

Cloudpermit application number CA-3539015-P-2025-59	ZBA15-2025 Date received: July 30, 2025 Date complete: August 5, 2025
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<b>Pre-consultation information</b>
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.
<b>Pre-consultation is not completed. Application number: CA-3539015-P-2025-59</b>

<b>Applicant</b>		
Last name Alchits	First name Olya	Corporation or partnership Strik Baldinelli Moniz Ltd.
Street address [REDACTED]	Unit number [REDACTED]	Lot / Con.
Municipality [REDACTED]	Province [REDACTED]	Postal code [REDACTED]
Other phone	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

<b>Property owner</b>		
Last name Bakker	First name Kent	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]	

<b>Subject Land Information</b>		
<b>Address</b>	<b>Legal description</b>	<b>Roll number</b>
25 HEAD STREET NORTH (Primary)	PT LT 7 E OF HEAD ST AS IN 948285	391600011008900

## 1. APPLICANT INFORMATION

### REGISTERED OWNER(S) OF THE SUBJECT LAND

For fields that don't apply, input N/A		
Name Kent Bakker	Address [REDACTED]	Town [REDACTED]

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

Is the applicant different from the property owner?

Yes  No

### APPLICANT (IF OTHER THAN THE REGISTERED OWNER)

Name Olya Alchits	Address [REDACTED]	Town [REDACTED]	Postal code [REDACTED]	Postal code [REDACTED]	Phone [REDACTED]
Cell [REDACTED]	Fax [REDACTED]	Email [REDACTED]			

### 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 Olya Alchits	Address [REDACTED]	Town [REDACTED]	Postal Code [REDACTED]
Phone [REDACTED]	Cell [REDACTED]	Fax [REDACTED]	Email [REDACTED]	

## 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  
Settlement Area & Residential Land Use

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

Please explain how this application conforms to the Official Plan?  
The permitted uses within this designation include a range of housing types and densities from single unit dwellings to high rise apartment buildings. The proposed multiple unit dwelling consisting of 6 units is a permitted use.

#### 4a. Current Zoning

Current zoning  
Residential R1

#### B. Nature and extent of the rezoning

Please explain the nature and extent of the rezoning?

The current zone Residential R1 permits single detached dwellings, Secondary Suite and Group Home Type 1 dwellings. The current zone does not permit a multiple-unit dwelling consisting of 6 units. The purpose of this application is to amend the Zoning By law from Low Density Residential R1 Zone to a Medium Density R2 Zone with site specific provisions to permit a 2-storey multiple-unit dwelling consisting of 6 units. (Please see the Planning Justification Report for more information).

#### C. Reason why the rezoning is requested

Please provide the reason why the rezoning is requested?

The requested zone is to permit the proposed multiple-unit dwelling consisting of 6 units. The proposed development is appropriate and desirable as it will make efficient use of an underutilized site within an established built up area and provides a well-functioning site design and built form. (Please see the Planning Justification Report for more information).

#### 5. DESCRIPTION OF SUBJECT LAND

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

Geographic township Municipality of Strathroy-Caradoc	Concession(s) N/A	Lot(s) PT LT 7 E OF HEAD ST, AS IN 94885	Registered Plan N/A	Part(s) N/A
Street Address 25 Head Street North			Municipal Roll Number 391600011008900	

#### 6. Dimensions of subject land as a whole (in metric units)

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

Frontage 18.59 m	Depth 71.83	Area 1307 m2
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#### 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: Primary Collector - Head St. North
Municipal Road N/A	Other Public Road N/A
Right of Way: N/A	Water: N/A

#### Ontario Regulation 545/06

Item 15 to the Schedule of Ontario Regulation 545/06 applies only if access is by water.

#### 8. Existing uses of subject land

Describe all existing uses of the subject land

The existing use on the subject site is low-density residential in the form of a 1-storey single detached residential dwelling and an accessory shed.

