

Cloudpermit application number
CA-3539015-P-2025-1

Pre-consultation information

By-law 199-2007 requires pre-submission consultation with a staff Planner to determine what supporting information is required, to verify payable fees, and to review the process. This application is incomplete unless you have a valid pre submission letter.

Pre-consultation is not completed. Application number: CA-3539015-P-2025-1

Applicant, Property owner

Last name Hardy	First name Joe	Corporation or partnership
Street address [REDACTED]	Unit number	Lot / Con.
Municipality [REDACTED]	Province [REDACTED]	Postal code [REDACTED]
Other phone	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

Subject Land Information

Address	Legal description	Roll number
6766 INADALE DR (Primary)	CON 7 S PT LOT 2	3916014060242000000

Sworn Declaration of Applicant		
<p>Complete in the presence of a Commissioner for taking affidavits</p> <p>I, Joe Hardy, solemnly declare that the information required under Schedule 1 to Ontario Regulation 545/06 and provided by the Applicant is accurate and that the information contained in the documents that accompany this application is accurate, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.</p>		
<p>Signature of Applicant (sign in the presence of a Commissioner for taking affidavits)</p>		
<p>Signature of Commissioner for taking affidavits</p>	<p>Municipality</p>	<p>Day, month, year</p>
<p>Place an imprint of your stamp below</p>		


Applicant**Notice with respect to collection of personal information**

I/We also acknowledge that the information requested on this application is collected under the authority of The Planning Act, R.S.O. 1990, Chapter P13, as amended. The information is required in order to process the application to the Committee of Adjustment. The name and business address of the Applicant and/or authorized Agent is public information. The address of the property, which is the subject of the application, is also public information. Please be advised that any personal information i.e. name and address may become part of a public record in an electronic form, i.e. web site and/or paper format, i.e. agenda or minutes.

Species at risk acknowledgement

Ontario's Endangered Species Act protects endangered and threatened species — animals and plants in decline and at risk of disappearing from the province by restricting activities that may affect these plants, animals or their habitats.

I acknowledged that it is my sole responsibility as the Applicant to comply with the provisions of the Endangered Species Act, 2007, S. O. c.6. This could require me to register an activity, get a permit or other authorization from the Ministry of Natural Resources and Forestry (MNRF) prior to conducting an activity that could impact an endangered or threatened plant or animal or its habitat. I further acknowledge that any Planning Act, R.S.O. 1990, c.P.13 approval given by the City does not constitute an approval under the Endangered Species Act, nor does it absolve me from seeking the necessary authorization, approvals or permits from the MNRF prior to conducting any activity that may affect an endangered or threatened plant or animal or its habitat.

 Digitally signed on 2025-02-13, 2:45:29 p.m. EST by Joe Hardy.

Property owner

I, Joe Hardy, do hereby declare that the information contained in this application, the attached schedules and forms, the attached plans and specifications, and other attached documentation is true to the best of my knowledge. If the Property owner is a corporation or partnership, I have the authority to bind the corporation or partnership. By signing off, I understand that it constitutes a legal signature confirming that I acknowledge and agree to the above declaration.


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Permission to enter upon the subject land and premises

I hereby authorize the members of the Committee of Adjustment and/or members of the staff of the City to enter upon the subject lands and premises for the purpose of evaluating the merits of this application. This is their authority for doing so.

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

 Digitally signed on 2025-02-13, 2:46:02 p.m. EST by Joe Hardy.

Agent Authorization		
Is there an authorized agent(s) acting on behalf of the property owner(s)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Name of the agent(s) acting on behalf of the property owner(s) Andrea Bezaire	What is the name(s) of the property owner(s)? Julie and Joe Hardy
The property owner(s) identified above authorizes the agent(s) described above to act as the agent in matters related to this application  Signed by Joe Hardy 2025-01-07, 12:53:15 p.m. EST		

1. APPLICANT INFORMATION								
REGISTERED OWNER(S) OF THE SUBJECT LAND								
For fields that don't apply, input N/A								
Name Julie and Joe Hardy	Address [REDACTED]	Town [REDACTED]						
Phone [REDACTED]			Cell [REDACTED]					
Email [REDACTED]			Fax					
Is the applicant different from the property owner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No								
Authorized agent authorized by the owner to file the application, if applicable								
Is there an Authorized Agent? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Name Andrea Bezaire	Address [REDACTED]	Town [REDACTED]	Postal Code [REDACTED]	Phone [REDACTED]			
Cell [REDACTED]	Fax		Email [REDACTED]					

