



FOR OFFICE USE ONLY	
File Number:	ZBA1-2024
Date Received:	January 2, 2024
Pre-Consultation Date:	
Planner:	Tim Williams

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

Date of Application:	January 2, 2024
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☐ Section 36 'H' Removal ☐ Section 39 Temporary Use

1. Applicant information

1a. Registered owner(s) of the subject land

Name:	Fieldcrest Ltd. (c/o Mohamend Abuhajar, Project Manager)		
Address:	[REDACTED]		
Town:	[REDACTED]	Postal Code:	[REDACTED]
Phone:	[REDACTED]	Cell:	
Fax:		Email:	[REDACTED]

1b. Agent (authorized by the owner to file the application) (if applicable)

Name:	MHBC Planning (Scott Allen)		
Address:	[REDACTED]		
Town:	[REDACTED]	Postal Code:	[REDACTED]
Phone:	[REDACTED]	Cell:	[REDACTED]
Fax:		Email:	[REDACTED]

2. Description of Subject Land Block 190, Fieldcrest Subdivision

Geographic Township:		Concession(s):	
Street Address:		Lot(s):	Block 278
Registered Plan:	33M619	Part(s):	
Reference Plan:		Municipal Roll Number:	391600003008600

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:	

4a. Current Official Plan land use designation: Residential

4b. Please explain how this application conforms to the Official Plan:

Section 3.3.4.1 of the Official plan states that this designation is to be predominately used for residential purposes (e.g. housing ranging from single detached dwellings to high-rise apartments). As set out in Section 4.3.5 of the enclosed Planning Justification Report (PJR), in our opinion (1) the intended use of these lands for a cluster townhouse development is consistent with these permissions and (2) design elements for this project satisfy related Official Plan criteria.

5a. Current Zoning: Open Space (OS)

5b. Please explain the nature and extent of the rezoning:

Considering the limited range of permitted uses under the OS Zone, a Zoning By-law Amendment is required to accommodate the cluster townhouse development planned for the Site.

5c. Please provide an explanation for the requested rezoning:

A High Density Residential Exception (R3-()) Zone is proposed to implement the Draft Plan layout, which is designed to accommodate 118, three storey townhouse units (refer to Section 4.4.2 of the enclosed PJR). The R3-() Zone would include special provisions to accommodate the proposed development concept, including reduced minimum lot area and front, rear, and exterior side yard widths, reduced minimum lot coverages and landscaped open space requirements, and site-specific garage regulations. The proposed special provisions recognize the proposed compact housing form and are required as a result of Section 2.1 (105) of the Zoning By-law, which requires zoning regulations to apply to individual units within a vacant land condominium.

6. Dimensions of Subject Land (in metric units)						
Frontage:	110 m+/-	Depth:		Area:	2.25 ha	
7. Access to Subject Land (please provide information for only those that apply to this property)						
Provincial Highway:		County Road:				
Municipal Road:	Willis Avenue	Other Public Road:				
Right of Way:		Water:				
8. Describe all existing uses of the subject land:						
Vacant development land						
9. Please indicate whether there are any existing buildings or structures on the subject land:						
<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
10. Describe all proposed uses of the subject land:						
<p>The proposed development concept includes 13 townhouse blocks comprised of back-to-back and conventional townhouse unit designs, each with private driveways and single car garages, accommodating a total of 118 residential units. A private road network from Willis Avenue will serve the proposed development, which also provides 1,780 square metres of common amenity area and two visitor parking areas. The proposed development will be implemented through future Draft Plan of Vacant Land Condominium and Site Plan applications.</p>						

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
Townhouses	TBD	3.4 m	6 m	3 m	3 storeys	59 m ² (typical)