**9. PLEASE INDICATE WHETHER THERE ARE ANY BUILDINGS OR STRUCTURES ON THE SUBJECT LAND?**

Yes or No  
 Yes  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
1 storey detached dwelling	1950's	5.6 m	51.5 m	North: 5.1 m / South 2.4 m	3.5 m	170.0 m <sup>2</sup>
Shed	1950's	20.0 m	39.0 m	North: 14 m / South 1.3 m	2.0 m	10.0 m <sup>2</sup>

**10. Proposed uses of subject land**

Describe all proposed uses of the subject land  
 The proposed use will be a 2-storey multiple-unit dwelling consisting of 6 units.

**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
Multiple Unit Dwelling consisting of 6 units	5.0 m	22.22 m	North: 8.9 m South: 2.06	6.8 m	291.8 m <sup>2</sup>

**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)  
 2017

**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  
 80+ years

14. Water Supply	
Water supply provided via? <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	

15. Sewage Disposal	
Sewage disposal will be provided via? <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	

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. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Has a servicing options report been submitted as part of the requested amendment? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Has a hydrogeological report been submitted as part of the requested amendment? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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

18. minimum and maximum density and height requirements		
Indicate the minimum and maximum density and height requirements if applicable Density minimum 2/ lot (R3 Zone)	Height minimum n/a	Height maximum n/a Density maximum 6/lot (R3 Zone)

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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

**20. Employment Area**

Does this application remove land from an area of employment?

 Yes  No**21. Zoning Conditions**

Are the subject lands within an area where zoning with conditions applies?

 Yes  No**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))?

Policies within the Provincial Planning Statement aim to support the achievement of Complete communities by: a) Accommodating an appropriate range of mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long term needs; The proposed development helps achieve housing options with access to employment, public service facilities and other institutional uses and parks etc. For further detail please refer to the Planning Justification Report.

### 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

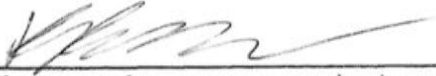
7. The location and nature of any easements affecting the subject land


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.

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

<b>Permission to Enter</b>	
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.	
	July 25, 2025
Signature of owner or person having authority to bind the owner	Date

<b>MUNICIPAL COSTS</b>	
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, <u>Kent Bakker</u> , (the owner) acknowledge that I will pay all legal/ engineering/ planning expenses the Municipality incurs as outlined above.	
	July 25/2025
Signature	Date

<b>AGENT AUTHORIZATION</b>	
I, <u>Kent Bakker</u> , (Name), being the owner of the property described in Section 1 of this application for Zoning By-law Amendment, hereby authorize <u>SBM LTD. (Olya Alchib)</u> (Agent) to act as my agent in matters related to this application for Zoning By-law Amendment.	
Dated this <u>25</u> day of <u>July</u> 20 <u>25</u>	
	Owner

**Sworn Declaration of Applicant**

Complete in the presence of a Commissioner for taking affidavits

I, Strik Baldinelli Moniz Ltd. (Olya Alchits), 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)

*Olya Alchits*

Signature of Commissioner for taking affidavits

*[Signature]*

Municipality

*City of London*

Day, month, year

*30/07/2025*

Place an imprint of your stamp below

**Aaron Cornells Augustus Strik, a Commissioner, etc.,  
Province of Ontario, for Strik, Baldinelli, Moniz Ltd.  
and SBM Geomatics Ltd.  
Expires November 30, 2026.**

**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 (MNR) 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 MNR prior to conducting any activity that may affect an endangered or threatened plant or animal or its habitat.

 Digitally signed on 2025-07-30, 8:51:35 a.m. EDT by Olya Alchits.

**Property owner**

I, Olya Alchits, 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**

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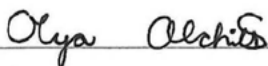
**Permission to enter upon the subject land and premises**

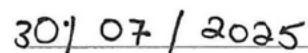
I hereby authorize the members of the Committee of Adjustment and/or members of the staff of the City to enter upon the subject lands and premises for the purpose of evaluating the merits of this application. This is their authority for doing so.

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.

Signature

Date





Olya Alchits

## 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.

 Digitally signed on 2025 07 30, 8:51:35 a.m. EDT by Olya Alchits.

### Property owner

I, Kent Bakker, 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 2025-07-31, 7:12:02 a.m. EDT by Kent Bakker.

