

Cloudpermit application number CA-3539015-P-2025-42	ZBA12-2025 Received: June 4, 2025 Completed: June 5, 2025
--	--

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-2025-42

Applicant, Property owner

Last name Belzycki	First name Sari	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
7013 WALKERS DR (Primary)	CON 8 N PT LOT 4	3916014060150000000

1. APPLICANT INFORMATION

REGISTERED OWNER(S) OF THE SUBJECT LAND

For fields that don't apply, input N/A

Name	Address	Town
Sari Belzycki		

Phone	Cell
Email	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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No							

2. Holders of any mortgages, charges or other encumbrances

Do you know the names and addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land?

☐ Yes ☒ No

3a. Current Official Plan land use designation

Official plan land use designation
Agricultural and residential

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

Please explain how this application conforms to the Official Plan? Building a house near location of previous house that has since been demolished.
--

4a. Current Zoning
Current zoning Agricultural
B. Nature and extent of the rezoning
<div style="border: 1px solid black; padding: 10px; min-height: 60px;"> Please explain the nature and extent of the rezoning? Would like to be able to use the existing cabin as a dwelling until the new house is built and ready for use, at which time the cabin will be decommissioned. </div>
C. Reason why the rezoning is requested
<div style="border: 1px solid black; padding: 10px; min-height: 40px;"> Please provide the reason why the rezoning is requested? See above. </div>

5. DESCRIPTION OF SUBJECT LAND					
For fields that don't apply, input N/A					
Geographic township Strathroy	Concession(s) n/a	Lot(s) n/a	Registered Plan n/a	Part(s) n/a	Street Address 7013 Walkers Drive
Municipal Roll Number n/a					

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

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 Walkers drive	Other Public Road n/a
Right of Way: n/a	Water: n/a
Ontario Regulation 545/06 <div style="border: 1px solid black; padding: 5px; min-height: 20px;"> 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 Agricultural and 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
Barn	1970s	over 100 feet	over 100 feet	over 100 feet	4.0 m	70.0 m ²

10. Proposed uses of subject land

Describe all proposed uses of the subject land
No change. Will remain agricultural.

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
House	122 feet	over 200 feet	over 200 feet	3.0 m	30.0 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)
December 2012

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		
<p>Sewage disposal will be provided via?</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> publicly owned and operated sanitary sewage system <input type="checkbox"/> Other </div> <div style="width: 45%;"> <input checked="" type="checkbox"/> privy <input checked="" type="checkbox"/> privately owned individual or communal septic system </div> </div>		

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

17. Storm Drainage	
<p>Storm drainage will be provided via?</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> storm sewers <input type="checkbox"/> swales <input type="checkbox"/> Other </div> <div style="width: 45%;"> <input checked="" type="checkbox"/> municipal drainage ditches </div> </div>	

18. minimum and maximum density and height requirements			
<p>Indicate the minimum and maximum density and height requirements if applicable</p>		<p>Height minimum</p>	<p>Height maximum</p>
<p>Density - minimum</p>			<p>Density - maximum</p>

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

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

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

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))?

Will allow for continued living in a rural area and upkeep of agricultural lands. Allow for growth of family. Building will be a bungalow with alignment to other houses in the area, and will provide employment to local business to help in the building.

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

☒ Yes ☐ 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

☒ Yes ☐ 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)

☐ Yes ☒ N/A

4. The current uses on land that is adjacent to the subject land

☐ Yes ☒ 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

☐ Yes ☒ 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

☐ Yes ☒ N/A

7. The location and nature of any easements affecting the subject land

☐ Yes ☒ N/A

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.


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 2025-06-05, 12:50:17 p.m. EDT by Sari Belzycki.

Property owner

I, Sari Belzycki, 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.


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.

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 2025-06-05, 12:50:19 p.m. EDT by Sari Belzycki.

STATUTORY DECLARATION

I, Sari Belzycki of the Municipality of Strathroy
(Name) (Name of City, Town, Township, Municipality, etc.)

in the Middlesex County
(Name of County, Region or District)

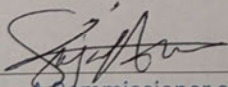
SOLEMNLY DECLARE THAT

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 3rd day of June 20 25



A Commissioner of Oaths

X Sari Belzycki
Applicant or Authorized Agent*

Saja Hazem Alasmar, a Commissioner, etc.,
Province of Ontario, for the Corporation of the
Municipality of Strathroy-Caradoc.
Expires December 27, 2027.

Agent Authorization		
Is there an authorized agent(s) acting on behalf of the property owner(s)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

1. APPLICANT INFORMATION	
REGISTERED OWNER(S) OF THE SUBJECT LAND	
For fields that don't apply, input N/A	
Name Sari Belzycki	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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

2. Holders of any mortgages, charges or other encumbrances	
Do you know the names and addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

3a. Current Official Plan land use designation
Official plan land use designation Agricultural and residential
3b. Please explain how this application conforms to the Official Plan?
Please explain how this application conforms to the Official Plan? Building a house near location of previous house that has since been demolished.

