

Cloudpermit application number  
CA-3539015-P-2025-37

**B7-2025**  
**Received: May 23, 2025**  
**Completed: 05-26-2025**

**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-2025-37**

**Applicant, Property owner**

Last name Pearn	First name Pattie	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]	

**Agent**

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

**Subject Land Information**

Address	Legal description	Roll number
8524 FALCONBRIDGE DR (Primary)	CON 4 W PT LOT 17	3916014070129100000

## STATUTORY DECLARATION

I, **PATRICIA PEARN**

(Name)

of the

**MUNICIPALITY OF STRATHROY-CARADOC**

(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

**CITY OF LONDON**

in the

**COUNTY OF MIDDLESEX**

On this


21


day of

**MAY**

20

**25**

  
A Commissioner of Oaths

  
Applicant or Authorized Agent\*




**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 2025-05-23, 2:57:54 p.m. EDT by Elizabeth Cormier with an authorization letter from Pattie Pearn.

**Property owner**

I, Pattie Pearn, 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 2025-05-23, 2:58:08 p.m. EDT by Elizabeth Cormier with an authorization letter from Pattie Pearn.

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) ELIZABETH CORMIER	What is the name(s) of the property owner(s)? PATRICIA PEARN
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 <b>Elizabeth Cormier</b> 2025-05-23, 1:53:55 p.m. EDT		

1. APPLICANT INFORMATION								
REGISTERED OWNER(S) OF THE SUBJECT LAND								
For fields that don't apply, input N/A								
Name PATRICIA PEARN	Address 	Town 						
Phone 	Cell 							
Email 	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 ELIZABETH K. CORMIER	Address 	Town 	Postal Code 				
Phone 	Cell 	Fax	Email					

3a. Current Official Plan land use designation
Official plan land use designation SCHEDULE A   RURAL AREA AND SCHEDULE H   AGRICULTURAL
3b. Please explain how this application conforms to the Official Plan?
Please explain how this application conforms to the Official Plan The proposed lots would be fronting onto Falconbridge Drive. Across Falconbridge Drive is an approved residential subdivision. The proposed lots are of an appropriate size for private servicing. Municipal services are planned to be extended along Falconbridge Drive in future. The lot has not been used for agricultural uses, nor is the parcel of land suitable for cultivation. Proximity to settlement area, compatibility with abutting uses and efficient use of land support the intensification. The lot is physically constrained on all sides and would not be able to be consolidated to allow for future agricultural uses. Therefore, the site is suitable for the proposed low density residential development.

4. Current Zoning				
Current zoning A1				
5. Purpose of proposed transcation				
Please indicate the purpose of propose transaction TO CREATE 3 NEW RESIDENTIAL LOTS FRONTING ONTO FALCONBRIDGE DRIVE.				
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
7. DESCRIPTION OF SUBJECT LAND				
For fields that don't apply, input N/A				
Geographic township MUNICIPALITY OF STRATHROY-CARADOC	Concession(s) 4	Lot(s) PART LOT 17	Registered Plan N/A	Part(s) N/A
Street Address 8524 FALCONBRIDGE DRIVE, MOUNT BRIDGES			Municipal Roll Number 39 16 014 070 12910	
8. Easements or covenants				
Are there any easements or restrictive covenants affecting the subject land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
9. Dimensions of subject land as a whole (in metric units)				
For fields that don't apply, input N/A				
Frontage 122m	Depth 384m	Area 44,807 sq.m.		

10. Dimensions (in metric units)		
a. Dimensions of the lot to be severed		
Frontage 35	Depth 64	Area 2244
b. Dimensions of the lot to be retained		
Frontage 17	Depth 384	Area 38075
C. Existing uses on the subject land		
Describe all existing uses on the subject land RESIDENTIAL		
D. Existing buildings or structures on the subject land		
Describe all existing buildings or structures on the subject land SINGLE DETACHED DWELLING AND GARAGE		
E. Proposed uses on the subject land		
Describe all proposed uses on the subject land TO CREATE THREE (3) NEW RESIDENTIAL LOTS		

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 FALCONBRIDGGE DRIVE	Other Public Road N/A
Right of Way: N/A	Water: N/A

12. Water Supply	
Water supply provided via?  <input type="checkbox"/> publicly owned and operated piped water system  <input type="checkbox"/> lake or other water body  <input type="checkbox"/> Other  <input checked="" type="checkbox"/> privately owned well or communal well	

### 13. Sewage Disposal

Sewage disposal will be provided via?

