



THE CORPORATION OF THE MUNICIPALITY OF STRATHROY-CARADOC

NOTICE OF APPLICATIONS

OF A PROPOSED PLAN OF SUBDIVISION
& ZONING BY-LAW AMENDMENT

The Municipality of Strathroy-Caradoc has received an application to subdivide land in Strathroy. The details of the proposed draft plan of subdivision are described below. The Municipality has also received an Official Plan Amendment application and a Zoning By-law Amendment application in support of the development proposal.

The purpose of this notice is to inform the public of the nature of the applications, invite public input, advise the public how to provide comments on the application, and to advise the public of future notifications and appeal rights.

Applicant/Agent: York Development c/o Strik Baldenelli Moniz

Subject Lands: The property is 12.16 ha (30.04 ac) in size and is located at the south corner of Adelaide Road and Highway 402. (See Location Map below)
Lands may be known legally as Part Lot 22 Range 1 NLR 1 in the Municipality of Strathroy-Caradoc.

Proposal: The draft Plan of Subdivision proposes the following:

- 33 single detached lots on private septic systems and municipal water;
- An open space block is proposed to contain natural heritage and is 3.9 ha in size;
- The Stormwater management pond is on block 35 and is 0.6 ha in size;
- One new looped public road is proposed;
- There is a road widen block along Adelaide Road.

A map illustrating the proposed subdivision layout is attached below.

The purpose of the Official Plan Amendment application is to change the designation of the subject lands to facilitate the proposed Plan of Subdivision. The subject lands are currently

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located within the 'Agricultural' designation of the Strathroy-Caradoc Official Plan. The proposal seeks to redesignate the lands to rural residential.

The purpose of the Zoning By-law Amendment application is to change the zoning of the subject lands to facilitate the proposed Plan of Subdivision. The subject lands are currently located within the 'Open Space (OS) Zone' of the Strathroy-Caradoc Zoning By-law. Portions of the subject lands are proposed to be placed into the following zones:

- 'Rural Residential (R5-_-H-5) Zone' to permit the proposed single-detached dwellings.
- 'Open Space (OS) Zone' to permit the stormwater management pond
- 'Environmental Protection (EP) Zone' to permit the Natural Environmental, Significant Woodlot and associated Ecological Buffer.

Public Meeting: The statutory public meeting for the applications for Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment will be held on a future date. You will receive another notice inviting you to attend this meeting in the future.

Open House: An Open House for the applications for Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment will be held on a future date. You will receive another notice from the applicant inviting you to attend this meeting in the future. The Open House does not satisfy the statutory requirement for a public meeting. You will receive a separate invitation to the Open House from the applicant.

Completeness: In accordance with Sections 51(19.1) of the Planning Act, R.S.O., 1990, as amended, the County of Middlesex, as approval authority for Plans of Subdivision, has deemed the application for draft plan of subdivision to be complete on April , 2026 for the purposes of Section 51(17) and 51(18) of the Planning Act.

In accordance with Sections 22 (6) of the Planning Act, R.S.O., 1990, as amended, the Municipality of Strathroy-Caradoc has deemed the application for an Official Plan Amendment to be complete on April 26, 2026, for the purposes of Section 22 (6.1) and (6.2) of the Planning Act.

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In accordance with Sections 34(10.4) of the Planning Act, R.S.O., 1990, as amended, the Municipality of Strathroy-Caradoc has deemed the application for a Zoning By-law Amendment to be complete on April 26, 2026 for the purposes of Section 34(10.1) and 34(10.2) of the Planning Act.

Additional Information:

Under the legislation governing this development process, which is Sections 22, 34 and 51 of the *Planning Act*, you have the following rights:

- 1) Any persons may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Plan of Subdivision, Official Plan Amendment, and/or Zoning By-law Amendment applications.
- 2) If a person or public body does not make oral submissions at a public meeting or make written submissions before the applications are approved or refused: the person or public body is not entitled to appeal the decision of the Municipality of Strathroy-Caradoc or County of Middlesex to the Ontario Land Tribunal,
 - a. the person or public body is not entitled to appeal the decision of the Municipality of Middlesex Centre or County of Middlesex to the Ontario Land Tribunal,
 - b. 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, Sections 22(7), 34(19) and 51(43) of the Planning Act identifies the eligible or specified 'persons' that may appeal a decision to the Ontario Land Tribunal.

- 3) If you wish to be notified of the decision of Council of the Municipality of Strathroy-Caradoc on the proposed Zoning By-law Amendment, you must make a written request to the Planning Department of the Municipality of Strathroy-Caradoc, 52 Frank Street, Strathroy, Ontario, N7G 2R4 or via email at planning@strathroy-caradoc.ca.