4a. Current Zoning
Current zoning Agricultural
B. Nature and extent of the rezoning
<div style="border: 1px solid black; padding: 5px; min-height: 40px;"> Please explain the nature and extent of the rezoning? Would like to be able to use the existing cabin as a dwelling until the new house is built and ready for use, at which time the cabin will be decommissioned. </div>
C. Reason why the rezoning is requested
<div style="border: 1px solid black; padding: 5px; min-height: 40px;"> Please provide the reason why the rezoning is requested? See above. </div>

5. DESCRIPTION OF SUBJECT LAND					
For fields that don't apply, input N/A					
Geographic township Strathroy	Concession(s) n/a	Lot(s) n/a	Registered Plan n/a	Part(s) n/a	Street Address 7013 Walkers Drive
Municipal Roll Number n/a					

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

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 Walkers drive	Other Public Road n/a
Right of Way: n/a	Water: n/a
Ontario Regulation 545/06 <div style="border: 1px solid black; padding: 5px; min-height: 20px;"> 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 Agricultural and 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
Barn	1970s	over 100 feet	over 100 feet	over 100 feet	4.0 m	70.0 m ²

10. Proposed uses of subject land

Describe all proposed uses of the subject land
No change. Will remain agricultural.

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
House	122 feet	over 200 feet	over 200 feet	3.0 m	30.0 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)
December 2012

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		
<p>Sewage disposal will be provided via?</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> publicly owned and operated sanitary sewage system <input type="checkbox"/> Other </div> <div style="width: 45%;"> <input checked="" type="checkbox"/> privy <input checked="" type="checkbox"/> privately owned individual or communal septic system </div> </div>		

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

17. Storm Drainage	
<p>Storm drainage will be provided via?</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> storm sewers <input type="checkbox"/> swales <input type="checkbox"/> Other </div> <div style="width: 45%;"> <input checked="" type="checkbox"/> municipal drainage ditches </div> </div>	

18. minimum and maximum density and height requirements			
<p>Indicate the minimum and maximum density and height requirements if applicable</p>		Height minimum	Height maximum
<p>Density - minimum</p>			Density - maximum

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

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

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

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))?

Will allow for continued living in a rural area and upkeep of agricultural lands. Allow for growth of family. Building will be a bungalow with alignment to other houses in the area, and will provide employment to local business to help in the building.

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

☒ Yes ☐ 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

☒ Yes ☐ 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)

☐ Yes ☒ N/A

4. The current uses on land that is adjacent to the subject land

☐ Yes ☒ 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

☐ Yes ☒ 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

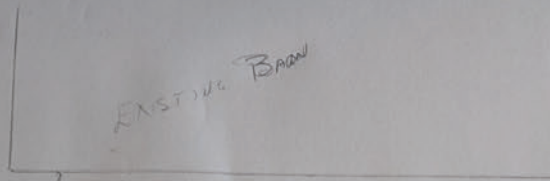
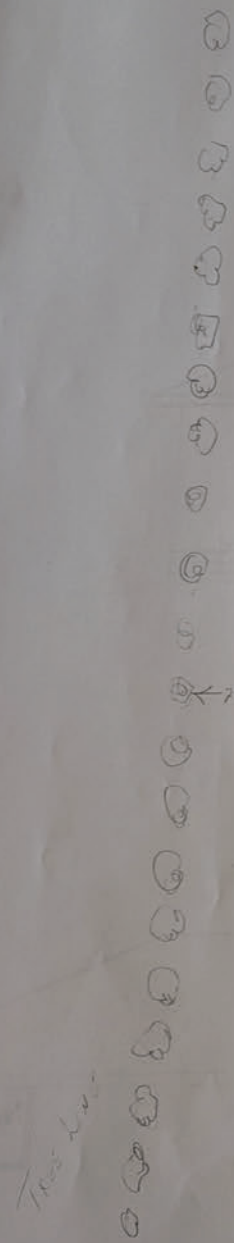
☐ Yes ☒ N/A

7. The location and nature of any easements affecting the subject land

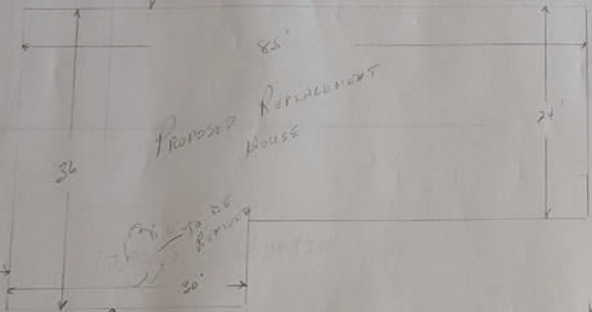
☐ Yes ☒ N/A

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.

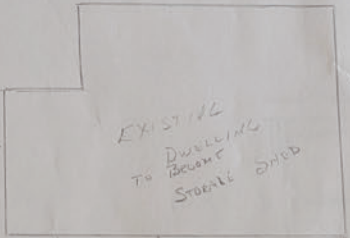


130'



36

122'



36
SEPTIC TANK

98'



THICK LINE

7013 WALKERS DRIVE