3a. Current Official Plan land use designation
Official plan land use designation Agricultural
3b. Please explain how this application conforms to the Official Plan?
Please explain how this application conforms to the Official Plan Lot creation permitted in agricultural area for parcels of 40 hectares in size, remaining as agricultural use

4. Current Zoning
Current zoning A1

5. Purpose of proposed transcation					
Please indicate the purpose of propose transaction Lot creation for easier farming between two parties, separation of 200 acre parcel					
6. Name of person land or interest in land it to be transferred to					
Are there any people and or interest in the land is to be transferred to, charged, or leased? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			Names of the person(s) to whom the land or interest in the land is to be transferred, charged, or leased? Julie and Joe Hardy		
7. DESCRIPTION OF SUBJECT LAND					
For fields that don't apply, input N/A					
Geographic township Strathroy	Concession(s) 7 N	Lot(s) N/A	Registered Plan N/A	Part(s) PT LOT 1	Street Address 6766 Inadale Drive
Municipal Roll Number 391601406019700					
8. Easements or covenants					
Are there any easements or restrictive covenants affecting the subject land? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			please provide a description of each easement or covenant and its effect Hydro Easement		
9. Dimensions of subject land as a whole (in metric units)					
For fields that don't apply, input N/A					
Frontage 600 metres	Depth 671.75 + 671.77 metres		Area 200 acres		

10. Dimensions (in metric units)		
a. Dimensions of the lot to be severed		
Frontage 589	Depth 671	Area 100
b. Dimensions of the lot to be retained		
Frontage 600	Depth 671	Area 100
C. Existing uses on the subject land		
<div style="border: 1px solid black; min-height: 40px;"> Describe all existing uses on the subject land Agricultural, one single detached house, 2 storage/drive sheds </div>		
D. Existing buildings or structures on the subject land		
<div style="border: 1px solid black; min-height: 40px;"> Describe all existing buildings or structures on the subject land one single detached house, 2 storage/drive sheds to remain with 6766 Inadale Drive </div>		
E. Proposed uses on the subject land		
<div style="border: 1px solid black; min-height: 40px;"> Describe all proposed uses on the subject land Remain as cash crop production </div>		

11. Access to subject land (please provide information for only those that apply to this property)	
For fields that don't apply, input N/A	
Provincial Highway: N/A	County Road: N/A
Municipal Road Inadale Drive	Other Public Road N/A
Right of Way: N/A	Water: N/A

12. Water Supply	
Water supply provided via? <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 30%;"> <input type="checkbox"/> publicly owned and operated piped water system <input type="checkbox"/> Other </div> <div style="width: 30%;"> <input type="checkbox"/> lake or other water body </div> <div style="width: 30%;"> <input checked="" type="checkbox"/> privately owned well or communal well </div> </div>	

13. Sewage Disposal

Sewage disposal will be provided via?

- | | | |
|--|--------------------------------|---|
| <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 | | |

14. Surplus farm dwelling

Is the purpose of the application is to create a new lot to dispose a surplus farm dwelling as a result of farm consolidation?

- ☐ Yes ☒ No

15. IS THE SUBJECT LAND THE SUBJECT OF:

An application for an amendment to the Official Plan under the Planning Act?

Yes or No		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

An application for an amendment to the Zoning By-law under the Planning Act?

Yes or No		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

A Minister's zoning order under the Planning Act?

Yes or No		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

An application for approval of a Plan of Subdivision under the Planning Act?

Yes or No		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

An application for an application for Consent under the Planning Act?

Yes or No		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

An application for an application for Minor Variance under the Planning Act?

Yes or No		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

16. Land severed from the parcel originally acquired by the owner of the subject land

Please indicate whether any land has been severed from the parcel originally acquired by the owner of the subject land

☐ Yes ☒ No

17. consistency with the provincial policy statement

Please indicate how the application is consistent with the Provincial Policy Statement (a copy of the Provincial Policy Statement is available at www.ontario.ca/page/land-use-planning)?

Maintain agricultural operations on the property.

18. Accompanying material

This application must be accompanied by a sketch showing the following information. Failure to supply this information will result in a delay in processing the application. Please fill out 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 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. | | |

DISCLAIMER

ONCE YOU'VE COMPLETED THIS FORM, YOU CAN RETURN TO THE WORKSPACE BY CLICKING THE BUTTON AT THE TOP OF THIS PAGE OR YOUR BROWSER'S BACK BUTTON. YOUR CHANGES HAVE BEEN SAVED AUTOMATICALLY.