

APPLICATION FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT

APPLICATION NO.: OPA2-2024 (OPA20) and ZBA4-2024

APPLICANT/AGENT: Anthony Gubbels (LDS Consultants Inc) for Gold Leaf Properties

SUBJECT LANDS

101 Hull Road and 6 Locke Heights, Strathroy

Purpose and Effect

The Municipality is in receipt of Applications for Official Plan Amendment and Zoning By-law Amendment at 100 Hull Road and 6 Locke Heights, Strathroy (see location map). The lands are approximately 1.2792 ha (3.16 ac) in size and are designated 'Residential' in the Official Plan. The purpose and effect of the Official Plan Amendment Application is to amend /remove the "hazard" layer on the subject lands. The Zoning By-law Amendment application proposes to rezone the property from the 'Low Density Residential (R1) Zone' to a site-specific 'High Density Residential (R3-#) Zone', which permits townhouse dwellings. The applicant is proposing to build 26 dwelling units in 5 blocks. This will require amendments to the zoning standards to permit the townhouse dwellings including: Minimum rear yard setback 2.29 m whereas 9 m is required; and redefining common outdoor amenity area to include individual rear yard space.

PUBLIC MEETING

Date: May 21, 2024

Time: 6:00 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 the Clerk at clerk@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 council 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 6pm. No pre-registration is required.

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 the Clerk at clerk@strathroy-caradoc.ca / 52 Frank Street, Strathroy, ON N7G 2R4. Should you require additional information relating to the proposed rezoning please contact Tim Williams, Manager of Planning by phone at: 519-930-1007 or by email at: twilliams@middlesex.ca.

Notices of Complete:

Per Section 34 of the Planning Act, information and material required under the Act have been provided and the zoning by-law amendment application was considered complete on April 2nd, 2024.

Per Section 22 of the Planning Act, information and material required under the Act have been provided and the official plan amendment application was considered complete on April 2nd, 2024.

The applicant, or any authorized person, appointed in writing and acting on behalf of the applicant, must attend this Meeting. 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.

***PLEASE NOTE: POTENTIAL CHANGES TO THE PLANNING ACT MAY CHANGE APPEAL RIGHTS.**

If a person or public body would otherwise have an ability to appeal the decision of the Municipality of Strathroy-Caradoc to the Ontario Land Tribunal but the 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 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.

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: April 17, 2024

