

Cloudpermit application number
CA-3539015-P-2025-38

B10-2025
Received: May 31, 2025
Completed: June 5, 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-2025-38

Applicant

Last name Vanderveen	First name Kevin	Corporation or partnership
Street address [REDACTED]	Unit number	Lot / Con.
Municipality [REDACTED]	Province [REDACTED]	Postal code [REDACTED]
Other phone	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

Property owner, Payer

Last name STILLER	First name TYLER	Corporation or partnership
Street address [REDACTED]	Unit number	Lot / Con.
Municipality [REDACTED]	Province [REDACTED]	Postal code [REDACTED]
Other phone	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

Subject Land Information

Address	Legal description	Roll number
106 FRONT ST W (Primary)	PLAN 93 PT LOTS 15 & 16 RP 34R940 PART 1 TO 3	3916000090059000000

STATUTORY DECLARATION

I, Kevin Vanderveen

(Name)

of the Township of Southwold

(Name of City, Town, Township, Municipality, etc.)

in the County of Elgin

(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 St. Thomas

in the

County of Elgin

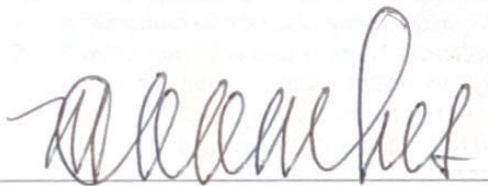
On this

28

day of

May

20 25



A Commissioner of Oaths

MARK T. COOMBES
a commissioner, etc.



Applicant or Authorized Agent*


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 2025-05-31, 9:03:38 a.m. EDT by Kevin Vanderveen.

Property owner

I, TYLER STILLER, 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 2025-05-31, 8:58:27 a.m. EDT by TYLER STILLER.

Agent Authorization		
Is there an authorized agent(s) acting on behalf of the property owner(s)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Name of the agent(s) acting on behalf of the property owner(s) Kevin Vanderveen	What is the name(s) of the property owner(s)? 1001172316 Ontario Inc (Tyler Stiller)
The property owner(s) identified above authorizes the agent(s) described above to act as the agent in matters related to this application  Signed by Kevin Vanderveen 2025-05-31, 6:39:32 a.m. EDT		

1. APPLICANT INFORMATION												
REGISTERED OWNER(S) OF THE SUBJECT LAND												
For fields that don't apply, input N/A												
Name 1001172316 Ontario Inc	Address [REDACTED]	Town [REDACTED]										
Phone [REDACTED]	Cell [REDACTED]											
Email [REDACTED]	Fax N/A											
Is the applicant different from the property owner? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No												
APPLICANT (IF OTHER THAN THE REGISTERED OWNER)												
Name Kevin Vanderveen	Address 35491 Stafford Line	Town [REDACTED]	Postal code [REDACTED]	Postal code [REDACTED]	Phone [REDACTED]	Cell [REDACTED]						
Fax N/A	Email [REDACTED]											
Authorized agent authorized by the owner to file the application, if applicable												
Is there an Authorized Agent? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Name Kevin Vanderveen	Address [REDACTED]	Town [REDACTED]	Postal Code [REDACTED]	Phone [REDACTED]							
Cell [REDACTED]	Fax [REDACTED]		Email [REDACTED]									

3a. Current Official Plan land use designation

Official plan land use designation

Residential

3b. Please explain how this application conforms to the Official Plan?

Please explain how this application conforms to the Official Plan

Section 2.4.6 (Intensification) The Official Plan supports adding more housing in built up areas when it fits the neighbourhood and uses existing services. A six-unit building on a new infill lot checks all those boxes. It's a modest increase in density, makes good use of land and infrastructure, and blends into the surrounding area

4. Current Zoning

Current zoning

R1

5. Purpose of proposed transaction

Please indicate the purpose of propose transaction

Create a new building lot for the purpose of building a 6 unit apartment building as discussed in consultation meeting. The frontage of the newly created lot would remain on "Front St" even though there is a larger portion fronting "Calendar Lane".

6. Name of person land or interest in land it to be transferred to

Are there any people and or interest in the land is to be transferred to, charged, or leased?

☐ Yes ☒ No**7. DESCRIPTION OF SUBJECT LAND**

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

Geographic township	Concession(s)	Lot(s)	Registered Plan	Part(s)	Street Address
Town of Strathroy	N/A	Lot 15 and 16	Plan 93	N/A	106 Front St
Municipal Roll Number 3916000 - 090059000000					

8. Easements or covenants

Are there any easements or restrictive covenants affecting the subject land?

