

Cloudpermit application number <b>B5-2026</b> CA-3539015-P-2026-25
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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-2026-25</b>

<b>Applicant, Property owner</b>		
Last name Zavitz	First name Kirk	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>Agent</b>		
Last name Sinclair	First name Courtney	Corporation or partnership Lerners LLP
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>
7222 WALKERS DR (Primary)	CON 9 S PT LOT 6	3916014060129000000

**STATUTORY DECLARATION**

I, Kirk Zavitz of the Municipality of Strathroy-Caradoc  
(Name) (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 Municipality of Strathroy-Caradoc in the  
County of Middlesex

On this 12 day of March 20 26

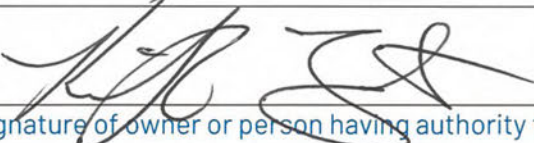
  
A Commissioner of Oaths

  
Applicant or Authorized Agent\*

**\*If applicable, please complete the attached 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 Committee of Adjustment 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 Consent.

	March 12, 2026 .
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, \_\_\_\_\_, (the owner) acknowledge that I will pay all legal/ engineering/ planning expenses the Municipality incurs as outlined above.

	March 12, 2026
Signature	Date

**AGENT AUTHORIZATION**

I, Kirk Zavitz, being the owner of the property described in  
(Name)

Section 1 of this application for Consent, hereby authorize Courtney Sinclair  
(Agent)

to act as my agent in matters related to this application for Consent.

Dated this 12 day of March 20 26


Owner

# 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.

## 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

March 12, 2026.

Date

## 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 2026-03-13, 12:01:00 p.m. EDT by Kirk Zavitz.

### Property owner

I, Kirk Zavitz, 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 2026-03-13, 12:01:10 p.m. EDT by Kirk Zavitz.


**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) Courtney Sinclair	What is the name(s) of the property owner(s)? Kirk Zavitz and Nancy Zavitz
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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 **Kirk Zavitz** 2026-03-13, 11:59:45 a.m. EDT

 Signed by **Courtney Sinclair** 2026-03-12, 3:21:18 p.m. EDT **Note: Form has been edited after the sign off.**

 Signed by **Courtney Sinclair** 2026-03-12, 3:20:54 p.m. EDT **Note: Form has been edited after the sign off.**

**1. APPLICANT INFORMATION**

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

For fields that don't apply, input N/A		
Name Kirk Zavitz and Nancy Zavitz	Address [REDACTED]	Town [REDACTED]

Phone [REDACTED]	Cell [REDACTED]
Email [REDACTED]	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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Name Courtney Sinclair	Address [REDACTED]	Town [REDACTED]	Postal Code [REDACTED]	Phone [REDACTED]
Cell [REDACTED]	Fax	Email [REDACTED]			

**3a. Current Official Plan land use designation**

Official plan land use designation  
Agricultural

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

Please explain how this application conforms to the Official Plan  
This application is made to sever a residence that is surplus to a farming operation. Pursuant to Section 5.3.1.8 of the Strathroy-Caradoc Official Plan, a severance of a surplus farm dwelling is permitted provided that new dwellings are prohibited on the retained lands, there is an adequate water supply, the sanitary service be upgraded as necessary and fully contained in the severed lot, vehicular access from a public highway is facilitated to the severed lot, MDS calculations are satisfied, lot size and dimensions comply with the zoning by law and loss of agricultural land be limited taking in account the location of the dwelling and its services, and farm buildings on or near the severed parcel are addressed. Pursuant to Section 4.5.3.4 of the Middlesex Official Plan, a severance of a surplus farm dwelling severance is permitted provided that the residence was built at least 10 years prior, the new lot is limited in size to accommodate the services, and new residential dwellings are prohibited on the retained land. The proposed severed lot is serviced by water via a sandpoint well located within the dwelling, the proposed dimensions of the lot have been curated to accommodate the existing septic system to the rear of the dwelling, there is vehicular access from a public highway within the proposed severed parcel, loss of agricultural land is limited, the dwelling was built more than 10 years ago, and new farm dwellings on the retained land will be prohibited via rezoning of the severed and retained lands. Pursuant to Section 5.3.1.5 (c) of the Strathroy Official Plan MDS I shall not apply to an existing dwelling resulting from a surplus dwelling severance in respect of any livestock facility situated on a separate lot. MDS I shall apply to a surplus dwelling severance if there is any livestock facility situated on the remnant farm, however that is not applicable in this instance.