If you wish to be notified of the decision of the County of Middlesex in respect of the proposed Plan of Subdivision and/or Official Plan Amendment, you must make a written request to the County of Middlesex, Planning Department, 399 Ridout Street North, London, Ontario N6A 2P1 (fax: 519-434-0638) or via email at planning@middlesex.ca.

Please note that all written material submitted and verbal comments presented at a public meeting will form part of the public record and will be available for full disclosure.

Contact Us:



**MUNICIPALITY OF
STRATHROY-CARADOC**

**The Corporation of the
Municipality of Strathroy-Caradoc**
52 Frank Street, Strathroy ON N7G 2R4

Additional information regarding the proposed development applications are available for public inspection by contacting the Tim Williams Planner for the Municipality of Strathroy-Caradoc at 519-930-1007 (twilliams@middlesex.ca); or by visiting the Municipal Office at 52 Frank Street, Strathroy.

DATED AT STRATHROY-CARADOC this 5th day of May 2026

Jennifer Pereira, Director of Legal & Legislative Services/Clerk
Municipality of Strathroy-Caradoc

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APPLICATIONS FOR ZONING BY-LAW AMENDMENT AND OFFICIAL PLAN AMENDMENT: ZBA 8-2026 & OPA 2-2026

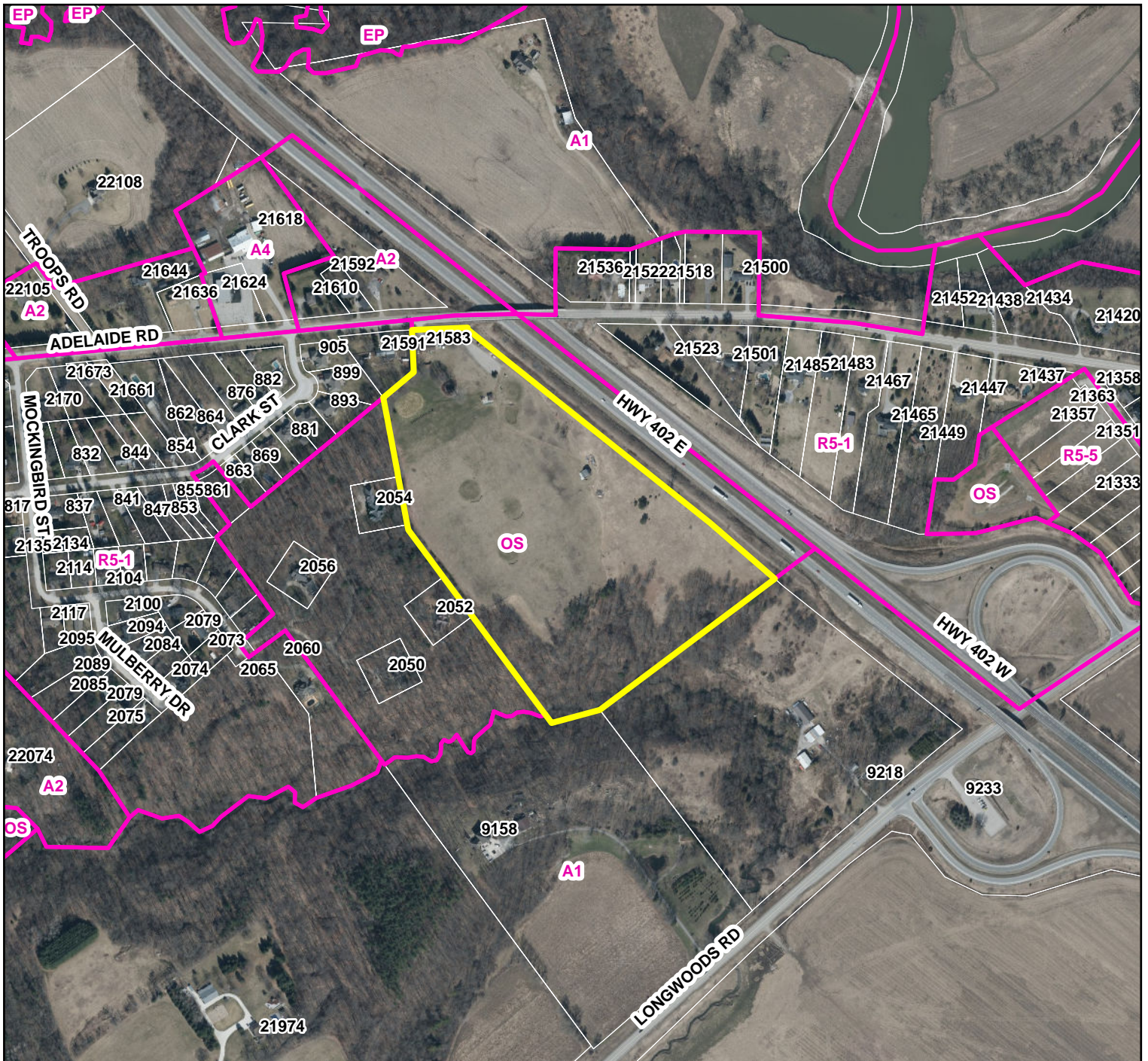


MUNICIPALITY OF
STRATHROY-CARADOC

Owner: York Developments Strathroy Inc

21583 Adelaide Road
RANGE 1N S PT LOT 22 RP 34R620 PT PART 8 RP 34R2301
PARTS 1,3,5 RP 34R1115 PART 2

KEY MAP



ORTHOGRAPHY: SWOOP 2020

Disclaimer: This map is for illustrative purposes only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation.

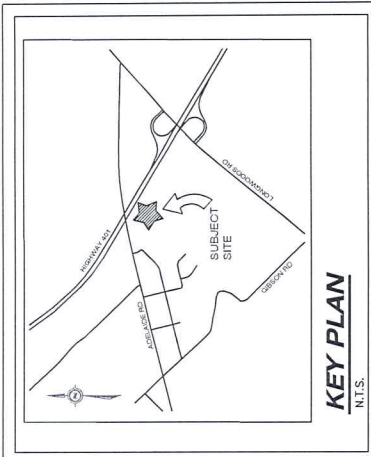
Published by the County of Middlesex
Planning Department April, 2026



- Lands to be rezoned from OS to R5 and redesignated from Agricultural to Hamlet/Residential