☐ Yes ☒ No**9. Dimensions of subject land as a whole (in metric units)**

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

Frontage	Depth	Area
22.55m	47.869m	1079.45m

10. Dimensions (in metric units)

a. Dimensions of the lot to be severed

Frontage	Depth	Area
		526

b. Dimensions of the lot to be retained

Frontage	Depth	Area
		552

C. Existing uses on the subject land

Describe all existing uses on the subject land
Residential Use Currently a single family home

D. Existing buildings or structures on the subject land

Describe all existing buildings or structures on the subject land
Existing is a 1.5 storey brick single family house

E. Proposed uses on the subject land

Describe all proposed uses on the subject land
Existing single family home to remain on the retained parcel. Severanced parcel will have a 6 unit building built as per consultation meeting

11. Access to subject land (please provide information for only those that apply to this property)

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

Provincial Highway: N/A	County Road: N/A
Municipal Road Front St	Other Public Road Calendar Lane
Right of Way: N/A	Water: N/A

12. Water Supply

Water supply provided via?

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

13. Sewage Disposal

Sewage disposal will be provided via?

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

14. Surplus farm dwelling

Is the purpose of the application is to create a new lot to dispose a surplus farm dwelling as a result of farm consolidation?

- ☐ Yes ☒ No

15. IS THE SUBJECT LAND THE SUBJECT OF:

An application for an amendment to the Official Plan under the Planning Act?

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

An application for an amendment to the Zoning By-law under the Planning Act?

Yes or No	File No.	Status
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	N/A	Submitted

A Minister's zoning order under the Planning Act?

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

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

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

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

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

An application for an application for Minor Variance under the Planning Act?

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

16. Land severed from the parcel originally acquired by the owner of the subject land

Please indicate whether any land has been severed from the parcel originally acquired by the owner of the subject land

☐ Yes ☒ No

17. consistency with the provincial policy statement

Please indicate how the application is consistent with the Provincial Policy Statement (a copy of the Provincial Policy Statement is available at www.ontario.ca/page/land-use-planning)?

2.3.1 (1), (3) - Intensification in settlement areas (using the 2024 PPS)

18. Accompanying material

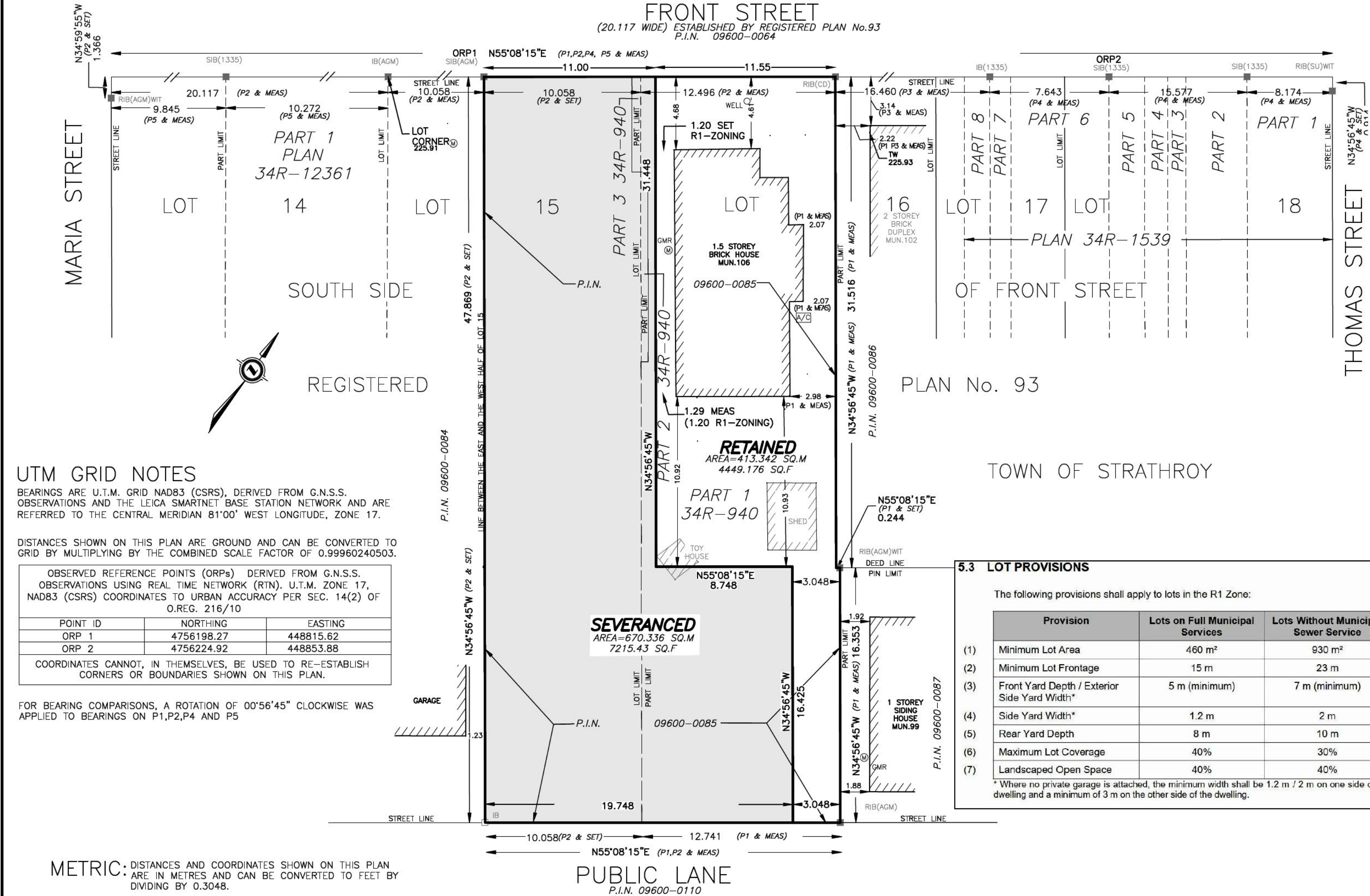
This application must be accompanied by a sketch showing the following information. Failure to supply this information will result in a delay in processing the application. Please fill out the checklist below to ensure you have included all the required information

