



# NOTICE OF PUBLIC MEETING

## APPLICATION FOR CONSENT

APPLICATION NO.: B6-2026

APPLICANT/AGENT: Lerner's LLP c/o Courtney Sinclair for Kirk Zavitz

SUBJECT LANDS: 7222 Walkers Drive, Strathroy-Caradoc

## Purpose and Effect

An application for consent has been submitted by the Applicant and will be heard before the Strathroy-Caradoc Committee of Adjustment. The purpose of the application is to execute a surplus farm dwelling severance. The proposed lot to be retained would be approximately 18.83 ha (46.53 ac) in size, with 176 m (577.4 ft) of frontage along Walkers Drive, containing lands for agricultural production and woodlands. The proposed lot to be severed would be approximately 1.02 ha (2.52 ac) in size, with 60 m (196.85 ft) of frontage along Walkers Drive, containing an existing single detached dwelling and garden shed connected to private water and a private septic system.

The subject lands are within the 'Agricultural' designation of the Strathroy-Caradoc Official Plan, and within the 'General Agricultural (A1) Zone' of the Strathroy-Caradoc Zoning By-law. A portion of the lands are regulated by the St. Clair Region Conservation Authority, and another portion of the lands are identified as 'significant woodlands' within the Middlesex Natural Heritage Systems Study (2014). The property is located on the northwest side of Walkers Drive, northeast of the intersection at Glen Oak Road. The land may be legally described as Part of Lot 6, Concession 9 South, Municipality of Strathroy-Caradoc. See attached Location Map.

## PUBLIC MEETING

**DATE:** May 7, 2026.

**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 Saja Alasmar, Acting Secretary-Treasurer at [salasmar@strathroy-caradoc.ca](mailto:salasmar@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 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.

The applicant, the Minister or a specified person or public body that has an interest in the matter may within 20 days from date of notice of decision, appeal to the Tribunal against the decision of the committee by filing with the secretary-treasurer of the committee a notice of appeal.

If a person or public body has the ability to appeal the decision of the Strathroy-Caradoc Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Committee before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

# NOTICE OF PUBLIC MEETING

If you wish to be notified of the decision of Strathroy-Caradoc Committee of Adjustment in respect of the proposed consent, you must make a written request to by mail or email to Saja Alasmar, Acting Secretary-Treasurer (see above).


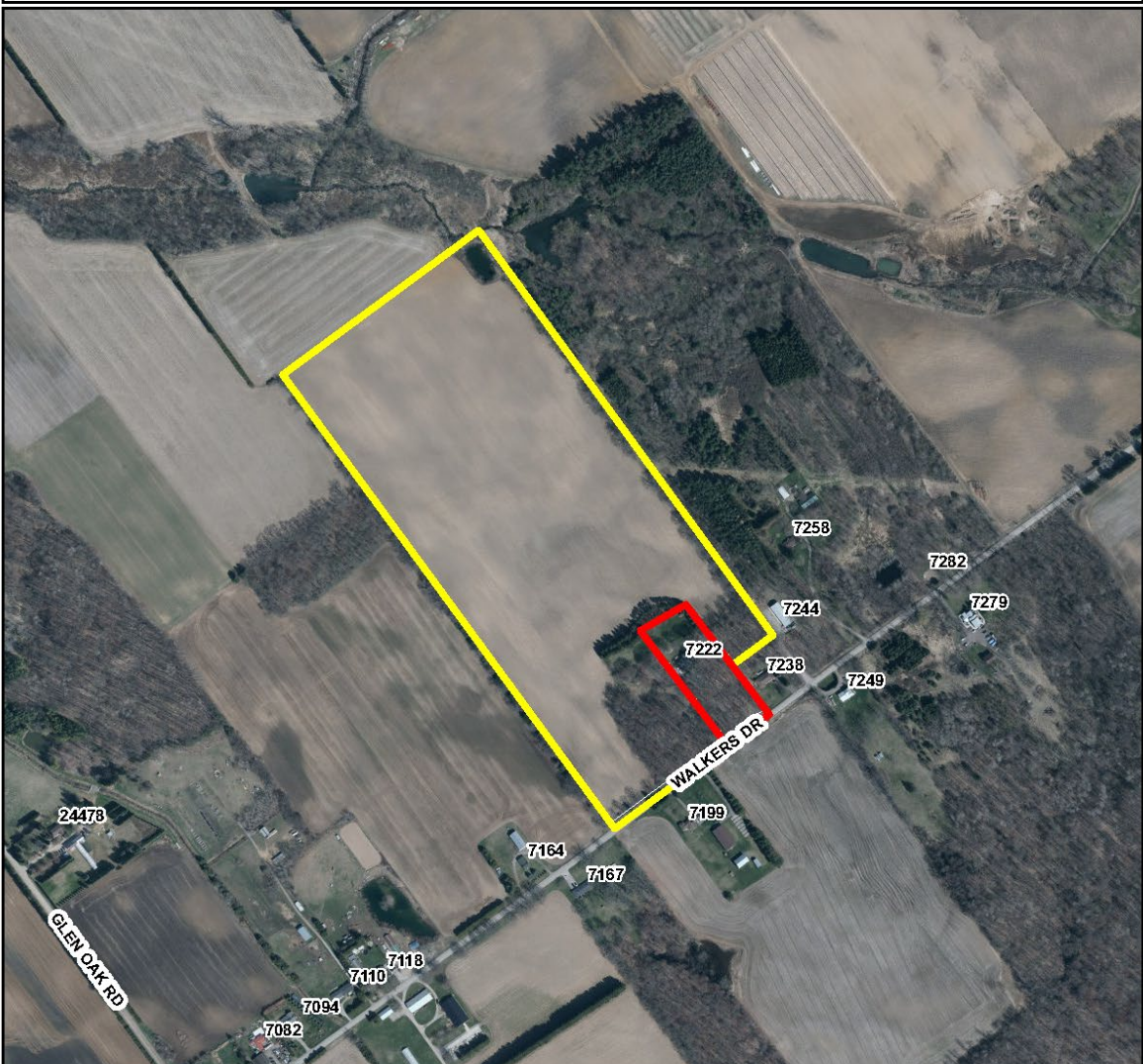

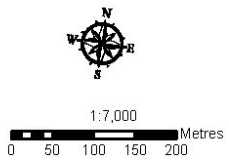
**For additional information regarding this application, please contact Alyssa Soldo, Planner at 519-930-1004.**

Notwithstanding the above, subsection 53(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal. 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: April 20, 2026.**

<b>APPLICATION FOR CONSENT: B6-2026</b> Owner: Kirk Zavitz and Nancy Zavitz Agent: Courtney Sinclair 7222 Walkers Dr CON 9 S PT LOT 6 Caradoc Municipality		 <b>MUNICIPALITY OF STRATHROY-CARADOC</b>
		<b>KEY MAP</b>
		
<small>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  </small>	<div style="display: flex; align-items: center; margin-bottom: 5px;"> <div style="border: 2px solid yellow; width: 20px; height: 10px; margin-right: 5px;"></div> <span>Subject Lands to be retained and rezoned (A3)</span> </div> <div style="display: flex; align-items: center;"> <div style="border: 2px solid red; width: 20px; height: 10px; margin-right: 5px;"></div> <span>Subject Lands to be severed and rezoned (A2)</span> </div>	 <p>1:7,000 0 50 100 150 200 Metres</p>