**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) SBM LTD. c/o Olya Alchits	What is the name(s) of the property owner(s)? Kent Bakker
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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 **Olya Alchits** 2025-07-29, 4:58:01 p.m. EDT

**1. APPLICANT INFORMATION**

**REGISTERED OWNER(S) OF THE SUBJECT LAND**

For fields that don't apply, input N/A		
Name Kent Bakker	Address [REDACTED]	Town [REDACTED]

Phone [REDACTED]	Cell [REDACTED]
---------------------	--------------------

Email [REDACTED]	Fax [REDACTED]
---------------------	-------------------

Is the applicant different from the property owner?  
 Yes  No

**APPLICANT (IF OTHER THAN THE REGISTERED OWNER)**

Name Olya Alchits	Address [REDACTED]	Town [REDACTED]	Postal code [REDACTED]	Postal code [REDACTED]	Phone [REDACTED]
Cell [REDACTED]	Fax [REDACTED]	Email [REDACTED]			

**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 Olya Alchits	Address [REDACTED]	Town [REDACTED]	Postal Code [REDACTED]
Phone [REDACTED]	Cell [REDACTED]	Fax [REDACTED]	Email [REDACTED]	

**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  
Settlement Area & Residential Land Use

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

Please explain how this application conforms to the Official Plan?

The permitted uses within this designation include a range of housing types and densities from single unit dwellings to high rise apartment buildings. The proposed multiple-unit dwelling consisting of 6 units is a permitted use.

**4a. Current Zoning**

Current zoning  
Residential R1

**B. Nature and extent of the rezoning**

Please explain the nature and extent of the rezoning?

The current zone Residential R1 permits single detached dwellings, Secondary Suite and Group Home Type 1 dwellings. The current zone does not permit a multiple-unit dwelling consisting of 6 units. The purpose of this application is to amend the Zoning By law from Low Density Residential R1 Zone to a Medium Density R2 Zone with site specific provisions to permit a 2-storey multiple-unit dwelling consisting of 6 units. (Please see the Planning Justification Report for more information).

**C. Reason why the rezoning is requested**

Please provide the reason why the rezoning is requested?

The requested zone is to permit the proposed multiple-unit dwelling consisting of 6 units. The proposed development is appropriate and desirable as it will make efficient use of an underutilized site within an established built up area and provides a well-functioning site design and built form. (Please see the Planning Justification Report for more information).

**5. DESCRIPTION OF SUBJECT LAND**

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

Geographic township Municipality of Strathroy-Caradoc	Concession(s) N/A	Lot(s) PT LT 7 E OF HEAD ST, AS IN 94885	Registered Plan N/A	Part(s) N/A
Street Address 25 Head Street North			Municipal Roll Number 391600011008900	

**6. Dimensions of subject land as a whole (in metric units)**

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

Frontage 18.59 m	Depth 71.83	Area 1307 m2
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**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: Primary Collector Head St. North
Municipal Road N/A	Other Public Road N/A
Right of Way: N/A	Water: N/A

**Ontario Regulation 545/06**

Item 15 to the Schedule of Ontario Regulation 545/06 applies only if access is by water.

**8. Existing uses of subject land**

Describe all existing uses of the subject land

The existing use on the subject site is low density residential in the form of a 1 storey single detached residential dwelling and an accessory shed.

**9. PLEASE INDICATE WHETHER THERE ARE ANY BUILDINGS OR STRUCTURES ON THE SUBJECT LAND?**

Yes or No

 Yes  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
1-storey detached dwelling	1950's	5.6 m	51.5 m	North: 5.1 m / South 2.4 m	3.5 m	170.0 m <sup>2</sup>
Shed	1950's	20.0 m	39.0 m	North: 14 m / South 1.3 m	2.0 m	10.0 m <sup>2</sup>

**10. Proposed uses of subject land**

Describe all proposed uses of the subject land

The proposed use will be a 2-storey multiple-unit dwelling consisting of 6 units.