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> The boundaries and dimensions of the subject land | <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 | <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) |
| <input checked="" type="checkbox"/> The current uses on land that is adjacent to the subject land. | <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. | <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. |
| <input checked="" type="checkbox"/> The location and nature of any easements affecting the subject land. | | |

DISCLAIMER

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.

PART SCHEDULE			
PART	LOT	CONCESSION/PLAN	P.I.N.
1			
2			



PLAN OF SURVEY
OF PART OF
LOT 15 AND 16
SOUTH SIDE OF FRONT STREET
REGISTERED PLAN No. 93
MUNICIPAL NUMBER 106
IN THE
TOWN OF STRATHROY
COUNTY OF MIDDLESEX
SCALE 1:200
5 4 3 2 1 0 5 10
SCALE IN METRES
THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm IN WIDTH BY 355mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200
2025
ARCHIBALD, GRAY & MCKAY LTD.
ONTARIO LAND SURVEYORS

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2) THE SURVEY WAS COMPLETED ON THE 28th DAY OF MARCH, 2025.

MARCH 28, 2025
DATE

THIS PLAN OF SURVEY IS RELATED TO
AOLS PLAN SUBMISSION FORM NUMBER V100850

AGM
ARCHIBALD, GRAY & MCKAY LTD.
3514 WHITE OAK ROAD, LONDON, ON, N6E 2Z9
PHONE 519-685-5300 FAX 519-685-5303
EMAIL info@agm.on.ca WEB www.agm.on.ca
PLAN • SURVEY • ENGINEER

DRAWN BY: MIG	DIGITAL FILE: SR2503RP B.dwg	PLAN No:
CHECKED BY: JZ	FIELDWORK BY: JZ/FA	2-A-5639
FILE No: STR-250-6	Plot date: May 26, 2025	



DUE NORTH
DESIGN & PLANNING INC.
ARCHITECTS
100 FRONT STREET EAST
SUITE 200
TORONTO, ONTARIO M5E 1B3
TEL: 416-593-1111
WWW.DUENORTHDESIGN.COM

NOTES:
1. VISIT SITE DURING
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED

CONCEPTUAL ONLY

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2023
2	ISSUED FOR PERMIT	2023
3	ISSUED FOR PERMIT	2023
4	ISSUED FOR PERMIT	2023
5	ISSUED FOR PERMIT	2023
6	ISSUED FOR PERMIT	2023
7	ISSUED FOR PERMIT	2023
8	ISSUED FOR PERMIT	2023
9	ISSUED FOR PERMIT	2023
10	ISSUED FOR PERMIT	2023

