

APPLICATION FOR REZONING

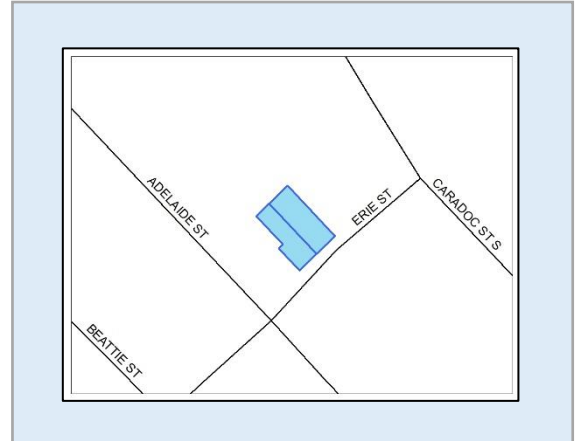
APPLICATION NO.: ZBA18-2022

AGENT/APPLICANT

1279451 Ontario Inc. c/o Ken Tupholme

SUBJECT LANDS

85 Erie Street, Strathroy



Purpose and Effect

The Municipality is in receipt of an Application to rezone a portion of 85 Erie Street, Strathroy (see key map and location map). The lands were recently the subject of a consent application (File No. B14-2022) to sever one additional residential building lot from the existing parcel. The purpose and effect of the Zoning By-law Amendment Application is to rezone the severed lot from the 'Low Density Residential (R1) Zone' to a site-specific 'Medium Density Residential (R2-#) Zone', which permits multi-unit dwellings and recognizes a reduced lot frontage of 17.869 m (58.6 ft), whereas 20 m (65.6 ft) is required in the 'R2' zone. The applicant is proposing to build a split level dwelling with two (2) units within. No zone change is proposed for the retained parcel.

PUBLIC HEARING



December 5, 2022



6:00 pm



Hybrid Meeting: ZOOM and in-person (52 Frank Street, Strathroy, Council Chambers (2nd floor))

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.

Public hearings are taking place in a hybrid format. If you would like to participate in the public hearing either in person, or virtually by phone or zoom video, please email planning@strathroy-caradoc.ca or call 519-245-1070 ext. 210 by **Friday December 2nd @ 4:30 p.m.** 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. The meeting will also be broadcast live at 6:00 p.m. December 5, 2022 – www.strathroy-caradoc.ca/meetings.

Or, Send comments to:

Fred W. Tranquilli, Chief Administrative Officer/Clerk
ftranquilli@strathroy-caradoc.ca 519-245-1105 x 256
52 Frank Street Strathroy, Ontario N7G 2R4

NOTICE OF PUBLIC HEARING

Per Section 34 of the Planning Act, information and material required under subsection 10.1 and 10.2 of the Act have been provided and the zoning application is hereby considered complete.

If you wish to be notified of the decision of the Municipality of Strathroy-Caradoc on the proposed zoning by-law amendment, you must make a written request to Fred Tranquilli at ftranquilli@strathroy-caradoc.ca / 52 Frank Street, Strathroy, ON N7G 2R4. Should you require additional information relating to the proposed rezoning, or should you wish to make a written submission regarding the rezoning please contact Tim Williams by phone at: 519-930-1007 or by email at: twilliams@middlesex.ca.

If a person or public body would otherwise have ability to appeal the decision of the Municipality of Strathroy-Caradoc to the Ontario Land Tribunal but the person does not make oral submissions at the public meeting or make written submissions to the Municipality of Strathroy-Caradoc before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Strathroy-Caradoc before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Appeal rights are subject to change pending the outcome of Bill 23: <https://www.ola.org/en/legislative-business/bills/parliament-43/session-1/bill-23>

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 a 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 Clerk, available to the public.

DATED: November 8, 2022

