



For Office Use Only	
File Number:	ZBA2-2021
Date Received:	February 12, 2021
Pre-Consultation Date:	
Date Ready for Circulation:	
Signature of Planner:	

Zoning By-law Amendment Application

Pursuant to Section 34 of the Planning Act

Section 36 'H' Removal and amendment to site specific zoning

1. Applicant information	
Registered owner(s) of the subject land	
Name: 2634876 ONTARIO INC / per Emil PATTYK	
Address: [REDACTED]	
Town: [REDACTED]	Postal Code: [REDACTED]
Phone: [REDACTED]	Cell: [REDACTED]
Email: [REDACTED]	Method of communication preferred: <input checked="" type="checkbox"/> Email <input type="checkbox"/> Mail <input type="checkbox"/> Both
Agent (authorized by the owner to file the application, if applicable)	
Name:	
Address:	
Town:	Postal Code:
Phone:	Cell:
Fax:	Email:
2. Date of Application:	
3. If known, please indicate the names and addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land. Provide a separate sheet where needed.	
Name: NO MTGS	
Address:	
Town:	Postal Code:
Phone:	Cell:
Fax:	Email:

4a. Current Official Plan land use designation: Residential (OPA #5)		
b. Please explain how this application conforms to the Official Plan		
<p>The proposed application is removing a Hold which until such time as a subdivision agreement was registered, this is expected shortly.</p> <p>The increase coverage is in line with the character of the neighbourhood and the residential policies in the OP</p>		
5a. Current Zoning: R1-17-H-5		
b. Please explain the nature and extent of the rezoning		
<p>The hold provision is in place until such time as the subdivision agreement is in place. The subdivision agreement is expected to be finalized and to Council in the coming month or two.</p> <p>The zoning amendment request is for lot coverage of 50% whereas the R1 zone has a lot coverage 40%.</p>		
c. Please provide an explanation for the requested rezoning		
<p>Hold Removal is needed prior to building permits being issued. The coverage of 50% was planned for in the engineering and stormwater management it was just not picked up in the zoning by-law application that was submitted in 2013.</p>		
6. Description of subject land 39T-SC-1303		
Geographic Township: Strathroy	Lot(s)/Concession:	
Registered Plan:	Lot(s):	
Reference Plan:	Part(s):	
911 Street Address:	Municipal Roll Number: 391600015006500	
7. Dimensions of subject land (in metric units)		
Frontage: 243.73	Depth: ~201.46	Area: 15 ac
8. Access to subject land (please provide information for only those that apply to this property)		
Provincial Highway:	County Road:	
Municipal Road: Thorn Drive Extension	Other Public Road:	
Right of Way:	Water:	
9. Describe all existing uses of the subject land		
Vacant		

10. Please indicate whether there are any existing buildings or structures on the subject land

Yes* No

*If yes, please complete the following table indicating the types of buildings 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

11. Describe all proposed uses of the subject land

Plan of Subdivision - 43 residential lots

12. Please indicate whether any buildings or structures are proposed to be built on the subject land

Yes* No

*If yes, please indicate the type of buildings or structures proposed on the subject land and the specified measurements (in metric units):

Type of Building / Structure	Distance from front lot line	Distance from rear lot line	Distance from side lot lines	Height	Floor Area
TBD					

13. Please indicate the date when the subject land was acquired by the current owner

2018

14. Please indicate the length of time that the existing uses of the subject land have continued

15. Water Supply: How is water supplied?			
<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 (please specify) _____
16. Sewage Disposal: How is sewage disposed of?			
<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 (please specify) _____
17. 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.			Yes* <input type="checkbox"/> No <input checked="" type="checkbox"/>
*If yes, have the following reports been submitted as part of the requested amendment?			
<input type="checkbox"/>	servicing options report	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/>	hydrogeological report	Yes <input type="checkbox"/>	No <input type="checkbox"/>
18. Storm Drainage: How is storm drainage managed?			
<input checked="" type="checkbox"/>	storm sewers	<input checked="" type="checkbox"/>	swales
<input checked="" type="checkbox"/>	municipal drainage ditches	<input type="checkbox"/>	other (please specify) _____
19. Indicate the minimum and maximum density and height requirements if applicable:			
	Minimum	Maximum	
Height			
Density			
20. Is this an application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement?			Yes* <input type="checkbox"/> No <input checked="" type="checkbox"/>
*If yes, provide the current Official Plan policies, if any, dealing with the alteration or establishment of an area of settlement: <i>(please use a separate sheet)</i>			