- Zone Boundary



1:7,000
0 50 100 150 200 Metres



DRAFT PLAN OF SUBDIVISION
 PART OF
PT LT 22 RANGE 1 NLR 1
 IN THE
MUNICIPALITY OF
STRATHROY-CARADOC
 COUNTY OF MIDDLESEX

SCALE: 1:1000
 10.00m
 0.00m
 20.00m

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT THE BOUNDARIES OF THE LANDS SHOWN TO BE SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: March 25, 2026

[Signature]
 GAVIN P.T. SEAMAN
 ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE
 I HEREBY AUTHORIZE **SBM PLANNING** TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE COUNTY OF ELGIN

DATED THE 26 DAY OF March 2026

[Signature]
 YORK DEVELOPMENT STRATHROY INC.
 300 ROYAL BANK BUILDING
 LONDON, ONTARIO

INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

- A) AS SHOWN ON PLAN
- B) AS SHOWN ON PLAN
- C) AS SHOWN ON KEY PLAN
- D) RESIDENTIAL
- E) RESIDENTIAL
- F) AS SHOWN ON PLAN
- G) AS SHOWN ON PLAN
- H) MUNICIPAL WATER SUPPLY AVAILABLE
- I) SAND / SAND SILT
- J) AS SHOWN ON PLAN
- K) ALL MUNICIPAL SERVICES
- L) AS SHOWN ON PLAN

LAND USE SCHEDULE

LAND USE	LOTS / BLOCK #	AREA	% LAND USE
SINGLE DETACHED RESIDENTIAL	LOTS 1-33	61,293.2 m ²	50.4 %
OPEN SPACE	BLOCK 34	38,932.4 m ²	32.1 %
STORM WATER MANAGEMENT	BLOCK 35	6,123.1 m ²	5.0 %
ROAD WIDENING	BLOCK 36	332.3 m ²	0.3 %
PUBLIC RIGHT-OF-WAY	STREET 'A'	14,883.3 m ²	12.2 %
TOTAL AREA:		121,564.3 m ²	100.0 %

METRIC:
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO INTERNATIONAL FEET BY DIVIDING BY 0.3048

STRIK BALDINELLI MONIZ

1599 Adelaide St. N, Unit 301,
 London, Ontario, N6X 4E8
 Tel: (519) 471-8887
 Fax: (519) 471-0034
 Email: sbm@sbmid.ca

PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL

Drawn by: J. HILL, P.ENG
 Checked by: G. SEAMAN, O.L.S.
 Date: 24-MARCH-26
 File No.: SBM-24-1703

THE KINGS HIGHWAY No. 402