

Cloudpermit application number
CA-3539015-P-2025-5

Pre-consultation information

By-law 199-200, 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.

Pre-consultation is not completed. Application number: CA-3539015-P-2025-5

Applicant, Property owner

| | | |
|------------------------------|----------------------------|--|
| Last name Banman | First name Paul | Corporation or partnership Banman Developments Inc. |
| Street address [REDACTED] | Unit number [REDACTED] | Lot / Con. |
| Municipality [REDACTED] | Postal code [REDACTED] | Province [REDACTED] |
| Other phone [REDACTED] | Mobile phone [REDACTED] | |
| Fax [REDACTED] | Email [REDACTED] | |

Subject Land Information

| Address | Legal description | Roll number |
|-------------------------|-------------------|---------------------|
| 544 REGENT ST (Primary) | PLA 133M822 LOT 7 | 3916014031080270000 |

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 acknowledge 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 2025-01-27, 12:05:41 p.m. EST by Paul Banman.

Property owner

I, Paul Banman, 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.

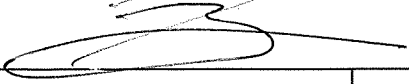
 Digitally signed on 2025-01-27, 12:05:43 p.m. EST by Paul Banman.

Sworn Declaration of Applicant

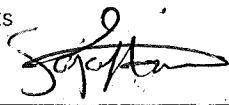
Complete in the presence of a Commissioner for taking affidavits

I, Banman Developments Inc. (Paul Banman), 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)



Signature of Commissioner for taking affidavits



Municipality

Strathroy-Caradoc

Day, month, year

28/01/2025

Place an imprint of your stamp below

**Saja Hazem Alasmar, a Commissioner, etc.,
Province of Ontario, for the Corporation of the
Municipality of Strathroy-Caradoc.
Expires December 27, 2027.**

Agent Authorization

Is there an authorized agent(s) acting on behalf of the property owner(s)?

☐ Yes ☒ No

1. Applicant information**Registered owner(s) of the subject land**

| | | |
|------------------------------------|-----------------------|--------------------|
| Name Banman Developments Inc | Address [REDACTED] | Town [REDACTED] |
|------------------------------------|-----------------------|--------------------|

Postal Code
[REDACTED]

Phone
[REDACTED]

Cell
[REDACTED]

Fax
[REDACTED]

Email
[REDACTED]

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?

☐ Yes ☒ No

2. Current Official Plan land use designation

Current Official Plan land use designation:

Residential

3. Current Zoning

Current Zoning:

R1

4. Nature and extent of the relief from the Zoning By-law (what is being varied)

Describe the nature and extent of the relief from the Zoning By-law (what is being varied):

Proposed home creates a 3.88m rear yard setback where a 8m setback is required.

5. Reasons why the proposed use cannot comply with the provisions of the Zoning By-law

Provide reasons why the proposed use cannot comply with the provisions of the Zoning By-law:

This lot is by far the shallowest lot in the subdivision and building a home on it with existing setback requirements would be virtually impossible. To accommodate for the shallow depth, the pie shaped lot was widened substantially. The side yard setback is 5.96m on the SW corner, and is 7.95 on the NW corner. In its current proposed position, the rear yard would easily extend to a very usable side yard as well. Worth noting, the property rear yard backs onto the lipsit drain, and would not encroach any rear yard neighbours.

6. Description of subject land

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

| | | | | | |
|--|-----------------------------|-----------------------|------------------------------|---------------|------------------------------|
| Geographic Township: Municipality of Stratroy-Caradoc | Registered Plan: 33M-822 | Reference Plan: NA | Lots(s)/Concession: Lot 7 | Lot(s): NA | 911 Address 544 Regent St |
|--|-----------------------------|-----------------------|------------------------------|---------------|------------------------------|

7. Dimensions of subject land (in metric units)Frontage:
12.156Depth:
Irregular (32.699 S and 28.848 N)Area:
NA**8. Access to subject land (only those that apply to this property)**

Please input the street name(s). For non applicable fields, please input N/A

Provincial Highway:
NaCounty Road:
GlendonMunicipal Road:
NaOther Public Road:
Regent StRight of Way:
NAWater:
NA**9. Existing Uses on the Subject**Describe all existing uses of the subject land
Vacant land zoned residential for new home construction.**10. are any existing buildings or structures on the subject lands?**

Are any existing buildings or structures on the subject lands?

☐ 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):**

| | Structure 1 | Structure 2 | Structure 3 | Structure 4 |
|-------------------------------------|-------------|-------------|-------------|-------------|
| Type of Building/Structure | | | | |
| Year of Construction | | | | |
| Distance from front lot line (m) | | | | |
| Distance from rear lot line (m) | | | | |
| Distance from West lot line (m) | | | | |
| Distance from the East lot line (m) | | | | |
| Height (m) | | | | |
| Floor Area | | | | |

11. Describe all proposed uses of the subject landDescribe all proposed uses of the subject land
Proposed new home construction.

12. Buildings or structures proposed to be built on the subject land

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):**

| | Proposed Structure 1 | Proposed Structure 2 | Proposed Structure 3 | Proposed Structure 4 |
|--------------------------------------|----------------------|----------------------|----------------------|----------------------|
| Type of Building Structure | Residential detached | | | |
| Proposed Year of Construction | 2025 | | | |
| Distance from the front lot line (m) | 6 | | | |
| Distance from the rear lot line (m) | 3 | | | |
| Distance from West lot line (m) | 2 | | | |
| Distance from East lot line (m) | 3 | | | |
| Height (m) | 6 | | | |
| Floor Area | 290.0 m ² | | | |

13. Date when the subject land was acquired by the current owner

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

14. Length of time that the existing uses of the subject land have continued?

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

15. Water Supply

Water supply is provided to the subject land via?

☒ publicly owned and operated piped water system ☐ lake or other water body ☐ privately owned well or communal well

other (please specify)

16. Sewage

Sewage disposal is provided to the subject land via?

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

Other (please specify)

17. Storm Drainage

Storm drainage is provided to the subject land via?

☒ storm sewers ☐ swales ☐ municipal
drainage
ditches

other (please specify)

18. Is the subject land the subject of

An application for approval of a Plan of Subdivision under the Planning Act?

☐ Yes ☒ No

If yes, provide the following

File No.

Status

An application for an application for Consent under the Planning Act?

☐ Yes ☒ No

If yes, provide the following

File No.

Status

19. Previous subject of an application for Minor Variance

Please indicate whether the subject land has previously been the subject of an application for Minor Variance?

☐ Yes ☒ No

20. Accompanying documentation

Please confirm that the attached concept plan includes the following:

1) The boundaries and dimensions of the subject land

☒ 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 ☐ No

6) If access to the subject land will be by water only, the location of the parking and docking facilities to be used

☐ Yes ☒ No

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

☐ Yes ☒ N/A

DISCALIMER

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.