

**Affidavit**

Municipality of Strathroy Caradoc

Cloudpermit application number
CA-3539015-P-2024-38

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-2024-38

Applicant, Property owner

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

Agent

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

Subject Land Information

Address	Legal description	Roll number
450 HEAD N (Primary)	PLAN 326 PT PARK LOT 3 RP 33R12186 PT PART 1	3916000150026000000

1. APPLICANT INFORMATION

REGISTERED OWNER(S) OF THE SUBJECT LAND

For fields that don't apply, input N/A		
Name 2430680 Ontario Ltd.	Address [REDACTED]	Town [REDACTED]

Phone [REDACTED]	Cell [REDACTED]
Email [REDACTED]	Fax

Is the applicant different from the property owner?

☐ Yes ☒ 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 Jon Barnett	Address [REDACTED]	Town [REDACTED]	Postal Code [REDACTED]
Phone [REDACTED]	Cell [REDACTED]	Fax	Email [REDACTED]	

2. Holders of any mortgages, charges or other encumbrances

<p>Do you know the names and addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>If known, please indicate the names and addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land. This includes: name, address, town, postal code, phone, cell, fax, and email</p> <p>Mainstreet Credit Union Limited</p>
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3a. Current Official Plan land use designation

Official plan land use designation
Residential

3b. Please explain how this application conforms to the Official Plan?

<p>Please explain how this application conforms to the Official Plan?</p> <p>This application confirms to the Official Plan as it will allow more homes to be built to infill property.</p>

4a. Current Zoning
Current zoning R1
B. Nature and extent of the rezoning
<div>Please explain the nature and extent of the rezoning? This rezoning application is to rezone the property to R2 site specific.</div>
C. Reason why the rezoning is requested
<div>Please provide the reason why the rezoning is requested? The applicant is wanting to build townhouses on said property and would need to rezone the property to allow 8 units. Site specific is needed as there will be 8 units (4 lower units and 4 upper units), and the rear end yard depth will be 5m instead of the minimum requirement of 8m. The side yards will be 5m, which is more than the 2m requirement.</div>

5. DESCRIPTION OF SUBJECT LAND			
For fields that don't apply, input N/A			
Geographic township Strathroy Caradoc	Concession(s) West of Head Street	Lot(s) Part of Park Lot 3	Registered Plan Plan 326
Part(s) Part 1 on 33R 12186 save and except Part 1 on 33R 17202	Street Address 450 Head Street North	Municipal Roll Number 391600015002600	

6. Dimensions of subject land as a whole (in metric units)		
For fields that don't apply, input N/A		
Frontage 36.5m	Depth 44.8m	Area 1,635.20

7. 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 Head Street N	Other Public Road N/A
Right of Way: N/A	Water: N/A
Ontario Regulation 545/06	
<div>Item 15 to the Schedule of Ontario Regulation 545/06 applies only if access is by water.</div>	

8. Existing uses of subject land
Describe all existing uses of the subject land Residential

9. PLEASE INDICATE WHETHER THERE ARE ANY BUILDINGS OR STRUCTURES ON THE SUBJECT LAND?
Yes or No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

9a. 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	Floor Area
House	50 + years	8.2	22.5	9/15	3.5 m	164.0 m ²
Garage	50 + years	24.8	12.7	11/16.2	3.5 m	73.0 m ²

10. Proposed uses of subject land

Describe all proposed uses of the subject land
Residential

11. Proposed buildings or structures on the subject lands

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

☒ Yes ☐ No

11a. types of buildings or structures proposed on the subject land and the specified measurements

Type of Building / Structure	Distance from front lot line	Distance from rear lot line	Distance from side lot lines	Height	Floor Area
lower units (4)	5m	5m	5m	7.0 m	88.3 m ²
Upper units (4)	5m	5m	5m	7.0 m	110.6 m ²

12. Date subject land was acquired by the current owner

Please indicate the date when the subject land was acquired by the current owner (use this one)
November 30, 2022

13. Length of time existing uses of subject land have continued

Please indicate the length of time that the existing uses of the subject land have continued
50 + years

14. Water Supply

Water supply provided via?