**4. Current Zoning**

Current zoning  
A1 with a Natural Environment Overlay

**5. Purpose of the proposed transaction**

Please indicate the purpose of the proposed transaction  
The purpose of the proposed transaction is to sever a dwelling that is surplus to a farming operation

**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?  
 Yes  No

**7. DESCRIPTION OF SUBJECT LAND**

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

Geographic township Strathroy-Caradoc	Concession(s) 9	Lot(s) S 1/2 of W 1/2 of Lot 9	Registered Plan n/a	Part(s) except Part 1 34R-995
Street Address 7222 Walkers Drive, Strathroy				Municipal Roll Number 3916 014 060 12900 0000

**8. Easements or covenants**

Are there any easements or restrictive covenants affecting the subject land?  
 Yes  No

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

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

Frontage 235	Depth 690	Area irregular shape
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**10. Dimensions (in metric units)**

**a. Dimensions of the lot to be severed**

Frontage 60	Depth 170	Area 10200
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**b. Dimensions of the lot to be retained**

Frontage 175	Depth 690	Area
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**C. Existing uses on the subject land**

Describe all existing uses on the subject land  
Residential and agricultural

**D. Existing buildings or structures on the subject land**

Describe all existing buildings or structures on the subject land  
Dwelling, garden shed

**E. Proposed uses on the subject land**

Describe all proposed uses on the subject land  
Same as above.

**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 Walkers Drive	Other Public Road n/a
Right of Way: n/a	Water: n/a

**12. 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

### 13. Sewage Disposal

Sewage disposal will be provided via

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

### 14. Surplus farm dwelling

Is the purpose of the application to create a new lot to dispose a surplus farm dwelling as a result of farm consolidation?

- Yes  No

#### Complete the following

a. Are you aware of the restriction through zoning that would apply to the balance of the farm to prohibit any new residential use?

- Yes  No

b. Indicate the year in which the subject lands were acquired by the owner  
1995

c. Address of the 'home farm'  
7222 Walkers Drive, Strathroy

d. Number of farms owned and operated by the owner(s) and approximate total acreage  
280 total acreage; 7199 Walkers Drive, 24389 Sutherland Road, 7222 Walkers Drive,

e. Year of dwelling construction  
~ 35 years ago

f. Describe the condition of dwelling and its suitability for human occupancy  
The dwelling is in good condition and is fit for human occupancy.

g. Describe the condition and proposed use of any outbuildings  
There are no outbuildings other than a small garden shed. No new outbuildings are proposed.

**15. Is the property associated with any other planning applications**

**Official Plan Amendment**

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

**Zoning By-law Amendment**

Yes or No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	File No. TBD	Status Severed and retained lands will be rezoned as a condition of this application.
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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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**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 Consent under the Planning Act**

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

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

**17. Consistency with the Provincial Planning Statement**

Please indicate how the application is consistent with the Provincial Planning Statement

Section 4.3.3 of the Provincial Policy Statement permits lot creation for one new residential lot in prime agricultural areas for a residence surplus to a farming operation provided that the new lot is limited in size to accommodate sewage and water services, and new dwellings are prohibited on the retained land. The dimensions of the proposed severed lot were chosen in a manner so as to accommodate the existing water supply (via a sandpoint well located within the dwelling) and the existing septic system (to the rear of the dwelling).

## 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.