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

	June	2018
Day	Month	Year

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

Vacant development land: Circa 2012

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

17. Storm Drainage: How is storm drainage to be provided?				
<input checked="" type="checkbox"/>	Storm sewers		<input type="checkbox"/>	Swales
<input type="checkbox"/>	Municipal drainage ditches		<input type="checkbox"/>	Other (please specify):
18. Indicate the minimum and maximum density and height requirements if applicable:				
	Minimum		Maximum	
Height			Three storeys	
Density	31 units per ha (OPA 14)		75 units per ha (OPA 14)	
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?			<input type="checkbox"/>	YES*
			<input checked="" type="checkbox"/>	NO
*If YES , provide the current Official Plan policies, if any, dealing with the alteration or establishment of an area of settlement: <i>(please use a separate sheet)</i>				
20. Does this application remove land from an area of employment?			<input type="checkbox"/>	YES*
			<input checked="" type="checkbox"/>	NO
*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>				
21. Are the subject lands within an area where zoning with conditions apply?			<input type="checkbox"/>	YES*
			<input checked="" type="checkbox"/>	NO
*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>				
22. 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>?			<input type="checkbox"/>	YES*
			<input type="checkbox"/>	NO
*If yes, provide the following:	File No.		Status:	
An application for amendment to the Zoning By-law under the <i>Planning Act</i>?			<input checked="" type="checkbox"/>	YES*
			<input type="checkbox"/>	NO
*If yes, provide the following:	File No.	unknown	Status:	unknown
A Minister's zoning order under the <i>Planning Act</i>?			<input type="checkbox"/>	YES*
			<input 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 checked="" type="checkbox"/>	YES*
			<input type="checkbox"/>	NO
*If yes, provide the following:	File No.	Plan 33M619	Status:	Final Approval
An application for Consent under the <i>Planning Act</i>?			<input type="checkbox"/>	YES*
			<input 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:				
An application for Site Plan Approval under the <i>Planning Act</i>?				<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
*If yes, provide the following:	File No.		Status:				

23. 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>):

The 2020 PPS seeks to achieve healthy, livable and safe communities by promoting efficient development and land use patterns. In particular, the proposal has been evaluated with regard to the policy direction and provisions of the PPS, most notable: Policies 1.1.1 a), b), c), e) and g); 1.1.2; 1.1.3.1; 1.1.3.2 a) and b); 1.1.3.6; 1.4.3 c) and d); 1.6.1; 1.6.7.2; 1.6.7.4; 1.7.1 c); 2.1.1; 2.4.1; 2.5.1; and 2.6.1.

Given the assessment set out in Section 4.1 of the enclosed Planning Justification Report, in our opinion the proposal is consistent with the broad vision of the PPS as address in the above-referenced policies. In light of these consideration and our broader evaluation of this proposal relative to the PPS, it is our opinion that the proposal satisfies and is consistent with, this policy document.

24. Is the subject land within an area of land designated under any provincial plan(s)?	<input type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
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*If yes, explain how the requested amendment conforms or does not conflict with the provincial plan(s):

25. Have any supporting studies, reports or documentation been submitted with this application?	<input checked="" type="checkbox"/>	YES*	<input checked="" type="checkbox"/>	NO
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*If yes, please list the titles:

Planning Justification Report, prepared by MHBC Planning (December 2023)

Functional Servicing Report, prepared by MTE (December 2023)

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 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.

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.

SIGN DEPOSIT FEE

The Municipality of Strathroy-Caradoc shall collect a **\$50** deposit per sign at the time the application is filed. The deposit will be refunded to the applicant following the return of the sign(s). **IF THE SIGN IS LOST OR CANNOT BE RETURNED, THE SIGN DEPOSIT WILL BE WITHHELD WITH THE MUNICIPALITY OF STRATHROY-CARADOC.** Please allow some time for processing the refund.

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

January 2, 2024

Date

STATUTORY DECLARATION

I, **Scott Allen**

(Name)

of the

Township of Ashfield-Colborne-Wawanosh

(Name of City, Town, Township, Municipality, etc.)

in the **County of Huron**

(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 Kitchener

in the

Region of Waterloo

On this

2nd

day of

January

20

24



A Commissioner of Oaths



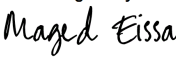
Applicant or Authorized Agent*

Pierre Jacques Chauvin, a Commissioner, etc.,
Province of Ontario, for MHBC Planning Ltd.
Expires November 15, 2026.

***If applicable, please complete the authorization for an agent to act on behalf of the owner of the subject land.**

Permission to Enter

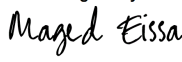
The undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the Municipality of Strathroy-Caradoc Council and Municipality of Strathroy-Caradoc staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to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

<small>DocuSigned by:</small>  <small>C457AA34AB1F400...</small>	12/21/2023
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, Maged Eissa, (the owner) acknowledge that I will pay all legal/ engineering/ planning expenses the Municipality incurs as outlined above.

<small>DocuSigned by:</small>  <small>C457AA34AB1F400...</small>	12/21/2023
Signature	Date

AGENT AUTHORIZATION

I, Maged Eissa, being the owner of the property described in Section 1
(Name)

of this application for Zoning By-law Amendment, hereby authorize MHBC Planning
(Agent)

to act as my agent in matters related to this application for Zoning By-law Amendment.

Dated this 21 day of December 20 23

<small>DocuSigned by:</small>  <small>C457AA34AB1F400...</small>
Owner