21. Does this application remove land from an area of employment?	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
*If yes, provide the current Official Plan policies, if any, dealing with the removal of land from an area of employment: <i>(please use a separate sheet)</i>		
22. Are the subject lands within an area where zoning with conditions applies?	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
*If yes, provide an explanation of how the proposed amendment complies with the Official Plan policy relating to the zoning with conditions: <i>(please use a separate sheet)</i>		
23. If known, has the subject land ever been the subject of:		
An application for an amendment to the Official Plan under the <i>Planning Act</i> ? *If yes, provide the following: File No. _____ Status _____	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
An application for an amendment to the Zoning By-law under the <i>Planning Act</i> ? *If yes, provide the following: File No. <u>08-20</u> Status <u>Approved</u>	Yes* <input checked="" type="checkbox"/>	No <input type="checkbox"/>
A Minister's zoning order under the <i>Planning Act</i> ? *If yes, provide the following: Reg. No. _____ Status _____	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
An application for approval of a Plan of Subdivision under the <i>Planning Act</i> ? *If yes, provide the following: File No. <u>Sc-1303</u> Status <u>Draft Approved</u>	Yes* <input checked="" type="checkbox"/>	No <input type="checkbox"/>
An application for an application for Consent under the <i>Planning Act</i> ? *If yes, provide the following: File No. _____ Status _____	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
24. Please indicate how the application is consistent with the Provincial Policy Statement (a copy of the Provincial Policy Statement is available at www.mah.gov.on.ca). Hold removal only no change to by-law provisions. Subdivision agreement will be in place in order to remove the hold. The coverage increase will in result efficient use of the property.		
25. Is the subject land within an area of land designated under any provincial plan or plans?	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
*If yes, explain how the requested amendment conforms or does not conflict with the provincial plan or plans.		

26. Have any supporting studies, reports or documentation been submitted with this application?	Yes* <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>
<p>*If yes, please list the titles: Correspondence from engineer and the SWM report.</p>		
27. Please provide a proposed strategy for consulting with the public with respect to the application		
As per the requirements of the Planning Act only?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Additional consultation beyond requirements of Planning Act?	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<p>*If you plan to consult beyond the requirements of the Planning Act, please detail:</p>		
28. This application must be accompanied by a sketch showing the following information. Failure to supply this information will result in a delay in processing of the application. Please complete the checklist below to ensure you have included all the required information.		
<p><input checked="" type="checkbox"/> The boundaries and dimensions of the subject land.</p> <p><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.</p> <p><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)</p> <p><input checked="" type="checkbox"/> The current uses on land that is adjacent to the subject land.</p> <p><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.</p> <p><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.</p> <p><input checked="" type="checkbox"/> The location and nature of any easements affecting the subject land.</p>		

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, 2634876 ONTARIO IN
per Emil PATTYR, (the owner) acknowledge that I will pay all legal / engineering /
planning expenses the Municipality incurs as outlined above.

Emil Patten
Signature

Feb 11 / 2021
Date

STATUTORY DECLARATION

I, 2634876 Ontario Inc/Emi Realty of the MT Brydges
(Name) (Name of City, Town, Township, Municipality, etc.)

in the Strathroy/Caradoc
(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

this 17 day of February 2021

Melanie Carson

[Signature]

A Commissioner of Oaths

Applicant or Authorized Agent*

Melanie Pamela Carson, a Commissioner, etc.,
Province of Ontario, for the Corporation of the
Municipality of Strathroy-Caradoc.
Expires July 13, 2023.

* Please complete the 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 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.

[Signature]

Feb 12/2021

Signature of owner or person having authority to bind the owner

Date