

## APPLICATION FOR MINOR VARIANCE

APPLICATION NO.: A8-2024

APPLICANT/AGENT: Aliyah Richards (Zelinka Priamo Ltd) for Brandon Couldrey (1000267570 Ontario Inc.)

SUBJECT LANDS: 294 Saulsbury Street, Strathroy

### Purpose and Effect

An application for minor variance has been submitted by the Applicant's agent and will be heard before the Strathroy-Caradoc Committee of Adjustment. The purpose of the application is to seek relief from Section 4.23 (1) (20a) of the Zoning By-law to permit a residential parking rate of 1 parking space per dwelling unit, whereas the By-law requires 1.25 parking spaces per apartment dwelling unit. The application also seeks relief from Section 4.23(13)(b) to permit 2 visitor parking spaces, whereas 7 are required for properties containing more than 10 residential dwelling units. The application will facilitate the construction of two additional apartment units within the existing building, for a total of 42 units.

The subject lands are within the Residential designation of the Strathroy-Caradoc Official Plan, and within the High Density Residential (R3) Zone of the Zoning By-law. The property is located on the south side of Saulsbury Street, between Carrie Street and Victoria Street (County Road 44) in Strathroy. The land may be legally described as Part of Lots 4 and 5, Plan 237, Municipality of Strathroy-Caradoc. See attached map. The subject lands are within the 'Hamlet' designation of the Strathroy-Caradoc Official Plan, and within the 'Low Density Residential (R1) Zone' of the Zoning By-law. The subject property is located on the east side of Elizabeth Street, north of Longwoods Road (County Road 2) in Melbourne. The land may be legally described as Lot 70, Plan 295, 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, 2<sup>nd</sup> floor Council Chambers)**

*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.*

### How to Participate in the Public Meeting:

- 1) Submit written comments to Eva Baker, Acting Secretary-Treasurer at [ebaker@strathroy-caradoc.ca](mailto: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](mailto: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](http://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 19, 2024**

