expenses the Municipality incurs as outlined above.


Signature

July 16, 2021
Date

STATUTORY DECLARATION

I, MURRAY J. DROONER of the CITY OF PORTBOROUGH
(Name) (Name of City, Town, Township, Municipality, etc.)

in the COUNTY OF PORTBOROUGH
(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 PORTBOROUGH in the
COUNTY OF PORTBOROUGH
this 16TH day of JULY 20 21

Ann Parker

A Commissioner of Oaths
Margaret Ann Parker, a Commissioner, etc.,
Province of Ontario, for LLF Lawyers LLP,
Expires June 27, 2024.

[Signature]

Applicant or Authorized Agent*

* 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.

[Signature]
Signature of owner or person having authority to bind the owner

July 16, 2021
Date

AGENT AUTHORIZATION

(Please complete the authorization for an agent to act on behalf of the owner of the subject land)

I, Hugh Allen & Lloyd Davenport, being the owner of the property described in Section 1 of

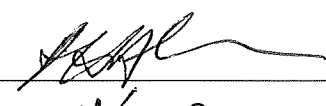
(Name)


this application for zoning by-law amendment, hereby authorize M.J. Davenport & Associates Ltd.

(Agent)

to act as my agent in matters related to this application for zoning by-law amendment.

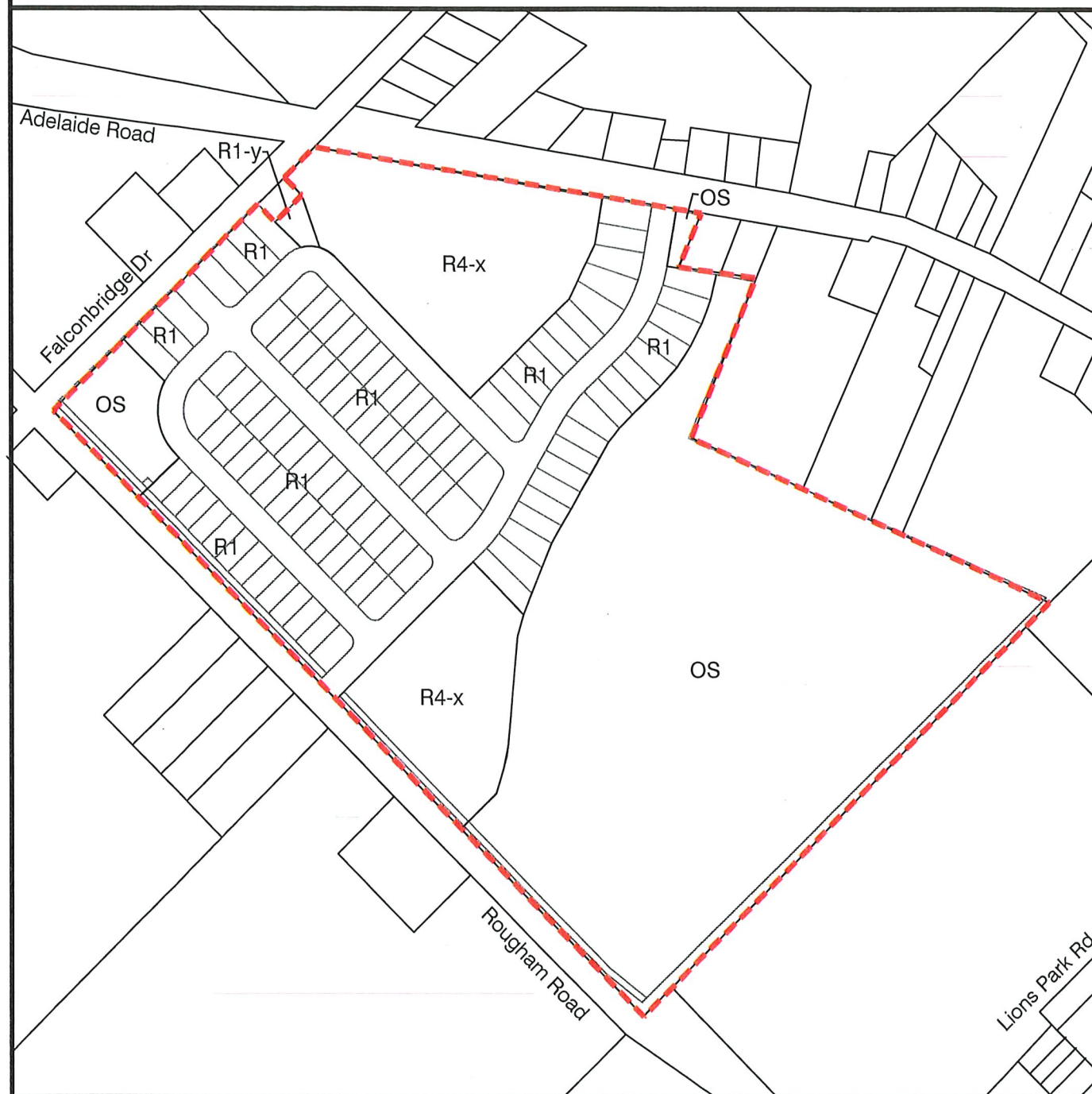
Dated this 16th day of July 20 21


Owner



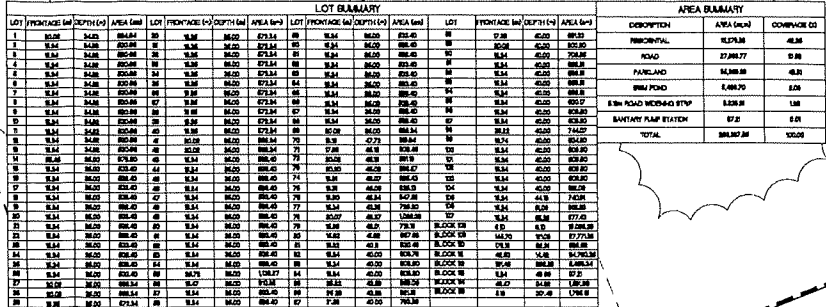
Proposed Zoning

 Subject Lands



Residential Subdivision
Mount Brydges, ON

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:4500



PLAN

OF PROPOSED SUBDIVISION ON LOTS 18, 19, 20, 21, AND 22,
PLAN 34M-7 IN THE MUNICIPALITY OF STRATHROY-CARADOC,
COUNTY OF MIDDLESEX.



INFORMATION REQUIRED UNDER
SECTION 51, SUBSECTION 17,
OF THE PLANNING ACT.

- A. EXISTING ROADS ARE AS SHOWN ON PLAN.
- B. AREA INDICATED ON KEY PLAN SHOWS COMPLETE HOLDINGS OF SUBDIVIDERS.
- C. ADJOINING SUBDIVISIONS AND LOT LIMITS ARE AS SHOWN HEREON.
- D. PROPOSED LOT USAGE - RESIDENTIAL
- E. ADJACENT LOT USAGE - RESIDENTIAL, AGRICULTURAL, PARK.
- F. LOT DIMENSIONS ARE AS SHOWN ON PLAN.
- G. TOPOGRAPHIC FEATURES ARE AS SHOWN ON PLAN
- H. WATER SUPPLY - MUNICIPAL WATERMAIN
- I. SOIL - SAND/TILL
- J. CONTOURS ARE AS SHOWN