☒ publicly owned and operated piped water system
 ☐ lake or other water body
 ☐ privately owned well or communal well

☐ Other

15. Sewage Disposal	
Sewage disposal will be provided via? <div><input checked="" type="checkbox"/> publicly owned and operated sanitary sewage system</div> <div><input type="checkbox"/> privy</div> <div><input type="checkbox"/> privately owned individual or communal septic system</div> <div><input type="checkbox"/> Other</div>	

16. permit development on privately owned and operated individual or communal septic systems		
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. <div><input type="checkbox"/> Yes</div> <div><input checked="" type="checkbox"/> No</div>		

17. Storm Drainage	
Storm drainage will be provided via? <div><input checked="" type="checkbox"/> storm sewers</div> <div><input type="checkbox"/> swales</div> <div><input type="checkbox"/> municipal drainage ditches</div> <div><input type="checkbox"/> Other</div>	

18. minimum and maximum density and height requirements		
Indicate the minimum and maximum density and height requirements if applicable	Height minimum N/A	Height maximum 15m
Density minimum N/A		Density maximum 40%

19. boundary of an area of settlement	
Is this an application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement? <div><input type="checkbox"/> Yes</div> <div><input checked="" type="checkbox"/> No</div>	

20. Employment Area	
Does this application remove land from an area of employment? <div><input type="checkbox"/> Yes</div> <div><input checked="" type="checkbox"/> No</div>	

21. Zoning Conditions	
Are the subject lands within an area where zoning with conditions applies? <div><input type="checkbox"/> Yes</div> <div><input checked="" type="checkbox"/> No</div>	

22. IS THE SUBJECT LAND THE SUBJECT OF:**An application for an amendment to the Official Plan under the Planning Act?**

Yes or No

☐ Yes ☒ No**An application for an amendment to the Zoning By-law under the Planning Act?**

Yes or No

☐ Yes ☒ No**A Minister's zoning order under the Planning Act?**

Yes or No

☐ Yes ☒ No**An application for approval of a Plan of Subdivision under the Planning Act?**

Yes or No

☐ Yes ☒ No**An application for an application for Consent under the Planning Act?**

Yes or No

☐ Yes ☒ No**An application for an application for Minor Variance under the Planning Act?**

Yes or No

☐ Yes ☒ No**23. 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](http://www.ontario.ca/page/land_use_planning))?

This application is consistent with the provincial policy statement as the property is remaining residential, but allow for additional homes.

24. Land designated under any provincial plan or plans

Is the subject land within an area of land designated under any provincial plan or plans?

☐ Yes ☒ No**25. public Consultation**

Does your proposed strategy for consulting with the public regarding the subject application exceed the Planning Act's minimum requirements?

☐ Yes ☒ No

26. Accompanying material
Please fill out the checklist below to ensure you have included all the required information on the concept plan
1. The boundaries and dimensions of the subject lands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A
2. 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"/> Yes <input type="checkbox"/> N/A
3. 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"/> Yes <input type="checkbox"/> N/A
4. The current uses on land that is adjacent to the subject land <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A
5. 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"/> Yes <input type="checkbox"/> N/A
6. 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"/> Yes <input type="checkbox"/> N/A
7. The location and nature of any easements affecting the subject land <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A

DISCLAIMER
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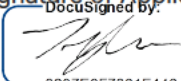
Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

I, 2430680 Ontario Ltd. (Tyler Damen), 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.

Signature of Applicant (sign in the presence of a Commissioner for taking affidavits)

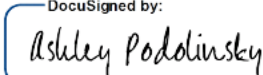
DocuSigned by:



0207E0E7001F140...

Signature of Commissioner for taking affidavits

DocuSigned by:



E10E2FF76005477...

Municipality

City of
London

Day, month, year

2024-10-02

Place an imprint of your stamp below

Affidavit and signatures**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.

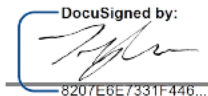
Species at risk acknowledgement

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.

Signature

Date

DocuSigned by:

8207E6E7331F446...

2024-10-02

Tyler Damen

Property owner

I, Tyler Damen, 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.


Date

Signature

DocuSigned by:

8207E6E7331F446...

2024-10-02

Tyler Damen

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) McKenzie Lake Lawyers LLP - Jon Barnett and Ashley Podolinsky	What is the name(s) of the property owner(s)? 2430680 Ontario Ltd.
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 Ashley Podolinsky 2024 10 02, 12:10:17 p.m. EDT		

1. APPLICANT INFORMATION				
REGISTERED OWNER(S) OF THE SUBJECT LAND				
For fields that don't apply, input N/A				
Name 2430680 Ontario Ltd.	Address 8 Front Street East	Town Strathroy		
Phone 647-268-3665		Cell 647-268-3665		
Email drtdamen@gmail.com		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 Jon Barnett	Address 1800-140 Fullarton Street	Town London	Postal Code N6A 5P2
Phone 519 672 5666 ext. 7270	Cell 519 672 5666 ext. 7270	Fax	Email jon.barnett@mckenzielake.com	

2. Holders of any mortgages, charges or other encumbrances	
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Official plan land use designation Residential	
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