

Cloudpermit application number	<b>A9-2026</b>
CA-3539015-P-2026-30	<b>Received: April 16, 2026</b> <b>Complete: April 16, 2026</b>

<b>Pre-consultation information</b>
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.
<b>Pre-consultation is not completed. Application number: CA-3539015-P-2026-30</b>

<b>Applicant, Property owner</b>		
Last name Beaupre	First name Robert	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]	


<b>Subject Land Information</b>		
<b>Address</b>	<b>Legal description</b>	<b>Roll number</b>
570 DEWAN (Primary)	PLAN 242 PT LOT 27 REG COMP PLAN 405 LOT 42	3916000120018000000

**Sworn Declaration of Applicant**

Complete in the presence of a Commissioner for taking affidavits

I, Robert Beaupre, 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 

Signature of Commissioner for taking affidavits



Municipality

of Strathroy - Caradoc

Day, month, year

April 16, 2026.

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.**

## 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 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 2026-04-16, 10:37:46 a.m. EDT by Rob Beaupre.

### Property owner

I, Rob Beaupre, 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 2026-04-16, 10:37:53 a.m. EDT by Rob Beaupre.

Agent Authorization		
Is there an authorized agent(s) acting on behalf of the property owner(s)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

**1. Applicant information**

**Registered owner(s) of the subject land**

Name Robert Deaupre	Address [REDACTED]	Town [REDACTED]
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Postal Code	Phone [REDACTED]	Cell /
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								
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**2. Current Official Plan land use designation**

Current Official Plan land use designation:  
Neighbourhoods

**3. Current Zoning**

Current Zoning:  
Low Density 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):  
Relief from Section 4.2(2) of the Zoning By law to permit an accessory building lot coverage of 113% of the Ground Floor Area of the dwelling, whereas a maximum 80% is permitted.

**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:  
Multiple accessory buildings on the property, personal workshop for hobbies need the space

**6. Description of subject land**

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

Geographic Township: Strathroy	Registered Plan: PLAN 242 PT LOT 27 REG COMP PLAN 405 LOT 42	Reference Plan: /	Lots(s)/Concession: /
Lot(s): /	911 Address 570 Dewan Street		

**7. Dimensions of subject land (in metric units)**Frontage:  
20.7 mDepth:  
105.9 mArea:  
2,198.18 sq m**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:  
/County Road:  
/Municipal Road  
Dewan StreetOther Public Road:  
/Right of Way:  
/Water:  
/**9. Existing Uses on the Subject**

Describe all existing uses of the subject land

Single detached dwelling, garden shed, detached garage

**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	Workshop	Garden Shed	Existing Garage	
Year of Construction	1966	/	1976	
Distance from front lot line (m)	1	1	1	
Distance from rear lot line (m)	1	1	1	
Distance from West lot line (m)	1	1	1	
Distance from the East lot line (m)	1	1	1	
Height (m)	15	1	1	
Floor Area	119.2 m <sup>2</sup>	1.0 m <sup>2</sup>	54.7 m <sup>2</sup>	

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

Describe all proposed uses of the subject land

Detached workshop

**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	Workshop			
Proposed Year of Construction	2026			
Distance from the front lot line (m)	1			
Distance from the rear lot line (m)	1			
Distance from West lot line (m)	1			
Distance from East lot line (m)	1			
Height (m)	4			
Floor Area	80.2 m <sup>2</sup>			

**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?

2016

**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?

Always existing as residential

**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.