

Cloudpermit application number
CA-3539015-P-2025-35

A14-2025
Received: May 15-2025
Completed: June 04-2025

Pre-consultation information

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.

Pre-consultation is not completed. Application number: CA-3539015-P-2025-35

Applicant, Property owner

Last name Scripnick	First name Mark	Corporation or partnership
Street address [REDACTED]	Unit number	Lot / Con.
Municipality [REDACTED]	Province [REDACTED]	Postal code [REDACTED]
Other phone +1 5194949164	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

Subject Land Information

Address	Legal description	Roll number
401 VICTORIA (Primary)	PLAN 280 PT LOTS 21 & 22 RP 44R10704 PART 1	3916000140033000000

Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

I, Mark Scripnick, 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)

x *Mark Scripnick*

Signature of Commissioner for taking affidavits

Saja Alasmar

Municipality

Strathroy - Caradoc

Day, month, year

June 3, 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.


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 2025-06-03, 11:52:13 a.m. EDT by Mark Scripnick.

Property owner

I, Mark Scripnick, 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 2025-06-03, 11:52:17 a.m. EDT by Mark Scripnick.

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	Address	Town
Mark Scripnick	[REDACTED]	[REDACTED]

Postal Code

[REDACTED]

Phone

[REDACTED]

Cell

[REDACTED]

Fax

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

2. Current Official Plan land use designation

Current Official Plan land use designation:

Residential

3. Current Zoning

Current Zoning:

Low Density Residential Residential (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):

1. We have reach the upper limit of the area allowed for accessory buildings with 7.56 Meters in surplus at this time We are asking for consideration to increase the area allowed for accessory buildings by an additional 70.54 SQ Meters in order to build the proposed garage. 2. Height of proposed garage at mid roof is 4.62M. This height exceeds current height restriction based on mid-point of the roof at 4.5M. The proposed building exceeds the current height restriction by 4" 3/4 or 0.12 Meters. I calculated this using the mid point of the roof.

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:

1. % of proposed auxiliary building exceeds would exceeds current allowance by 70.54 SQ Meters. Required addition area to build garage. 2. Height of proposed auxiliary building exceeds current height restriction by 0,12 Meters or by 4" 3/4. Require to raise the height restriction.

6. Description of subject land					
For fields that don't apply, input N/A					
Geographic Township: Strathroy Caradoc	Registered Plan: 44R10704 Part 1	Reference Plan: Plan 280	Lots(s)/Concession: Part of Lots Lots 21 & 22	Lot(s): N/A	911 Address 401 Victoria Street

7. Dimensions of subject land (in metric units)		
Frontage: 80.74	Depth: 89.46	Area: 5918.7 from plan

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: N/A	County Road: Victoria Street	Municipal Road Victoria Street	Other Public Road: N/A	Right of Way: N/A	Water: N/A

9. Existing Uses on the Subject
Describe all existing uses of the subject land Residential

10. are any existing buildings or structures on the subject lands?
Are any existing buildings or structures on the subject lands? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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	Garage	Garage	Historic Shed	
Year of Construction	1872	2010	Early 1900s	
Distance from front lot line (m)	35	54	66.63	
Distance from rear lot line (m)	39	22	22	
Distance from West lot line (m)	27	18	29	
Distance from the East lot line (m)	20	23	12	
Height (m)	10	4	3	
Floor Area	203.2 m ²	131.5 m ²	30.3 m ²	

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

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	Garage			
Proposed Year of Construction	Spring of 2026			
Distance from the front lot line (m)	73			
Distance from the rear lot line (m)	10			
Distance from West lot line (m)	32			
Distance from East lot line (m)	11			
Height (m)	4			
Floor Area	78.1 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?

1998

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?

Built in 1872 = 153 years

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
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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.

SITE PLAN

COUNTY OF MIDDLESEX

MUNICIPALITY OF STRATHROY-CARADOC



ZONING REGULATIONS FOR R1 PROPERTY

LOT COVERAGE	
LOT AREA TOTAL	= 5918.7 m²
ALLOWABLE LOT COVERAGE ON SITE	= 40% = 2367.5 m²
ALLOWABLE LOT COVERAGE (ACCESSORY)	= 15% = 887.8 m²
TOTAL PROPOSED LOT COVERAGE	= 7.6% = 451.6 m²
TOTAL PROPOSED LOT COVERAGE (ACCESSORY)	= 4.1% = 243.6 m²
EXISTING DWELLING / ENCLOSED ENTRY	= 208 m² +/-
EXISTING COVERED BREEZEWAY	= 3.7 m² +/-
EXISTING GARAGE	= 131.5 m² +/-
EXISTING SHED	= 30.3 m² +/-
PROPOSED GARAGE / CARPORT	= 55.8 m²
PROPOSED COVERED BREEZEWAY	= 22.3 m²
SETBACKS	
INT. SIDE YARD SETBACK	= 1.2 m
REAR YARD SETBACK	= 8 m
FRONT YARD SETBACK	= 5 m





DUE NORTH
DESIGN & DRAFTING INC.

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Iona Station ON
N0L 1P0

- NOTES:**
- DO NOT SCALE DRAWING.
 - ALL MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF THE ONTARIO BUILDING CODE.
 - ALL DIMENSIONS ARE TAKEN FROM BLOCK FACE, FOUNDATION FACE, STUD FACE, DECK FACE, COLUMN FACE OR COLUMN CENTERLINE.
 - ALL MATERIALS AND FINISHES TO BE VERIFIED BY THE OWNER PRIOR TO CONSTRUCTION.
 - ALL DRAWINGS ARE PROPERTY OF DUE NORTH DESIGN & DRAFTING INC. AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

CARPORT: 400 SQ. FT.
GARAGE: 200 SQ. FT.
STORAGE: 445 SQ. FT.

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN, AND HAS THE QUALIFICATIONS TO MEET THE REQUIREMENTS PER SUBSECTION 3.2.4. OF DIVISION C, OF THE ONTARIO BUILDING CODE.

ISSUED FOR PERMIT

N. McDonald

DUE NORTH DESIGN & DRAFTING INC. 117244

REVISIONS		
NO.	DESCRIPTION	DATE
1	ISSUED FOR CLIENT REVIEW	NOV. 5, 2024
2	ISSUED FOR PRICING	FEB. 8, 2025
3	ISSUED FOR PERMIT	FEB. 25, 2025

SCRIPNICK

NEW GARAGE

SITE PLAN

Address 401 VICTORIA ST
STRATHROY, ON

Project Number 24-80

Date FEB 25, 2025

Drawn by N.M.

S1

Scale 1" = 30'-0" Rev. 3