**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
Multiple Unit Dwelling consisting of 6 units	5.0 m	22.22 m	North: 8.9 m South: 2.06	6.8 m	291.8 m <sup>2</sup>

**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)

2017

**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

80+ 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?

publicly owned and operated sanitary sewage system
  privy
  privately owned individual or communal septic system

Other

**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.	Has a servicing options report been submitted as part of the requested amendment?	Has a hydrogeological report been submitted as part of the requested amendment?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**17. Storm Drainage**

Storm drainage will be provided via? <input checked="" type="checkbox"/> storm sewers <input type="checkbox"/> swales <input type="checkbox"/> municipal drainage ditches  <input type="checkbox"/> Other	
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**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 n/a
Density minimum 2/ lot (R3 Zone)		Density maximum 6/lot (R3 Zone)

**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?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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**20. Employment Area**

Does this application remove land from an area of employment?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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**21. Zoning Conditions**

Are the subject lands within an area where zoning with conditions applies?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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**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))?

Policies within the Provincial Planning Statement aim to support the achievement of Complete communities by: a)Accommodating an appropriate range of mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long term needs; The proposed development helps achieve housing options with access to employment, public service facilities and other institutional uses and parks etc. For further detail please refer to the Planning Justification Report.

**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

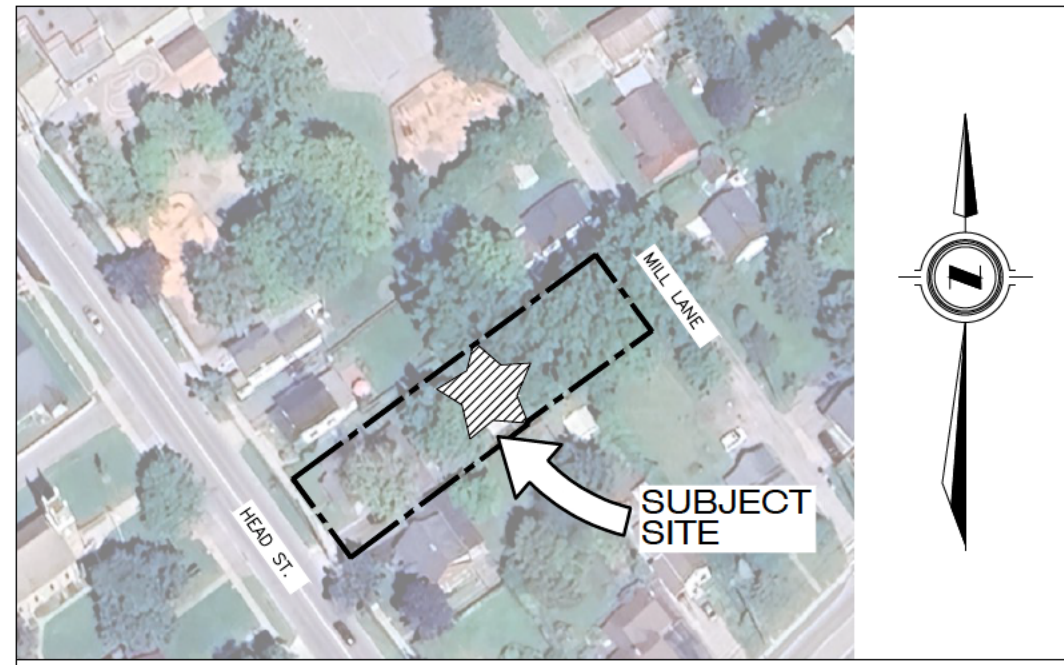
Yes  N/A

## 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.

**LEGAL INFORMATION**

PART OF  
LOT 7  
IN THE  
CITY OF STRATHROY  
COUNTY OF MIDDLESEX



**KEY PLAN**

N.T.S.

