



For Office Use Only	
File Number:	ZBA2-2020
Date Received:	Dec 23, 2019
Date Deemed Complete:	
Signature of Planner:	

Zoning By-law Amendment Application

Pursuant to Section 34 of the Planning Act

1. Applicant information	
Registered owner(s) of the subject land	
Name: Cirrus Developments Ltd. c/o James Banman	
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: Dillon Consulting Limited c/o Rick Dykstra	
Address: [REDACTED]	
Town: [REDACTED]	Postal Code: [REDACTED]
Phone: [REDACTED]	Cell: [REDACTED]
Fax: [REDACTED]	Email: [REDACTED]
2. Date of Application: Dec 18, 2019	
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: [REDACTED]	
Address: [REDACTED]	
Town: [REDACTED]	Postal Code: [REDACTED]
Phone: [REDACTED]	Cell: [REDACTED]
Fax: [REDACTED]	Email: [REDACTED]

4a. Current Official Plan land use designation: Residential**b. Please explain how this application conforms to the Official Plan**

Maintains the 'Residential' land use designation of the subject lands and consistent with the orderly development of a 'Settlement Area' as per the County OP.

5a. Current Zoning: FD/FD-1 (Future Development)**b. Please explain the nature and extent of the rezoning**

The nature of the rezoning is to change the existing zoning from 'FD/FD-1' to a site specific Residential Type Two (R2*).

c. Please provide an explanation for the requested rezoning

The rezoning is being requested to permit the residential development that includes 22 single family detached, 8 semi-detached dwellings and a block for multiple attached (townhouse) units along a new right-of-way ('Street A'- see plan Attached)

6. Description of subject land

Geographic Township: Strathroy-Caradoc	Lot(s)/Concession: 3
Registered Plan:	Lot(s):
Reference Plan:	Part(s): 17,18
911 Street Address:	Municipal Roll Number:

7. Dimensions of subject land (in metric units)

Frontage: 22.9/23.5	Depth: varies	Area: 4.18ha(10.33 ac)
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8. Access to subject land (please provide information for only those that apply to this property)

Provincial Highway:	County Road:
Municipal Road: Glendon Drive / Queen St	Other Public Road:
Right of Way:	Water:

9. Describe all existing uses of the subject land

Vacant Residential

10. Please indicate whether there are any existing buildings or structures on the subject landYes* ☐ 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

22 single family detached dwellings, 8 semi-detached dwellings and 1 block for multiple attached (townhouse units) along a new right-of-way (Street A).

12. Please indicate whether any buildings or structures are proposed to be built on the subject landYes* ☒ 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
22 SFD (see site plan)					
8 Semi-Detached (see site plan)					
1 Bldg for townhouse (see site plan)					

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
Subject lands are vacant

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* ☐ No ☒

*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 type="checkbox"/>	swales
<input type="checkbox"/>	municipal drainage ditches	<input type="checkbox"/>	other (please specify) _____

19. Indicate the minimum and maximum density and height requirements if applicable: n/a

	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"/>
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*If yes, provide the current Official Plan policies, if any, dealing with the alteration or establishment of an area of settlement: *(please use a separate sheet)*

21. Does this application remove land from an area of employment?	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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*If yes, provide the current Official Plan policies, if any, dealing with the removal of land from an area of employment: *(please use a separate sheet)*

22. Are the subject lands within an area where zoning with conditions applies?	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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*If yes, provide an explanation of how the proposed amendment complies with the Official Plan policy relating to the zoning with conditions: *(please use a separate sheet)*

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"/>
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An application for an amendment to the Zoning By-law under the <i>Planning Act</i> ? *If yes, provide the following: File No. _____ Status _____	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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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"/>
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An application for approval of a Plan of Subdivision under the <i>Planning Act</i> ? *If yes, provide the following: File No. _____ Status _____	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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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"/>
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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).

See Planning Justification Report.

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 type="checkbox"/>
*If yes, please list the titles: Planning Justification Report		
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 type="checkbox"/>	No <input checked="" type="checkbox"/>
Additional consultation beyond requirements of Planning Act?	Yes* <input checked="" type="checkbox"/>	No <input type="checkbox"/>
*If you plan to consult beyond the requirements of the Planning Act, please detail: To be determined with the Municipality if "Open House" is required.		
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.		
<ul style="list-style-type: none"> <input type="checkbox"/> The boundaries and dimensions of the subject land. <input 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 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 type="checkbox"/> The current uses on land that is adjacent to the subject land. <input 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 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 type="checkbox"/> The location and nature of any easements affecting the subject land. 		

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, JIM BANMAN, (the owner) acknowledge that I will pay all legal / engineering / planning expenses the Municipality incurs as outlined above.


Signature

DEC 18 2019
Date

STATUTORY DECLARATION

I, RICHARD DYKSTRA of the CITY OF LONDON
(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 City
 of London in the
County of middlesex
 this 18th day of December 20 19



A Commissioner of Oaths

Lynsey Nicole McMullan

Barrister & Solicitor, London, Ontario
 Commissioner of Oaths & Notary Public



Applicant or Authorized Agent*

*** 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 of owner or person having authority to bind the owner

Dec. 18, 2019.
 Date

Cirrus Developments Ltd.
204B-219 Oxford Street West
London, Ontario
N6H 1S5

Municipality of Strathroy-Caradoc
52 Frank Street
Strathroy, Ontario
N7G 2R4

***Timberview Trail Subdivision
Part of Lots 48, 56, 57 and 69, Plan 34M-6
Mount Brydges, Ontario***

This letter will serve as authorization for Dillon Consulting Limited (Rick Dykstra) and their representatives to act as our agent in all matters related to our Rezoning application, Draft Plan application and any other municipal requirements for the above referenced property.

Sincerely,

A handwritten signature in black ink, appearing to be 'James Banman', with a long horizontal stroke extending to the right.

James Banman
President

DEC 18 2019.

Date