

FOR OFFICE USE ONLY	
File Number:	B2-2025
Date Received:	January 16, 2025.
Pre-Consultation Date:	
Planner:	

Consent Application PURSUANT TO SECTION 53 OF THE PLANNING ACT

Date of Application:	January 16, 2025.
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1. Applicant information	
1a. Registered owner(s) of the subject land	
Name: <u>BRUCE CARRYERS</u>	
Address: [REDACTED]	
Town: [REDACTED]	Postal Code: [REDACTED]
Phone: [REDACTED]	Cell: [REDACTED]
Fax: [REDACTED]	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 the subject land			
Geographic Township:	<u>Caradoc</u>	Concession(s):	<u>Range 1 S.</u>
Street Address:		Lot(s):	<u>Pt Lots 1, 2, 3</u>
Registered Plan:		Part(s):	
Reference Plan:	<u>Pt 6 of 34R861</u>	Municipal Roll Number:	

3a. Type of proposed transaction:					
<input checked="" type="checkbox"/>	Creation of new lot	<input type="checkbox"/>	Easement	<input type="checkbox"/>	Correction of title
<input type="checkbox"/>	Lot addition	<input type="checkbox"/>	Charge	<input type="checkbox"/>	Lease

3b. Please indicate the purpose of proposed transaction:

ESTATE PLANNING PURPOSES
Also, home FARM has sentimental value to me.

4. If known, please provide the name of the person to whom the land or an interest in the land is to be transferred, charged or leased:

5. Current Official Plan land use designation:

AGRICULTURAL

5a. Explain how the application conforms with the Official Plan:

THERE will be NO NEGATIVE IMPACTS
ON AGRICULTURE.

6. Current Zoning:

A1 EP

7. Are there any easements or restrictive covenants affecting the subject land?



YES*



NO

*If yes, please provide a description of each easement or covenant and its effect:

HYDRO LINE

8. Dimensions of subject land as a whole (in metric units)

Frontage:

9¹⁵ metres

Depth:

1500 metres

Area:

75.69 H.

9a. Dimensions of the lot to be severed (in metric units)

Frontage:

908 metres

Depth:

670 metres

Area:

49.1 H.

9b. Dimensions of the lot to be retained (in metric units)

Frontage:	15 metres	Depth:	680 metres	Area:	26.59 H
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9c. Describe all existing uses on the subject land:

AGRICULTURAL CROPS : CORN SOY WHEAT
+ Bush.

9d. Describe all proposed uses on the subject land:

NO CHANGE

9e. Describe all proposed buildings or structure on the subject land:

NONE

9f. Access to subject land (please provide information for only those that apply to this property)

Provincial Highway:		County Road:	Long Woods
Municipal Road:	SWITZER	Other Public Road:	
Right of Way:		Water:	

9g. Water Supply: How is water to be supplied?

<input type="checkbox"/>	Publicly owned and operated piped water system	<input type="checkbox"/>	Lake or other water body
<input checked="" type="checkbox"/>	Privately owned well or communal well	<input type="checkbox"/>	Other (please specify):

9h. 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):

10. 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 LAND WILL STILL REMAIN
FARM LAND.

11. If the purpose of the application is to create a new lot to dispose of a surplus farm dwelling as a result of farm consolidation, please complete the following:

a. Are you aware of the restriction through zoning that would apply to the balance of the farm to prohibit any new residential use?	<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
b. Indicate the year in which the subject lands were acquired by the owner:				
c. Address of the "home farm":				
d. Number of farms owned and operated by the owner(s) and approximate total acreage:				
e. Year of dwelling construction:				
f. Describe the condition of dwelling and its suitability for human occupancy:				
g. Describe the condition and proposed use of any outbuildings:				

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

☐ YES* ☒ NO

*If yes provide the following:

Date of Transfer:	
Name of Transferee:	
Uses of the severed Land:	

13. Are the lands the subject of:				
An application for an amendment to the Official Plan under the <i>Planning Act</i> ?				<input type="checkbox"/> YES* <input checked="" type="checkbox"/> NO
*If yes, provide the following:	File No.		Status:	
An application for an amendment to the Zoning By-law under the <i>Planning Act</i> ?				<input type="checkbox"/> YES* <input checked="" type="checkbox"/> NO
*If yes, provide the following:	File No.		Status:	
A Minister's zoning order under the <i>Planning Act</i> ?				<input type="checkbox"/> YES* <input checked="" type="checkbox"/> NO
*If yes, provide the following:	File No.		Status:	
An application for approval of a Plan of Subdivision under the <i>Planning Act</i> ?				<input type="checkbox"/> YES* <input checked="" type="checkbox"/> NO
*If yes, provide the following:	File No.		Status:	
An application for Consent under the <i>Planning Act</i> ?				<input type="checkbox"/> YES* <input checked="" type="checkbox"/> NO
*If yes, provide the following:	File No.		Status:	
An application for Minor Variance under the <i>Planning Act</i> ?				<input type="checkbox"/> YES* <input checked="" type="checkbox"/> NO
*If yes, provide the following:	File No.		Status:	

14. 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 requirement information.	
<input type="checkbox"/>	The boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land.
<input type="checkbox"/>	The approximate distance between the subject land and the nearest municipal lot line or landmark such as a bridge or railway crossing.
<input type="checkbox"/>	The boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained.
<input type="checkbox"/>	The location of all land previously severed from the parcel originally acquired by the current owner of the subject land (if applicable).
<input 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 type="checkbox"/>	The existing uses on the adjacent land (for example: residential, agricultural and commercial uses).
<input 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"/>	The location and nature of any easement affecting the subject land.

STATUTORY DECLARATION

I, BRUCE CARRUTHERS of the Municipality of Strathroy - Caradoc
(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 Municipality of Strathroy - Caradoc in the
County of Middlesex

On this 16 day of January 20 25


A Commissioner of Oaths


Applicant or Authorized Agent*

Stefanie Sara Weighell, a Commissioner, etc.,
Province of Ontario, for the Corporation of the
Municipality of Strathroy-Caradoc.
Expires November 15, 2027

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:

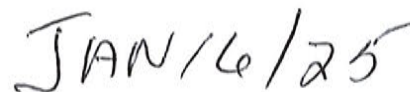
1. A minimum of one sign shall be placed on each property which is the subject of the application.
2. A minimum of one sign shall be located at or near the centre of each property line with frontage on a public road, or where the main driveway meets each public road.
3. Each sign shall be placed parallel 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 attached authorization for an agent to act on behalf of the owner of the subject land.**

Permission to Enter

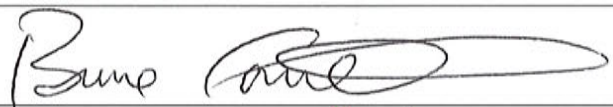
The undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the Municipality of Strathroy-Caradoc Committee of Adjustment and Municipality of Strathroy-Caradoc staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached application for Consent.

	JAN 16/25
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, BRUCE CARPENTER, (the owner) acknowledge that I will pay all legal/ engineering/ planning expenses the Municipality incurs as outlined above.

	JAN 16/25
Signature	Date

AGENT AUTHORIZATION

I, _____, being the owner of the property described in
(Name)

Section 1 of this application for Consent, hereby authorize

(Agent)

to act as my agent in matters related to this application for Consent.

Dated this _____ day of _____ 20 _____

Owner