- |  |                                |   |
|--|--------------------------------|---|
| <input type="checkbox"/> publicly owned<br>and operated<br>sanitary sewage<br>system | <input type="checkbox"/> privy | <input checked="" type="checkbox"/> privately owned<br>individual or<br>communal<br>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		
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**An application for an amendment to the Zoning By-law under the Planning Act?**

Yes or No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	File No. TBD	Status TBD
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**A Minister's zoning order under the Planning Act?**

Yes or No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
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**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		
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**An application for an application for Consent under the Planning Act?**

Yes or No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
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**An application for an application for Minor Variance under the Planning Act?**

Yes or No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	File No. TBD	Status TBD
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**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

Date of Transfer

SEPTEMBER 11, 2007

Name of Transferee

TODD JEFFREY ROOT & RICHARD ARTHUR ROOT

Uses of the severed Land

RESIDENTIAL

**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](http://www.ontario.ca/page/land-use-planning))?

The proposed 3 residential lots will create new opportunities for residential development that will not require the expansion of municipal services, will not create negative impacts, and represents an efficient use of land. Hydro and Gas services are installed and available at the lot line of each proposed lot. MDS calculations will not be required. The closest livestock operation is over 1 km away. PPS supports intensification where compatible with the surrounding area.

**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. |   |   |

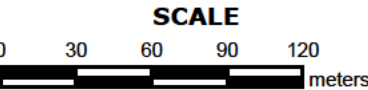
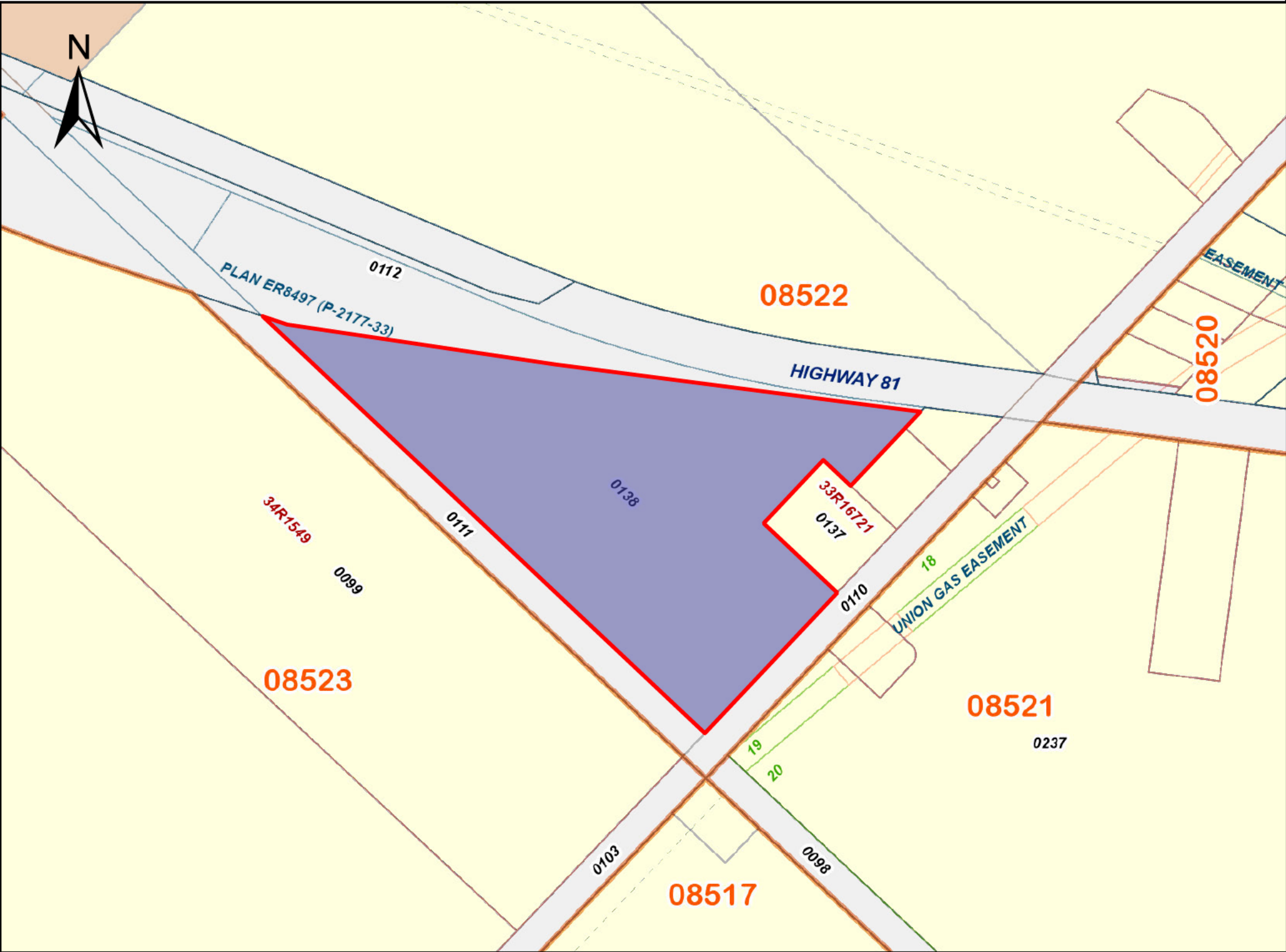
**DISCLAIMER**

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.



