

ELIZABETH CORMIER

PROFESSIONAL CORPORATION

Elizabeth K. Cormier, B.A., LL.B., Q.Med.

May 22, 2025
File No. **252101**

Via e-mail: planning@strathroy-caradoc.ca
And courier

Municipality of Strathroy-Caradoc
52 Frank Street
Strathroy On N7G 2R4

Attention: **Building & Planning Department**

Re: **Consent Application**
8524 Falconbridge Drive, Mount Brydges

We act as legal counsel for Patricia Pearn (Applicant), the registered owner of 8524 Falconbridge Drive, Mount Brydges (the "Property").

The enclosed Consent Application is for approval to create three (3) new residential lots under Section 53 of the *Planning Act*.

Preconsultation has been carried out in the past, and in particular, with Jennifer Huff, prior to her departure from the Municipality. A formal consultation meeting is not mandatory pursuant to Section 7.4(a) of the Official Plan and accordingly, is not being requested prior to the processing of the enclosed Application.

The Application is consistent with both County and Municipal Planning objectives. The Application represents an efficient use of infrastructure, protection of agricultural lands and aligns with the growth management objectives of all levels of government. The Application lends support to the goal of accelerating the supply of housing available in Strathroy-Caradoc without the creation of negative impacts on abutting lands. The land owned by the Applicant is a triangular parcel constrained by existing roads on all sides – Falconbridge Drive, Highway 81 (Adelaide Road), and the Rougham Road allowance. The land has never been farmed during the Applicant's 23 years of ownership. We anticipate that the Rural Residential (R5) Zone will be applied to the proposed intensification, which is supported and encouraged.

The Application conforms to the requirements of Section 4.5.3.1 of the County of Middlesex Official Plan and of Section 7.4.3.1 of the Strathroy-Caradoc Official Plan. The lots being created do not exceed three (3) and a plan of subdivision is not necessary given the frontage of the lots on an open public road. There are no undue extensions or improvement of services required. The size and configuration of the proposed lots are appropriate for private services and can successfully accommodate a well and septic system. The Provincial Policy Statement supports intensification where compatible with the surrounding area. The surrounding area is in proximity to approved residential development and will not impact agricultural uses.

Please find enclosed the following:

1. Application for Consent.
2. Property Index Map (PIN 08522-0138).
3. Detailed Severance Sketch prepared by Strik Baldinelli Moniz showing the proposed Severed and Retained parcels along with an enlargement of the sketch illustrating the proposed lot sizes for ease of reference.
4. Aerial Map.
5. Our client's cheque in the amount of \$1,800.00 representing the required fees herein.

We request that the Application be processed as expeditiously as possible.

We trust you find the enclosed satisfactory and complete however, please do not hesitate to contact the undersigned if you have any questions or require anything further in connection with this Application.

Yours truly

**ELIZABETH CORMIER
PROFESSIONAL CORPORATION**

per:



Elizabeth K. Cormier

EKC/ph
Enclosures