



NOTICE OF PUBLIC MEETING

APPLICATION FOR CONSENT

APPLICATION NO.: B10-2025

APPLICANT/AGENT: Tyler Stiller for Kevin Vanderveen

SUBJECT LANDS: 106 Front Street, W., Strathroy

Purpose and Effect

An application for consent has been submitted by the Applicant and will be heard before the Strathroy-Caradoc Committee of Adjustment. The purpose of the application is to sever one lot from an existing residential parcel. The severance will facilitate the proposal for a two-storey multi-unit (6) residential building on the severed parcel. The severed lot is approximately 654.5 m² (7,045 ft²) in size, with 11m (36ft.) of frontage along Front Street West and 18.8m (61.7ft.) of frontage along Calendar Lane. The retained lot is approximately 429.2 m² (4,620 ft²) in size, with 11.55m (37.9ft.) of frontage along Front Street West and 4m (13.1ft.) of frontage along Calendar Lane, containing an existing single detached dwelling and accessory shed (not to be demolished).

The subject lands are located within the 'Residential' designation of the Strathroy-Caradoc Official Plan, and within the 'Low Density Residential (R1) Zone' of the Zoning By-law. The property is located south of Front Street West, west of Thomas Street. The lands may be legally described as Part of Lots 15 and 16 on Plan 93 and Part 1 to 3 on Reference Plan 34R940, Municipality of Strathroy-Caradoc. See attached Location Map.

PUBLIC MEETING

DATE: August 7, 2025.

TIME: 5:30 PM

LOCATION: Hybrid Public Meeting (Zoom and in person) 52 Frank Street, Strathroy, 2nd floor
Council Chambers

How to Participate in the Public Meeting:

- 1) Submit written comments to Saja Alasmar, Acting Secretary-Treasurer at salasmar@strathroy-caradoc.ca or by mail to: 52 Frank Street Strathroy, Ontario N7G 2R4.
Please note communications are part of the public record that will be provided to council and made available to the general public, pursuant to the Planning Act and the Municipal Freedom of Information and Protection of Privacy Act.
- 2) Speak to the Committee by attending the meeting in person OR through ZOOM video or phone.
Pre-registration is required by emailing planning@strathroy-caradoc.ca or by calling 519-245-1070 ext. 210.
Leave your name, phone number, method you wish to participate in the meeting, as well as the application file number or address of the property you are calling about. Staff will return your call and provide participation details.
- 3) View the meeting online at www.strathroy-caradoc.ca/meetings. The livestream will begin at 5:30pm. No pre-registration is required.

The applicant, the Minister or a specified person or public body that has an interest in the matter may within 20 days from date of notice of decision, appeal to the Tribunal against the decision of the committee by filing with the secretary-treasurer of the committee a notice of appeal.

If a person or public body has the ability to appeal the decision of the Strathroy-Caradoc Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Committee before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

If you wish to be notified of the decision of Strathroy-Caradoc Committee of Adjustment in respect of the proposed consent, you must make a written request to by mail or email to Saja Alasmar, Acting Secretary-Treasurer (see above).

