



NOTICE OF PUBLIC MEETING

APPLICATION FOR ZONING BY-LAW AMENDMENT

APPLICATION NO.: ZBA1-2026

APPLICANT/AGENT: Lauren Sooley

SUBJECT LANDS: 295-297 Metcalfe Street E, Strathroy

Purpose and Effect

The owner of the subject property has submitted an application for a Zoning Amendment for the property municipality known as 295-297 Metcalfe Street East. The lands are approximately 2,006 m² (21,592 ft²) in size and are designated 'Neighbourhood' in the Official Plan.

The application proposes to amend the zoning on the property to permit a six unit - multiple dwelling block. As part of this proposal, the applicant is proposing to replace the existing semi-detached dwelling. Access is proposed through a driveway on the east side of the property and connect with Metcalfe Street E. Ten (10) parking spaces are proposed in the rear yard. The rezoning application proposes to amend the front yard setback requirement from 5m to 2m and the building setback to the centreline of the road is 20m whereas 38m is required.

PUBLIC MEETING

DATE: April 7, 2026.

TIME: 6:00 PM

LOCATION: Hybrid Public Meeting (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 of 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.

Notice 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 March 2nd, 2026.

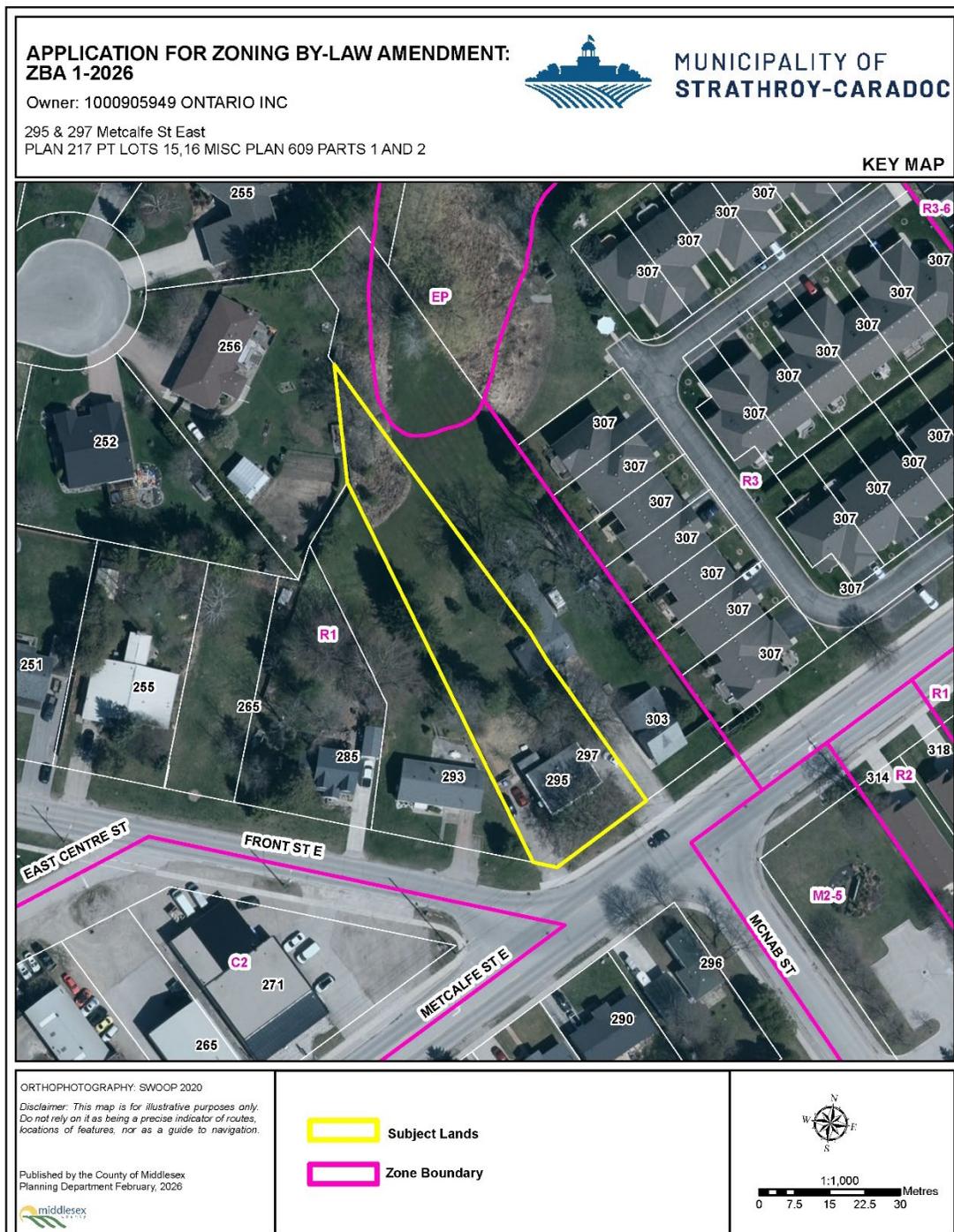
NOTICE OF PUBLIC MEETING

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.

If a person or public body would otherwise have an ability to appeal the decision of (reference to council and name of municipality, or name of planning board or approval authority, as the case may be) 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 (name of municipality or planning board) 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 (name of municipality or planning board) 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.

Notwithstanding the above, subsection 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal. 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.



