

RECEIVED  
MAY 18 2021  
MUNICIPALITY OF STRATHROY-CARADOC

For Office Use Only	
File Number:	ZBA B-2021
Date Received:	May 18, 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

### 1. Applicant information

Registered owner(s) of the subject land

Name: 2410172 Ontario Ltd.

Address: [REDACTED]

Town: [REDACTED]

Postal Code: N7G 3H5

Phone: [REDACTED]

Cell:

Email:

Method of communication preferred:

☐ Email ☐ Mail ☒ Both

Agent (authorized by the owner to file the application, if applicable)

Name: Ken H. Tupholme

Address: [REDACTED]

Town: [REDACTED]

Postal Code: [REDACTED]

Phone:

Cell: [REDACTED]

Fax:

Email: [REDACTED]

### 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: Farm Credit Canada

Address: [REDACTED]

Town: [REDACTED]

Postal Code: [REDACTED]

Phone:

Cell:

Fax:

Email:

<b>4a. Current Official Plan land use designation:</b> Rural Residential		
<b>b. Please explain how this application conforms to the Official Plan</b>		
Section 5.3.6: Criteria for development are met. Conformity and compliance with the Official Plan with respect to intensification in settlement areas, compatible with the area and an efficient use of land.		
<b>5a. Current Zoning:</b> A1		
<b>b. Please explain the nature and extent of the rezoning</b>		
Rural Residential 5		
<b>c. Please provide an explanation for the requested rezoning</b>		
R5 required for the residential Lots proposed.		
<b>6. Description of subject land</b>		
Geographic Township: Strathroy-Caradoc	Lot(s)/Concession: Pt Lot 21 Concession 2	
Registered Plan:	Lot(s): N/A	
Reference Plan:	Part(s): N/A	
911 Street Address: 22661 Troops Road	Municipal Roll Number: 591601403006900	
<b>7. Dimensions of subject land (in metric units)</b>		
Frontage: 235.28 m	Depth:	Area: 47.71 Acres
<b>8. Access to subject land (please provide information for only those that apply to this property)</b>		
Provincial Highway:	County Road:	
Municipal Road: Troops Road	Other Public Road:	
Right of Way:	Water: Well	
<b>9. Describe all existing uses of the subject land</b>		
Agricultural/Residential		

**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
Two (2) Agricultural Accessory Buildings						
Dwelling						

**11. Describe all proposed uses of the subject land**

Residential/Agricultural

**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
Single Dwelling(s)	**As per R5	(-) Special	Provision		

**13. Please indicate the date when the subject land was acquired by the current owner**  
April 1, 2014

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

50+ years

<b>15. Water Supply: How is water supplied?</b>			
<input type="checkbox"/>	publicly owned and operated piped water system	<input type="checkbox"/>	lake or other water body
<input checked="" type="checkbox"/>	privately owned well or communal well	<input type="checkbox"/>	other (please specify) _____
<b>16. Sewage Disposal: How is sewage disposed of?</b>			
<input type="checkbox"/>	publicly owned and operated sanitary sewage system	<input type="checkbox"/>	privy
<input checked="" type="checkbox"/>	privately owned individual or communal septic system	<input type="checkbox"/>	other (please specify) _____
<b>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.</b>			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"/>
<b>18. Storm Drainage: How is storm drainage managed?</b>			
<input type="checkbox"/>	storm sewers	<input checked="" type="checkbox"/>	swales
<input checked="" type="checkbox"/>	municipal drainage ditches	<input type="checkbox"/>	other (please specify) _____
<b>19. Indicate the minimum and maximum density and height requirements if applicable:</b>			
	Minimum	Maximum	
Height	as per R5 (-)		
Density			
<b>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?</b>			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. _____ Status _____	Yes* <input type="checkbox"/>	No <input checked="" 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. _____ Status _____	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
An application for an application for Consent under the <i>Planning Act</i> ? *If yes, provide the following: File No. B10-B13/19 Status Lapsed	Yes* <input checked="" type="checkbox"/>	No <input type="checkbox"/>
<p>24. Please indicate how the application is consistent with the Provincial Policy Statement (a copy of the Provincial Policy Statement is available at <a href="http://www.mah.gov.on.ca">www.mah.gov.on.ca</a>).</p> <p>Section 1.6.6.4 provides for individual on-site sewage and water services where suitable and where there are no negative impacts. The PPS encourages intensification that is compatible with the surrounding area and represents the efficient use of land. Proposed lot creation is consistent with the goals, objectives, and requirements of the PPS.</p>		
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.		

<b>26. Have any supporting studies, reports or documentation been submitted with this application?</b>	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
*If yes, please list the titles:		
<b>27. Please provide a proposed strategy for consulting with the public with respect to the application</b>		
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"/>
*If you plan to consult beyond the requirements of the Planning Act, please detail:		
<b>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.</b>		
<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.

Mario Slegers

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

  
Signature

  
Date



# STATUTORY DECLARATION

I, Mario Slegers 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 City  
of London in the  
County of Middlesex  
this 13th day of May 20 21

[Signature]

A Commissioner of Oaths

Sworn Virtually in accordance  
with Law Society Requirements.

[Signature]

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]  
Signature of owner or person having authority to bind the owner

May 13/2021  
Date



**AGENT AUTHORIZATION**

(Please complete the authorization for an agent to act on behalf of the owner of the subject land)

Mario Slegers

I, \_\_\_\_\_, being the owner of the property described in Section 1 of  
(Name)

this application for zoning by-law amendment, hereby authorize Ken Tupholme  
(Agent)

to act as my agent in matters related to this application for zoning by-law amendment.

