

Cloudpermit application number  
CA-3539015-P-2025-39

**ZBA13-2025**  
**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-2025-39**

**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

## 1. APPLICANT INFORMATION

### REGISTERED OWNER(S) OF THE SUBJECT LAND

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

Name	Address	Town
1001172316 Ontario Inc		

Phone	Cell
Email	Fax

Is the applicant different from the property owner?

☒ Yes ☐ No

### APPLICANT (IF OTHER THAN THE REGISTERED OWNER)

Name	Address	Town	Postal code	Postal code	Phone	Cell
Kevin Vanderveen						
Fax	Email					
N/A						

### Authorized agent authorized by the owner to file the application, if applicable

Is there an Authorized Agent?	Name	Address	Town	Postal Code	Phone
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Kevin Vanderveen				
Cell	Fax	Email			

## 2. Holders of any mortgages, charges or other encumbrances

Do you know the names and addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land?

☒ Yes ☐ No

If known, please indicate the names and addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land. This includes: name, address, town, postal code, phone, cell, fax, and email

Bank of Nova Scotia 1430 Fanshawe Park Road West London, Ontario N6G 0A4 519-641-3697

### 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

<b>4a. Current Zoning</b>
Current zoning R1
<b>B. Nature and extent of the rezoning</b>
<div style="border: 1px solid black; padding: 10px;"> <p>Please explain the nature and extent of the rezoning?</p> <p>With the accompanying consent application, the newly created lot will be rezoned to R2 to permit a higher-density residential use in support of the proposed six-unit building. The retained parcel will also be rezoned to R2 to ensure zoning consistency across both lots, better reflect the character of the surrounding neighbourhood, and align more closely with the R2 zone's frontage requirements following severance.</p> </div>
<b>C. Reason why the rezoning is requested</b>
<div style="border: 1px solid black; padding: 10px;"> <p>Please provide the reason why the rezoning is requested?</p> <p>The rezoning is required to accommodate the proposed land use and lot configuration resulting from the severance. The newly created parcel is intended to support a six-unit residential building, which is not permitted under the current R1 zoning. The R2 zone allows for medium-density residential development, including multi-unit dwellings such as the one proposed. Additionally, the retained parcel will have a reduced frontage following the severance, making it more appropriate for the R2 zone standards.</p> </div>

<b>5. DESCRIPTION OF SUBJECT LAND</b>					
For fields that don't apply, input N/A					
Geographic township Town of Strathroy	Concession(s) N/A	Lot(s) Lot 15 and 16	Registered Plan Plan 93	Part(s) N/A	Street Address 106 Front St
Municipal Roll Number 3916000 - 0900590000000					

<b>6. Dimensions of subject land as a whole (in metric units)</b>		
For fields that don't apply, input N/A		
Frontage 22.55m	Depth 47.869m	Area 1079.45m

<b>7. Access to subject land (please provide information for only those that apply to this property)</b>	
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

<b>Ontario Regulation 545/06</b>
Item 15 to the Schedule of Ontario Regulation 545/06 applies only if access is by water.

<b>8. Existing uses of subject land</b>
Describe all existing uses of the subject land Residential - currently a single family residence

**9. PLEASE INDICATE WHETHER THERE ARE ANY BUILDINGS OR STRUCTURES ON THE SUBJECT LAND?**

Yes or No

☒ Yes   ☐ No

**9a. Types of building 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
SFH - 1.5 Storey House	75+ years	4.61m	26.5m	2.07east and 12.29 west	7.6 m	118.0 m <sup>2</sup>

**10. Proposed uses of subject land**

Describe all proposed uses of the subject land

Severed Parcel, to be developed with a six-unit residential building for residential use only Retained Parcel, existing single family home will remain and be used for residential use only

**11. Proposed buildings or structures on the subject lands**

Please indicate whether any buildings or structures are proposed to be built on the subject land?

☒ Yes   ☐ No

**11a . types of buildings or structures proposed on the subject land and the specified measurements**

Type of Building / Structure	Distance from front lot line	Distance from rear lot line	Distance from side lot lines	Height	Floor Area
6 unit building	5m	17.4m	2m both sides	7.92 m	192.4 m <sup>2</sup>

**12. Date subject land was acquired by the current owner**

Please indicate the date when the subject land was acquired by the current owner (use this one)

April 14, 2025

**13. Length of time existing uses of subject land have continued**

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

100+ years

#### 14. 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

#### 15. Sewage Disposal

Sewage disposal will be provided via?

