

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.: A6-2024

APPLICANT/AGENT: Brad Thody for Jake Taylor/ 2811569 Ontario Inc.

SUBJECT LANDS

75 Doune Street, Strathroy

Purpose and Effect

An Application for Minor Variance has been submitted by the owner's agent and will be heard by the Strathroy-Caradoc Committee of Adjustment. The purpose of the application is to seek relief from Section 6.3(2) of the Strathroy-Caradoc Zoning By-law to permit a lot frontage of 7.3 m (23.95 ft) per townhouse unit, whereas the Zoning By-law requires a minimum of 8 m in the 'R2' zone. The application would facilitate the construction of four townhouse units accessed by two shared driveways onto Doune Street.

The subject lands are located within the Residential designation of the Strathroy-Caradoc Official Plan, and within the Medium Density Residential (R2) Zone of the Zoning By-law. The subject property is located on the north side of Doune Street, west of Head Street South in Strathroy. The land is legally described as Part of Lots 68 and 69, RCP 412; and Parts 1 and 3, RP 33R19883, Municipality of Strathroy-Caradoc. See attached Location Map.

PUBLIC MEETING

Date: May 2, 2024

Time: 5:30 pm

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

How to Participate in the Public Meeting:

- 1) Submit written comments to Eva Baker, Acting Secretary-Treasurer at ebaker@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 and 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.

There is a 20-day appeal period from the date of decision, in which time the decision of the Committee may be appealed to the Ontario Land Tribunal. If a person or public body that files an appeal of a decision of the Strathroy-Caradoc Committee of Adjustment in respect of the proposed consent does not make a written submission to the Committee before it gives or refuses to give provisional consent, the Ontario Land Tribunal may dismiss the appeal. If you wish to be notified of the decision of the Committee of Adjustment, you must submit a written request by mail or email to Eva Baker, Acting

Secretary-Treasurer (see above). For additional information regarding this application, please contact Erin Besch, Planner at 519-930-1010.

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: April 18, 2024