PLAN FILE No.
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PROPERTY INDEX MAP  
MIDDLESEX(No. 33)

LEGEND

FREEHOLD PROPERTY	0449
LEASEHOLD PROPERTY	08050
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	
BLOCK NUMBER	
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE  
PROPERTY INFORMATION AS THIS MAP MAY  
NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND  
DOCUMENTS RECORDED IN THE LAND  
REGISTRATION SYSTEM AND HAS BEEN PREPARED  
FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE  
RECORDED PLANS AND DOCUMENTS

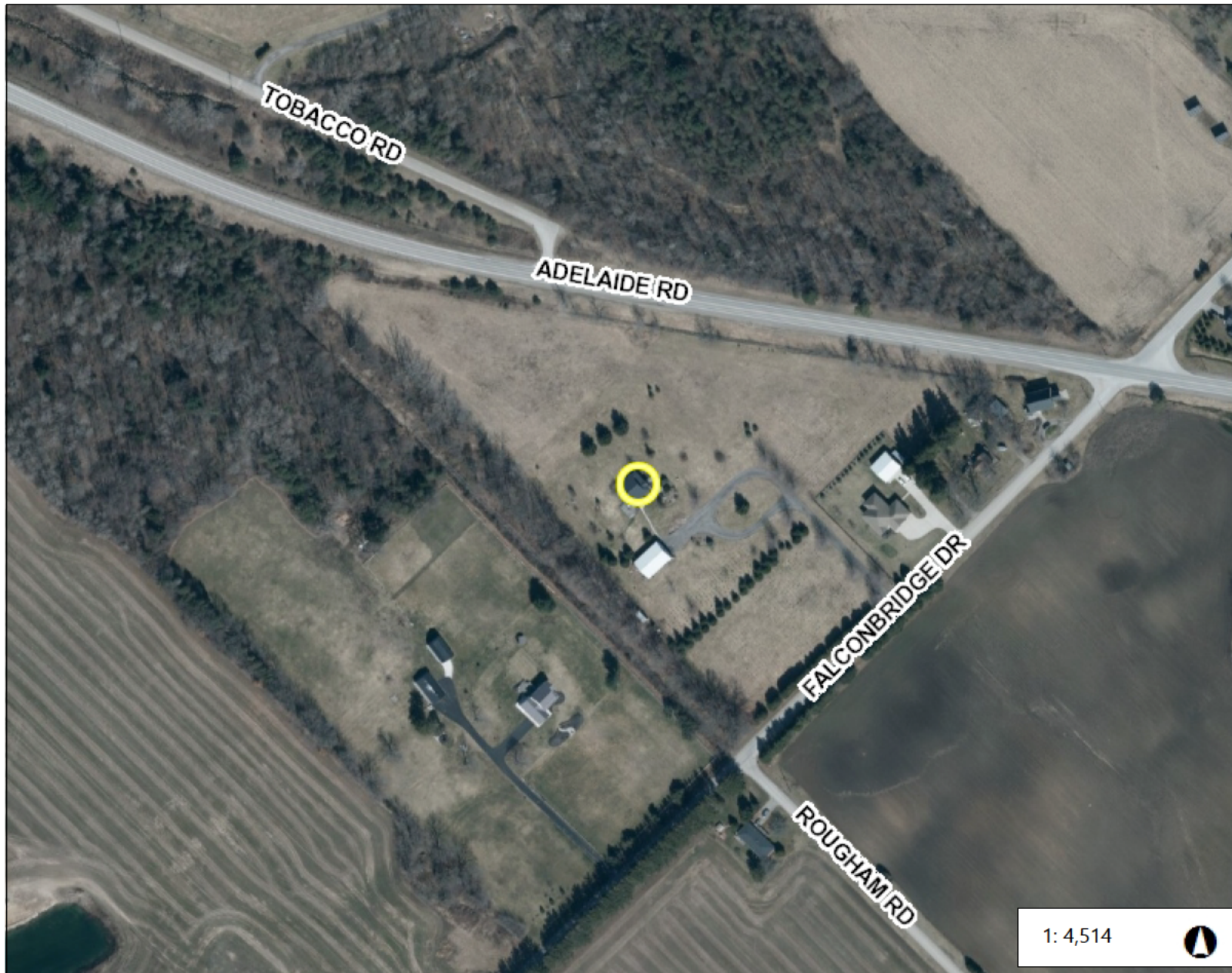
ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT  
REFERENCE PLANS ARE NOT ILLUSTRATED



Legend

Thames Centre Address



1: 4,514



0.2 0 0.11 0.2 Kilometers

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

8524 Falconbridge Drive

5/22/2025