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

#### 16. permit development on privately owned and operated individual or communal septic systems

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.

- ☐ Yes    ☒ No

#### 17. Storm Drainage

Storm drainage will be provided via?

- ☒ storm sewers    ☐ swales    ☐ municipal drainage ditches
- ☐ Other

#### 18. minimum and maximum density and height requirements

Indicate the minimum and maximum density and height requirements if applicable

Height - minimum

Height - maximum

Density - minimum

Density - maximum

#### 19. boundary of an area of settlement

Is this an application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement?

- ☐ Yes    ☒ No

#### 20. Employment Area

Does this application remove land from an area of employment?

- ☐ Yes    ☒ No

21. Zoning Conditions		
Are the subject lands within an area where zoning with conditions applies?		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

22. 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		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
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	File No.	Status
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	N/A	Submitted
An application for an application for Minor Variance under the Planning Act?		
Yes or No		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

23. 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 <a href="http://www.ontario.ca/page/land-use-planning">www.ontario.ca/page/land-use-planning</a> )?	
2.3.1 (1), (3) - Intensification in settlement areas (using the 2024 PPS)	

24. Land designated under any provincial plan or plans	
Is the subject land within an area of land designated under any provincial plan or plans?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## 25. public Consultation

Does your proposed strategy for consulting with the public regarding the subject application exceed the Planning Act's minimum requirements?

☐ Yes ☒ No

## 26. Accompanying material

Please fill out the checklist below to ensure you have included all the required information on the concept plan

1. The boundaries and dimensions of the subject lands

☒ 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 ☐ N/A

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

☒ Yes ☐ N/A

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

☒ Yes ☐ N/A

## DISCLAIMER

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# STATUTORY DECLARATION

I, Kevin Vanderveen

of the

Township of Southwold

(Name)

(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

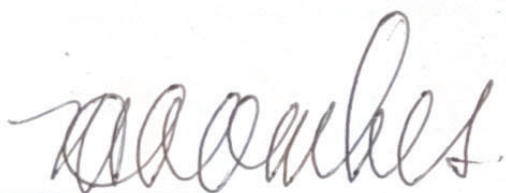
County of Elgin

On this

28

day of May

20 25



A Commissioner of Oaths

MARK T. COOMES

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, 8:53:33 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, 8:59:38 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, 7:00:48 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 [REDACTED]								
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 [REDACTED]	Town [REDACTED]	Postal code [REDACTED]	Postal code [REDACTED]	Phone [REDACTED]	Cell [REDACTED]					
Fax [REDACTED]					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 [REDACTED]	Address [REDACTED]	Town [REDACTED]	Postal Code [REDACTED]	Phone [REDACTED]						
Cell [REDACTED]			Fax [REDACTED]	Email [REDACTED]							

2. Holders of any mortgages, charges or other encumbrances	
Do you know the names and addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If known, please indicate the names and addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land. This includes: name, address, town, postal code, phone, cell, fax, and email Bank of Nova Scotia 1430 Fanshawe Park Road West London, Ontario N6G 0A4 519-641-3697

<b>3a. Current Official Plan land use designation</b>
Official plan land use designation Residential
<b>3b. Please explain how this application conforms to the Official Plan?</b>
<div>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</div>

<b>4a. Current Zoning</b>
Current zoning R1
<b>B. Nature and extent of the rezoning</b>
<div>Please explain the nature and extent of the rezoning? With the accompanying consent application, the newly created lot will be rezoned to R2 to permit a higher-density residential use in support of the proposed six-unit building. The retained parcel will also be rezoned to R2 to ensure zoning consistency across both lots, better reflect the character of the surrounding neighbourhood, and align more closely with the R2 zone's frontage requirements following severance.</div>
<b>C. Reason why the rezoning is requested</b>
<div>Please provide the reason why the rezoning is requested? The rezoning is required to accommodate the proposed land use and lot configuration resulting from the severance. The newly created parcel is intended to support a six-unit residential building, which is not permitted under the current R1 zoning. The R2 zone allows for medium-density residential development, including multi-unit dwellings such as the one proposed. Additionally, the retained parcel will have a reduced frontage following the severance, making it more appropriate for the R2 zone standards.</div>