**ZONING DATA CHART**

GROSS LOT AREA:	1307.0m <sup>2</sup>	BUILDING AREA:	291.8m <sup>2</sup>
ASPHALT:	484.8m <sup>2</sup>	LANDSCAPE AREA:	534.46m <sup>2</sup>
No. ITEM	REQUIRED	PROPOSED	
1 ZONES	MED. DENSITY RESIDENTIAL (R2)		
2 LOT AREA (m <sup>2</sup> MIN.)	130.0	1307.0	
2 LOT FRONTAGE (m MIN)	20.0	18.59*	
3 FRONT YARD DEPTH (m) MIN.	5.00	5.00	
5 EXTERIOR YARD DEPTH (m) MIN.	5.00	N/A	
6 INTERIOR SIDE YARD SETBACK (m) MIN.	2.00	NORTH: 8.90 SOUTH: 2.06	
7 REAR YARD SETBACK (m) MIN.	8.00	22.22	
9 LANDSCAPE OPEN SPACE (% MIN.)	30.0	40.6	
10 LOT COVERAGE (% MAX.)	40%	22.3	
11 PARKING LOT COVERAGE (MAX. %)	20.0	37.1*	
12 PARKING SETBACK (m MIN.)	2.00	NORTH: 1.15* SOUTH: 0.44* EAST: 2.17	
13 AMENITY AREA (m <sup>2</sup> MIN.)	20/UNIT (120.0m <sup>2</sup> )	290.73m <sup>2</sup> /6 UNITS TOTAL: ~48.5m <sup>2</sup> /UNIT	

\*ZONING DEFICIENCY

**PERMITTED USES**

- MEDIUM DENSITY RESIDENTIAL (R2) ZONE:
- DWELLING, LINKED
  - DWELLING, MULTIPLE-UNIT (MAXIMUM 6 UNIT)
  - DWELLING, SEMI-DETACHED
  - DWELLING, SINGLE DETACHED
  - GROUP HOME - TYPE 1 (IN A SINGLE-DETACHED DWELLING ONLY)

**WASTE REMOVAL**

GARBAGE TO BE STORED INTERNALLY AND PLACED ON THE CURB FOR MUNICIPAL PICK-UP.

**BUILDING CLASS.**

RESIDENTIAL - GROUP C OCCUPANCY, PART 9 OF THE ONTARIO BUILDING CODE

**CANADA POST**

THIS DEVELOPMENT WILL RECEIVE MAIL TO A NEAR-BY SUPERBOX AS LOCATED BY CANADA POST.