www.strathroy-caradoc.com



NOTICE OF PUBLIC MEETING

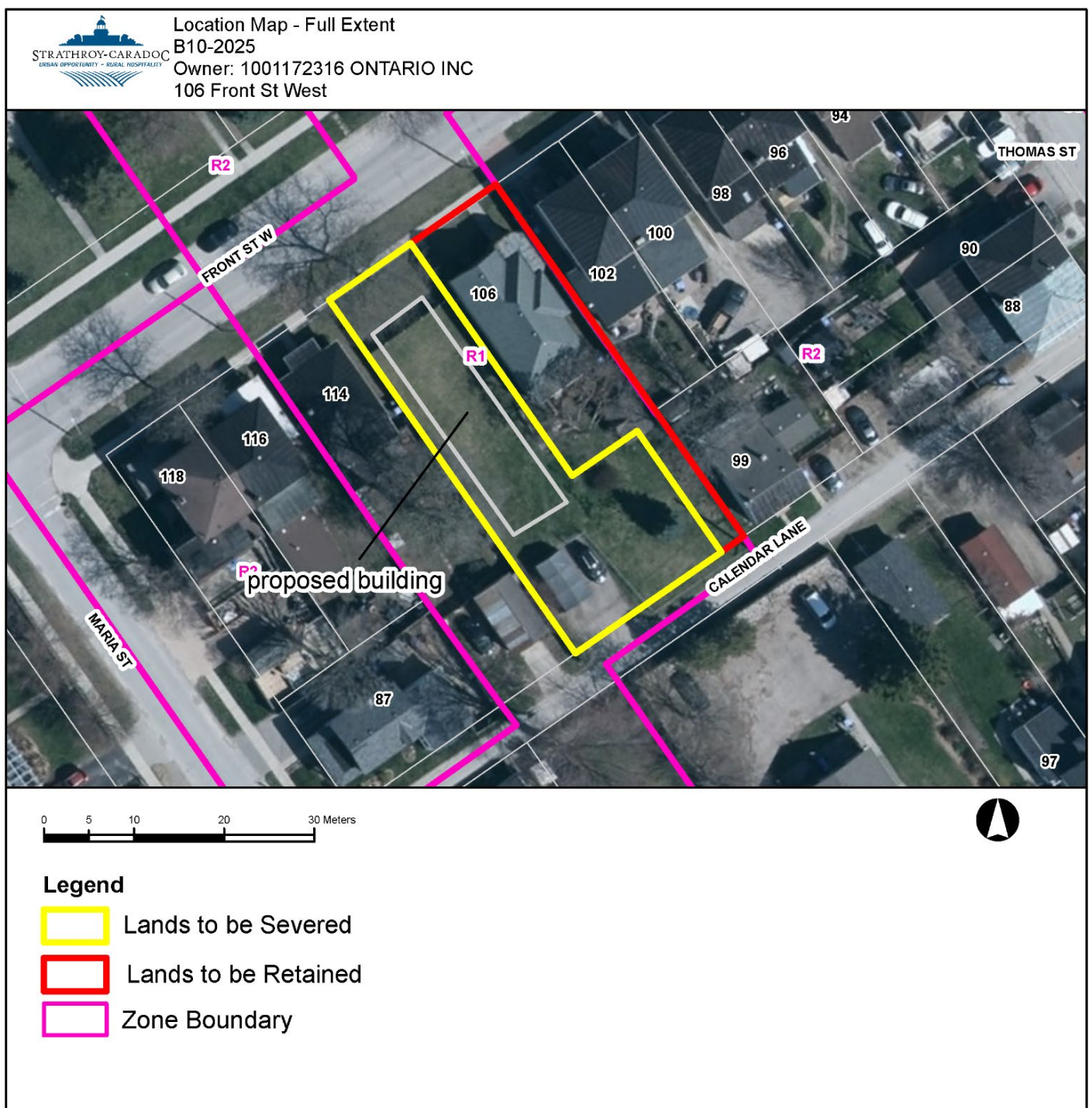
For additional information regarding this application, please contact Alyssa Soldo, Planner at 519-930-1004.

Notwithstanding the above, subsection 53(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal. This notice is to be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

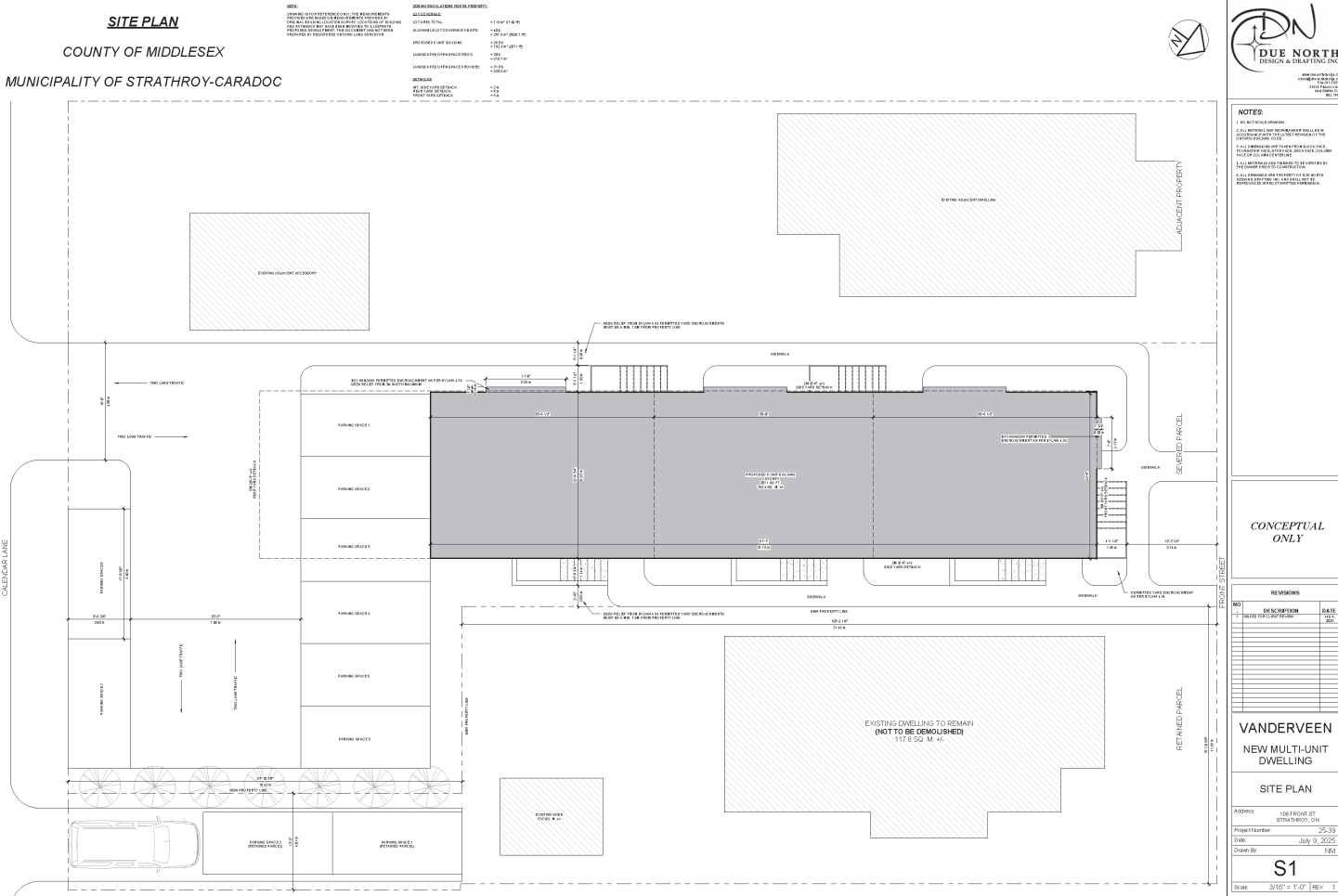
The applicant, or any authorized person, appointed in writing and acting on behalf of the applicant, must attend this Hearing. If you are aware of any persons affected by this application who have not received a copy of this notice, it would be appreciated if you would so advise them.