VANDERVEEN
NEW MULTI-UNIT DWELLING

SITE PLAN

Address
100 FRONT ST
STRATHROY ON

Project Number
25-39

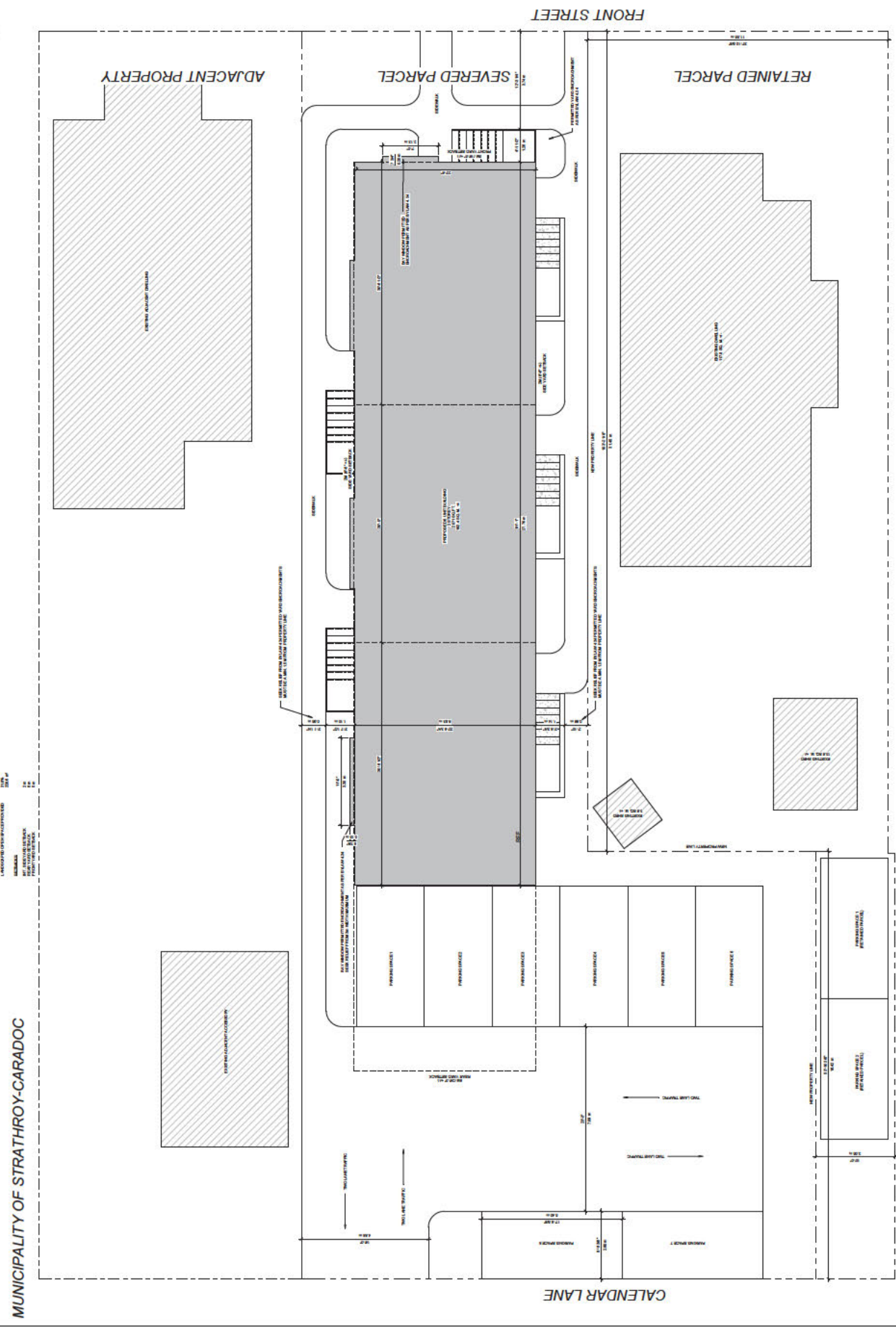
Date
May 28, 2023

Drawn By
NM

Scale
3/16" = 1'-0"

Sheet
S1

Rev.
1



SITE PLAN

COUNTY OF MIDDLESEX

MUNICIPALITY OF STRATHROY-CARADOC

NOTES:
1. VISIT SITE DURING
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
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4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
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