<b>5. DESCRIPTION OF SUBJECT LAND</b>					
For fields that don't apply, input N/A					
Geographic township Town of Strathroy	Concession(s) N/A	Lot(s) Lot 15 and 16	Registered Plan Plan 93	Part(s) N/A	Street Address 106 Front St
Municipal Roll Number 3916000 - 090059000000					

<b>6. Dimensions of subject land as a whole (in metric units)</b>		
For fields that don't apply, input N/A		
Frontage 22.55m	Depth 47.869m	Area 1079.45m

7. 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
Ontario Regulation 545/06	
Item 15 to the Schedule of Ontario Regulation 545/06 applies only if access is by water.	

8. Existing uses of subject land
Describe all existing uses of the subject land Residential - currently a single family residence

9. PLEASE INDICATE WHETHER THERE ARE ANY BUILDINGS OR STRUCTURES ON THE SUBJECT LAND?
Yes or No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

9a. Types of building 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
SFH - 1.5 Storey House	75+ years	4.61m	26.5m	2.07east and 12.29 west	7.6 m	118.0 m <sup>2</sup>

10. Proposed uses of subject land
Describe all proposed uses of the subject land Severed Parcel, to be developed with a six-unit residential building for residential use only Retained Parcel, existing single family home will remain and be used for residential use only

11. Proposed buildings or structures on the subject lands
Please indicate whether any buildings or structures are proposed to be built on the subject land? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

11a . types of buildings or structures proposed on the subject land and the specified measurements					
Type of Building / Structure	Distance from front lot line	Distance from rear lot line	Distance from side lot lines	Height	Floor Area
6 unit building	5m	17.4m	2m both sides	7.92 m	192.4 m <sup>2</sup>

<b>12. Date subject land was acquired by the current owner</b>
Please indicate the date when the subject land was acquired by the current owner (use this one) April 14, 2025

<b>13. Length of time existing uses of subject land have continued</b>
Please indicate the length of time that the existing uses of the subject land have continued 100+ years

<b>14. Water Supply</b>	
Water supply provided via?  <input checked="" type="checkbox"/> publicly owned and operated piped water system <input type="checkbox"/> lake or other water body <input type="checkbox"/> privately owned well or communal well  <input type="checkbox"/> Other	

<b>15. Sewage Disposal</b>	
Sewage disposal will be provided via?  <input checked="" type="checkbox"/> publicly owned and operated sanitary sewage system <input type="checkbox"/> privy <input type="checkbox"/> privately owned individual or communal septic system  <input type="checkbox"/> Other	

<b>16. permit development on privately owned and operated individual or communal septic systems</b>		
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.  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

17. Storm Drainage	
Storm drainage will be provided via?  <input checked="" type="checkbox"/> storm sewers <input type="checkbox"/> swales <input type="checkbox"/> municipal drainage ditches  <input type="checkbox"/> Other	

18. minimum and maximum density and height requirements		
Indicate the minimum and maximum density and height requirements if applicable	Height - minimum	Height - maximum
Density - minimum		Density - maximum

19. boundary of an area of settlement	
Is this an application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

20. Employment Area	
Does this application remove land from an area of employment?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

21. Zoning Conditions	
Are the subject lands within an area where zoning with conditions applies?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

**22. 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.

N/A

Status

Submitted

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

Yes or No

☐ Yes ☒ No**23. 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))?

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

**24. Land designated under any provincial plan or plans**

Is the subject land within an area of land designated under any provincial plan or plans?

☐ Yes ☒ No**25. public Consultation**

Does your proposed strategy for consulting with the public regarding the subject application exceed the Planning Act's minimum requirements?

☐ Yes ☒ No



## 26. Accompanying material

Please fill out the checklist below to ensure you have included all the required information on the concept plan

1. The boundaries and dimensions of the subject lands

☒ 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 ☐ N/A

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

☒ Yes ☐ N/A

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

☒ Yes ☐ N/A

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