Pursuant to Section 1.0.1 of the Planning Act and in accordance with Section 32(e) of the Municipal Freedom of Information and Protection of Privacy Act, it is the policy of the Municipality of Strathroy-Caradoc to make all planning applications and supporting material, including signed written submissions regarding the application and received by the Acting Secretary-Treasurer prior to the Hearing, available to the public.

DATED: July 22, 2025.



Site Plan and Concept Plan



NOTES:

- 1. ALL DIMENSIONS ARE IN METERS.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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CONCEPTUAL ONLY

REVISIONS		
NO.	DESCRIPTION	DATE

**VANDERVEEN
NEW MULTI-UNIT DWELLING**

3D VIEWS

Arch No: 25-39
Project Number: 25-39
Date: July 9, 2025
Drawn By: N.M.
A0
Scale: 1/8" = 1'-0" REV: 1

Re: Revised Consent Application – 106 Front Street West, Strathroy

Dear Committee Members,

Following the Committee's deferral of the consent application for 106 Front Street West, Strathroy at its July 3rd, 2024 meeting, I am submitting this letter and accompanying revised materials as part of our resubmission. The revised concept addresses comments raised during the meeting and reflects a considered response to public input and staff guidance.

Key Revisions:

- **Widened Laneway Access (Retained Parcel):** The access to the single detached dwelling on the retained lot has been increased from 3.0m to approximately 4.1m, creating a more functional entry point for vehicles and improving overall maneuverability. The laneway has also been reoriented to allow for smoother turning movements.
- **Revised Property Line:** The property line has been shifted slightly to accommodate the widened laneway and to maintain functional parking on the severed parcel.
- **Landscape Adjustments:** Additional trees and landscaping elements have been introduced along the shared boundary to enhance privacy and soften the visual transition between parcels.
- **Clarification of Retained House:** The concept plan now clearly states that the existing house on the retained lot is to remain. There are no plans for demolition. This was added to address concerns raised by members of the public.

These revisions were developed in direct response to the feedback received at the public meeting and through discussions with planning staff. Our goal is to move forward with a practical and policy-supported proposal that reflects both the existing neighbourhood and the long-term goals of the municipality's Official Plan.

I appreciate the Committee's time and consideration, and I look forward to attending the next meeting.

A handwritten signature in black ink, appearing to read 'Kevin Vanderveen', with a stylized, flowing script.

Kevin Vanderveen

Re: Updated Concept Design – 106 Front Street West, Strathroy

As part of our revised submission for the consent application at 106 Front Street West, we have taken additional steps to address both public feedback and Committee comments regarding the proposed building design. While architectural details are not under review as part of the consent application, we recognize the importance of demonstrating how new development can complement and respect the character of the existing neighbourhood.

The following revisions have been made to the concept design:

- **Heritage Character:** The updated concept incorporates a gable roofline and simplified massing that reflect the traditional built form of nearby homes.
- **Material Selection:** The building will feature yellow brick with custom masonry detailing to align with the colour and texture of surrounding heritage buildings.
- **Window Treatments:** Thick windowsills and traditional white framing have been added to reflect the architectural rhythm of existing streetscape elements.
- **Façade Design:** The front façade has been revised to include architectural elements that contribute to the traditional character of the street and help the building blend into its context.
- **Staircase & Railings:** The front stairs and railings have been revised to match designs commonly found on neighbouring properties.

We recognize that the majority of concerns raised at the initial public meeting were related to the building's appearance, massing and function, rather than the consent application itself. Nevertheless, we have taken those concerns seriously and have adjusted the design to better reflect the surrounding context and respond constructively to the feedback received.

A supplementary sheet with reference images has also been submitted, illustrating how key elements of the revised design are informed by nearby properties.

We look forward to continuing this conversation and further discussing how the proposed building fits within the neighbourhood during the upcoming zoning by-law amendment process.

A handwritten signature in black ink, appearing to read 'Kevin Vanderveen', with a stylized, flowing script.

Kevin Vanderveen