Dated this 13 day of May 20 21

\_\_\_\_\_  
Owner

## **Notes for Current Application**

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Requirement met. See new plan.

File Concurrently: Rural Residential 5 special provision.

To be completed.

To be completed.

To be completed.

Quantity has been professionally confirmed. Quality/potable analysis to be completed.

To be completed.

Determination to be made through communication with CN. Specific physical attributes of the rail line at this location must be acknowledged.

Complete as per Brad Bausette.

Necessity for signage to be reviewed as very nominal traffic.

### **Former Conditions:**

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**Condition 4** - That the depth of the severed lands be a minimum of 55 m and the lot area be a minimum of 1,845 m<sup>2</sup>.

**Condition 5** - That the severed lands be appropriately re-zoned.

**Condition 6** - That an entrance permit be obtained from the Strathroy-Caradoc Department with all costs, including applicable fees and charges, borne by the applicant.

**Condition 7** - That a draft reference plan be prepared by an Ontario Land Surveyor for the purposes of facilitating the transaction of Consent B12/16 and that this plan be approved by the Municipality prior to being deposited with the Land Registry.

**Condition 8** - That a lot grading, stormwater management and drainage plan, prepared by a professional engineer to the satisfaction of the Municipality, be submitted for the 'lot to be severed' in accordance to the Municipality's Building By-law.

**Condition 9** - That the applicant provide evidence from a licensed well driller of both quantity and quality potable water on site to the satisfaction of the Municipality.

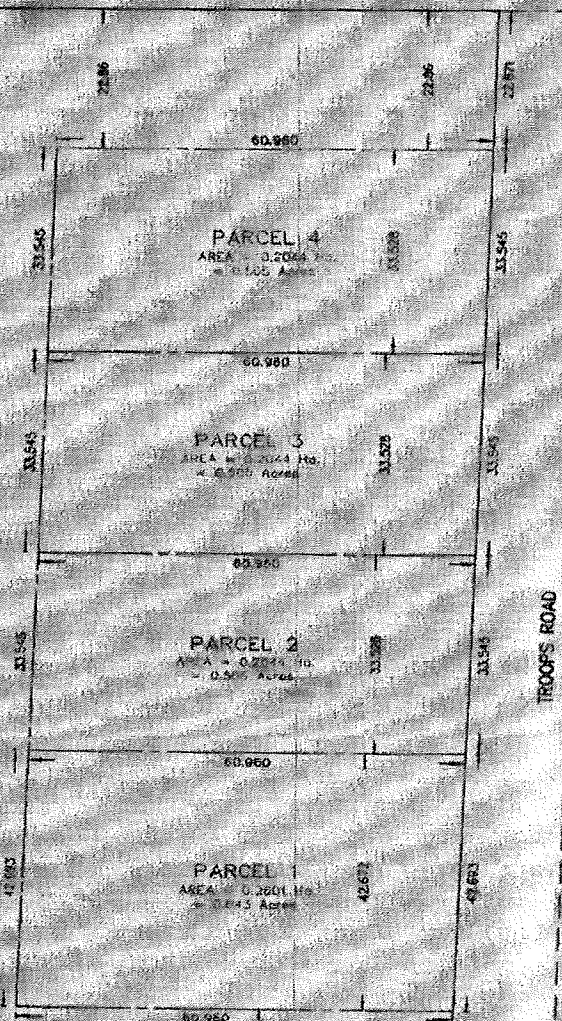
**Condition 10** - That a soils report, prepared to the satisfaction of the Municipality, be submitted which demonstrates the suitability of the subject lands to accommodate an on-site sanitary waste disposal system in accordance with the provincial regulations.

**Condition 11** - That an easement be established on the retained lands for the safety berm and noise wall, as shown on AGM sketch dated March 25, 2019.

**Condition 12** - That Troops Road be extended from the south end of Lot 2 to the north end of Lot 1 with a turnaround and proper ditching and drainage, to the satisfaction of the Director of Engineering and Public Works.

**Condition 13** - That the applicant petition for a 3 way stop at the intersection of Troops Road and Troops Road, and supply the signage at their cost, if required.

Great Western Railroad Company  
(Knox Station, Hamilton, National Railway)

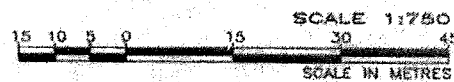


## SKETCH FOR SEVERANCE APPLICATION

22661 Troops Road, Mount Brydges

### NOTE:

- 1) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
- 2) BOUNDARY INFORMATION SHOWN HEREON IS DERIVED FROM PLAN 33R-18826.
- 3) THIS SKETCH IS PROTECTED BY COPYRIGHT ©.
- 4) THE LEGAL DESCRIPTION OF THE SEVERED PARCEL(S) IS PART OF LOT 21, CONCESSION 2, GEOGRAPHIC TOWNSHIP OF CARADOC, MUNICIPALITY OF STRATHROY-CARADOC.



ARCHIBALD, GRAY & MCKAY LTD.  
3514 WHITE OAK ROAD, LONDON, ON, N8E 2Z9  
PHONE 519-885-5300 FAX 519-885-5303  
EMAIL info@agm.on.ca WEB www.agm.on.ca

DRAWN BY: RTW	DIGITAL FILE: CA19055K1EC.DWG	PLAN No:
CHECKED BY: -	FILE No: CA-128-7	CONCEPT
Plot Date: Apr. 20, 01		

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