- K. MUNICIPAL SERVICES.
- L. EASEMENTS - N/A.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND
TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE
ADJACENT LANDS ARE ACCURATELY AND CORRECTLY
SHOWN ON THIS PLAN.

CALLON DIETZ INCORPORATED
ONTARIO LAND SURVEYORS
41 ADELADE ST. NORTH, UNIT 1
LONDON, ONTARIO
N6B 3P4
(519) 873-0220

DATE _____ J. ANDREW SMITH
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE:

I AUTHORIZE M.J. DAVENPORT & ASSOCIATES LTD.
TO SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO
THE MINISTRY OF MUNICIPAL AFFAIRS.

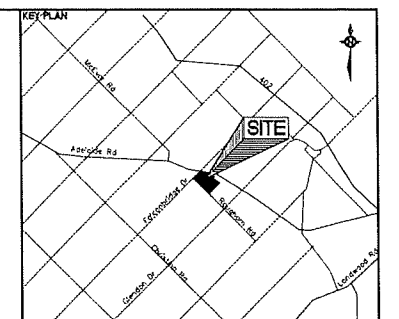
LIAHN FARMS LIMITED

DATE _____

HUGH ALLEN, LARRY ALLEN

THAMES CREST FARMS LIMITED

DATE _____ HUGH ALLEN, LARRY ALLEN, LLOYD DANDENPORT _____

[illegible]

BENCHMARKS

BM 1 (U.T.M.) ELEV. 244.141

MOUNT_BRIDGES ONE STOREY BROWN INSULBRICK HOUSE
(OWNED BY J. BOOTT) ON THE EAST SIDE OF HWY 11, 2.7 KM NO RTH
OF THE COMMUNITY HALL IN THE HAMLET OF MOUNT BRIDGES, 0.3KM
NORTH OF THE CNR TRACKS (CARADOOO) AND 10.5 M EAST OF
CENTERLINE OF PAYMENT. TABLET IS SET HORIZONTALLY IN THE
WEST FACE OF CONCRETE FOUNDATION, 1.66 M NORTH OF THE S.W.
CORNER AND 24 CM BELOW SOING.

STATION: 00196780-45

LEGEND

- == == == PROPERTY LIMIT
 == == == PHASE LIMIT
 == == == NEW SANITARY SEWER
 ----- NEW STORM SEWER
 ----- NEW WATERWAY
 ----- PROPOSED DRAINAGE
 ← PROPOSED LOT CORNER ELEVATION
 (100.00)
 X (100.00) PROPOSED ELEVATION AT HOUSE
 (100.00) PROPOSED SWALE ELEVATION
 ----- EXISTING DRAINAGE
 ----- EXISTING SANITARY SEWER
 ----- EXISTING STORM SEWER
 ----- EXISTING WATERWAY
 ----- EXISTING LOT CORNER ELEVATION
 ----- EXISTING ELEVATION TO REMAIN THE SAME
 100.00
 +100.00

M.J. DAVENPORT
& ASSOCIATES LIMITED

2010 KEENE ROAD TEL : (705) 745-6676
OTONABEE, ONTARIO K9J 6X7 FAX : (705) 745-7326

ADELAIDE ROAD
SUBDIVISION

22805 ADELAIDE ROAD, MT BRYDGES
TOWNSHIP OF STRATHROY-CARADOC
COUNTY OF MIDDLESEX

SITE PLAN

| | |
|--------------------------------|----------------------|
| DESIGNED BY: M.J. DAVENPORT | SCALE: 1:1000 |
| DRAWN BY: J. ZHOU | |
| DATE: APRIL 2018 | DRWG NO: 5463-DP |
| PROJECT NO: 17-D-5463 | |