

Cloudpermit application number	B14-2025
CA-3539015-P-2025-47	Date Received: July 7, 2025
	Date Complete: July 30, 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-2025-47**

**Applicant, Property owner**

Last name Rosser	First name Dave	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**

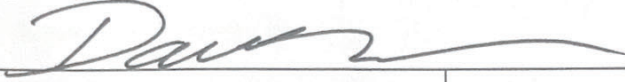
Address	Legal description	Roll number
165 MILLINER ST (Primary)	PLAN 271 PT LOTS 39,40	3916000040031000000

## Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

I, Dave Rosser, 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



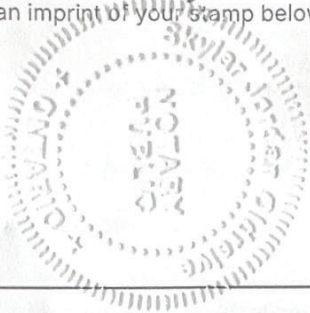
Municipality

Strathroy-Carleton Place

Day, month, year

10/07/2025

Place an imprint of your stamp below



SKYLAR J. OLDREIVE, NOTARY PUBLIC  
BEZAIRE HEMERYCK MCALLAN  
PROFESSIONAL CORPORATION  
18 FRONT ST. EAST  
STRATHROY, ONTARIO  
N7G 1Y4 519-245-0342


**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 2025-07-07, 2:12:40 p.m. EDT by Dave Rosser.

**Property owner**

I, Dave Rosser, 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 2025-07-07, 2:12:47 p.m. EDT by Dave Rosser.

## 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

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

Name	Address	Town
Christa and David Rosser		

Phone

Cell

Email

Fax

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								

## 3a. Current Official Plan land use designation

Official plan land use designation

lot severance for purpose of building a single dwelling residential home

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

Please explain how this application conforms to the Official Plan This would be an opportunity for a new development in a settlement area to create a single dwelling to be built to minimize the cost of housing.
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## 4. Current Zoning

Current zoning

residential

## 5. Purpose of proposed transaction

Please indicate the purpose of propose transaction

To sell the severed piece of property for someone to build a single dwelling residential home.

## 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 Strathroy Caradoc	Concession(s) NA	Lot(s) 39,40	Registered Plan 271	Part(s) lots	Street Address 165 Milliner St Strathroy
Municipal Roll Number 3916000040031000000					

8. Easements or covenants	
Are there any easements or restrictive covenants affecting the subject land?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

9. Dimensions of subject land as a whole (in metric units)		
For fields that don't apply, input N/A		
Frontage 29.075	Depth 26.852	Area 780.6

10. Dimensions (in metric units)			
a. Dimensions of the lot to be severed			
Frontage 14	Depth 26	Area 390	
b. Dimensions of the lot to be retained			
Frontage 14	Depth 26	Area 390	

C. Existing uses on the subject land
Describe all existing uses on the subject land There is an existing house on the to be retained lot

D. Existing buildings or structures on the subject land
Describe all existing buildings or structures on the subject land residential home on what is to be the retained lot

E. Proposed uses on the subject land
Describe all proposed uses on the subject land to build a residential single dwelling house

**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:

NA

County Road:

NA

Municipal Road

Milliner

Other Public Road

Burns

Right of Way:

driveway

Water:

municipal

**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

☐ Yes ☒ No**An application for an amendment to the Zoning By-law under the Planning Act?**

Yes or No

☐ Yes ☒ No**A Minister's zoning order under the Planning Act?**

Yes or No

☐ Yes ☒ No**An application for approval of a Plan of Subdivision under the Planning Act?**

Yes or No

☐ Yes ☒ No**An application for an application for Consent under the Planning Act?**

Yes or No

☒ Yes ☐ No

File No.

NA

Status

NA

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

Yes or No

☒ Yes ☐ No

File No.

NA

Status

NA

**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](http://www.ontario.ca/page/land-use-planning))?

Severance of this lot will be able to accommodate an appropriate range and mix of land uses, to build a single dwelling house that would be able more affordable for a first time homeowner.

## 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 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.



