

## APPLICATION FOR SEVERANCE

**APPLICATION NO.: B6-2024**

**APPLICANT/AGENT: Elizabeth Browning**

**SUBJECT LANDS: 2601 Queen Street, Mount Brydges**

### Purpose and Effect

An Application for Consent has been submitted by the owner and will be heard by the Strathroy-Caradoc Committee of Adjustment. The purpose of the Consent Application is to seek permission to sever a parcel of land from 2601 Queen Street in Mount Brydges to create one additional residential building lot. The application proposes to sever a lot with an approximate area of 658 m<sup>2</sup> (7,083 ft<sup>2</sup>) and a frontage of 12 m (39.4 ft) along Queen Street. The retained portion of the subject lands is approximately 1,801 m<sup>2</sup> (19,386 ft<sup>2</sup>) with a frontage of 29.2 m (95.8 ft) also along Queen Street. This application is a resubmission of previous Consent Application B21-2021, which lapsed in February 2024.

The subject lands are within the Residential 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 southwest side of Queen Street between Lions Park Drive and Glendon Drive in Mt. Brydges. The land is legally described as Part Lot 63 of Plan M6 and Part 1 of Reference Plan 33R10336 (Geographic Township of Caradoc), Municipality of Strathroy-Caradoc. See attached Map.

### PUBLIC MEETING

**Date: June 6, 2024**

**Time: 5:30 pm**

**Location: Hybrid Public Meeting (ZOOM and in person-52 Frank Street, Strathroy, 2<sup>nd</sup> 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](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 the notice of the 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 and minor variance 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.

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: May 21, 2024