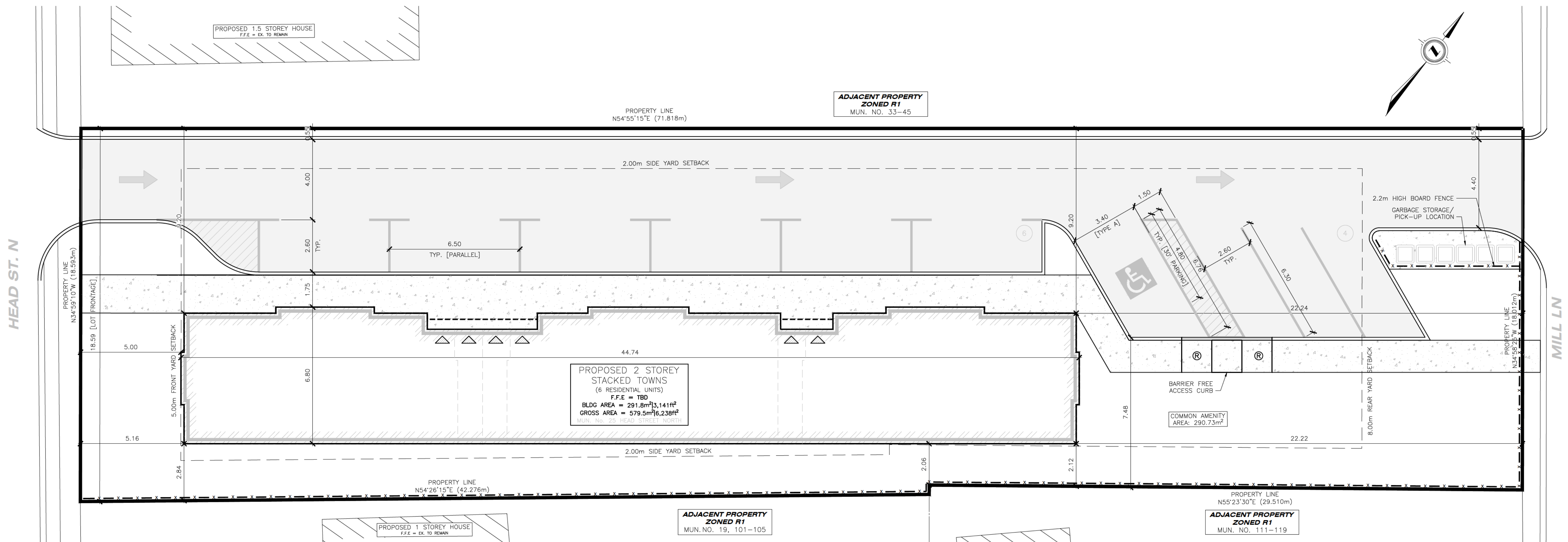
**PARKING DATA CHART**

OFF-STREET VEHICLE PARKING			
No.	ITEM	REQUIREMENT	PROPOSED
1	DWELLING (MULTI-UNIT)	1.5 PER UNIT (6 UNITS)	9 SPACES
2	TOTAL PARKING	SEE ABOVE	10 SPACES
3	B.F. PARKING	1-50 TOTAL REQUIRED SPACES (20 SPACES)	2 SPACES
			1 SPACE* (TYPE A)

\*ZONING DEFICIENCY

**LEGEND:**

- FR-2 PROPOSED SIGN, TYPE OF SIGN
- PROPOSED BARRIER FREE ROUTE
- PROPOSED FIRE ROUTE (6.0m WIDE, 12.0m RADIUS)
- PROPOSED SNOW STORAGE
- PROPOSED RAMP (SEE DETAIL ON SP2)
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PRINCIPAL BARRIER FREE ENTRANCE & FIRE FIGHTER ACCESS ENTRANCE
- BUILDING ENTRANCE
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED HEAVY-DUTY ASPHALT
- PROPOSED CONCRETE
- PROPOSED RETAINING WALL (DESIGNED BY OTHERS)
- EXISTING BUILDING
- PROPOSED BUILDING
- LIMITS OF SUBJECT PROPERTY
- DECIDUOUS/CONIFEROUS TREE
- LIGHTS, DESIGN BY OTHERS



**SITE BENCHMARK:**

MONUMENT TYPE:  
LOCATION:  
GEODETTIC ELEVATION:  
(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)

**REFERENCE DOCUMENTS:**

- LEGAL INFO OBTAINED FROM PLAN OF SURVEY BY JEREMY MATTHEWS, MTE ONTARIO LAND SURVEYORS LTD. PLAN NO: 54740-100-T1 (L), DATED FEBRUARY 22 2024
- PARCELS, BUILDINGS AND EXISTING INFORMATION ARE APPROXIMATE AND FOR REFERENCE ONLY.
- CONCEPT IS PRELIMINARY AND HAS NOT BEEN REVIEWED BY THE CITY.
- THE PLAN IS COMPILED AND SHOULD NOT BE CONSIDERED A PLAN OF SURVEY.

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	RM	01	ISSUED FOR CLIENT REVIEW	23/10/24	RM	
DRAWN	RM	02	ISSUED FOR CLIENT REVIEW	21/11/24	OMP	
CHECKED	JRC	03	ISSUED FOR CLIENT REVIEW	19/12/24	OMP	
APPROVED	JRC	04	ISSUED FOR CLIENT REVIEW	22/01/25	OMP	
DATE	18/03/2025	05	ISSUED FOR CLIENT REVIEW	19/03/25	OMP	
CAD	24-2208					

**STRIK BALDINELLI MONIZ**  
 sbm  
 PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL  
 1589 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8  
 Tel: (519) 471-6667 Fax: (519) 471-0034  
 Email: sbm@sbmild.ca

ENGINEER'S STAMP  
**PRELIMINARY NOT FOR CONSTRUCTION**

CLIENT  
**BAKKER DESIGN & BUILD**  
 6591 SEXTION RD 8  
 WATFORD, ON  
 NOM 2S0  
 P: 519-551-5219  
 E: BAKKERKENT@GMAIL.COM

SCALE  
 SCALE - 1:100  
 0 2.0m

TITLE  
**SITE PLAN & ZONING CHART**  
**PROPOSED DEVELOPMENT**  
 25 HEAD ST N  
 STRATHROY, ON

PROJECT No.  
**SBM-24-2208**  
 SHEET No.  
**SP1**  
 REVISION No.  
**05**