Site Plan:

CONCEPT PLAN
01
PROPOSED SITE
295 & 297 Metcalfe Street East, Strathroy, ON



SITE DATA
R3-X ZONE

| Regulation | Required | Proposed |
|------------------------|---------------------------|-----------------------|
| Permitted Uses: | 4. Major Light Commercial | 3. Stacked Townhouses |
| Lot Area: | 7807 sqm | 2107 sqm |
| Lot Frontage: | 27m | 27m |
| Front Yard Depth: | 4.5m | 3.0m |
| Minor Side Yard Depth: | 2.2m | 2.0m |
| Minor Side Yard Area: | 3.0m | 2.0m |
| Back Yard Depth: | 30.2m | 8.0m |
| Lot Coverage: | 45% | 72% |
| Landscaped Open Space: | 30% | 68% |
| Parking Coverage: | 15% minimum | 15% minimum |
| Parking (Residential): | 15 spaces | 15 spaces |
| Parking (Off-Street): | 15 spaces | 15 spaces |
| Outdoor Common Area: | 200 sqm | 200 sqm |
| Amenity Area: | 200 sqm | 200 sqm |

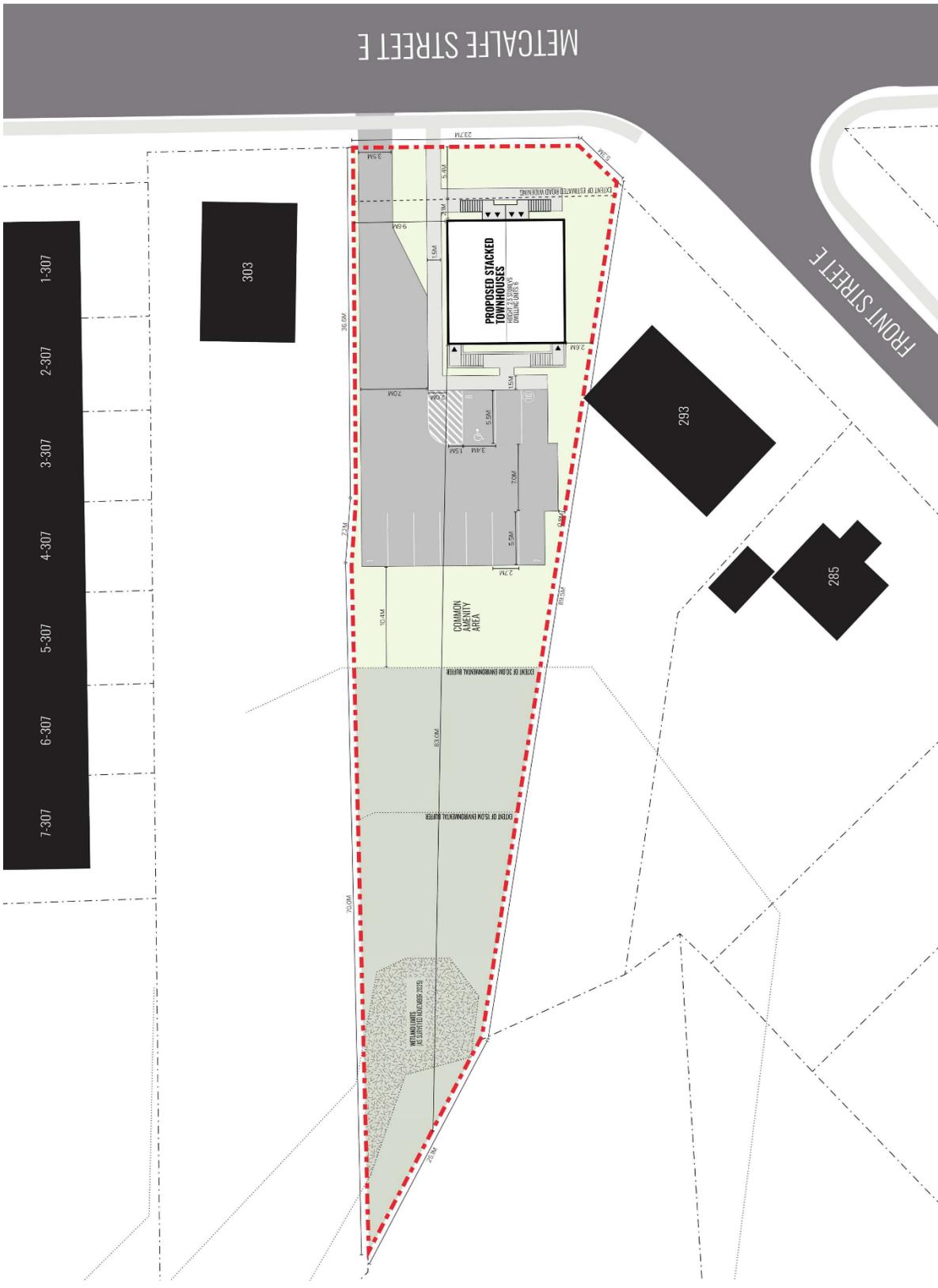
* - Includes Social Pavilion

| | |
|-------------|------------------------|
| Client: | DOMINIQUE CHAPUIS INC. |
| Date: | 07.22.2025 |
| Drawn By: | C. Taylor |
| Plan Scale: | 1:1 |
| File No.: | 2504AE |
| Version: | E.C. |



[sivik] PLANNING DESIGN
2000
2000
2000

CONCEPT NOTE:
This is a conceptual site plan for the proposed development. It is not intended to be used for construction or other purposes without the consent of the City of Strathroy-Caradoc.



Let Planning Department Site Assessment team. All information shown is for informational purposes only. It is not intended to be used for construction or other purposes without the consent of the City of Strathroy-Caradoc.

DATED: March 6, 2026.