



NOTICE OF PUBLIC MEETING

APPLICATION FOR ZONING BY-LAW AMENDMENT

APPLICATION NO.: ZBA11-2025

APPLICANT/AGENT: Zelinka Priamo Ltd. c/o Aliyah Richards for
Justin Tadgell

SUBJECT LANDS: 494 Darcy Drive, Strathroy

Purpose and Effect

The Municipality received an Application to rezone the parcel legally known as 494 Darcy Drive on the west side of Darcy Drive across from Laura Lane, (see location map). The subject lands are 3.3 ha (8.16 ac) in size and are designated 'Residential', are in special policy area #7 in the Official Plan, and within the 'Commercial Corridor (CC) Zone' and site specific 'Commercial Corridor (CC-2) zone' in the Adelaide Metcalfe Zoning Bylaw.

The proposal seeks to zone the subject lands to a site-specific 'High Density Residential (R3-#-H-2) Zone' to be included in the Strathroy-Caradoc Zoning By-law, permitting the development of ten (10) stacked townhouse blocks, comprising a total of 240 units and a building height of 12.4 metres (40.7 feet).

The following site specific changes are being requested:

- The minimum rear yard setback is being reduced from 10m (32.8ft) to 8.5m (27.9ft).
- The parking area is approximately 37% whereas the maximum coverage is 25%.
- The visitor parking will be 33 spaces whereas the minimum visitor parking is 36.
- The drive aisle would have a 6.7m (21.98ft) width whereas the by-law requires a minimum of 7.3 metres (23.95ft).

The effect of the zone change is to permit the development of 240 units within ten (10) townhouse blocks with a height of 12.4 m, along with 360 parking spaces for tenants and 33 spaces for visitors on the lands.

PUBLIC MEETING

DATE: August 5th, 2025.

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.



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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 June 25, 2025.

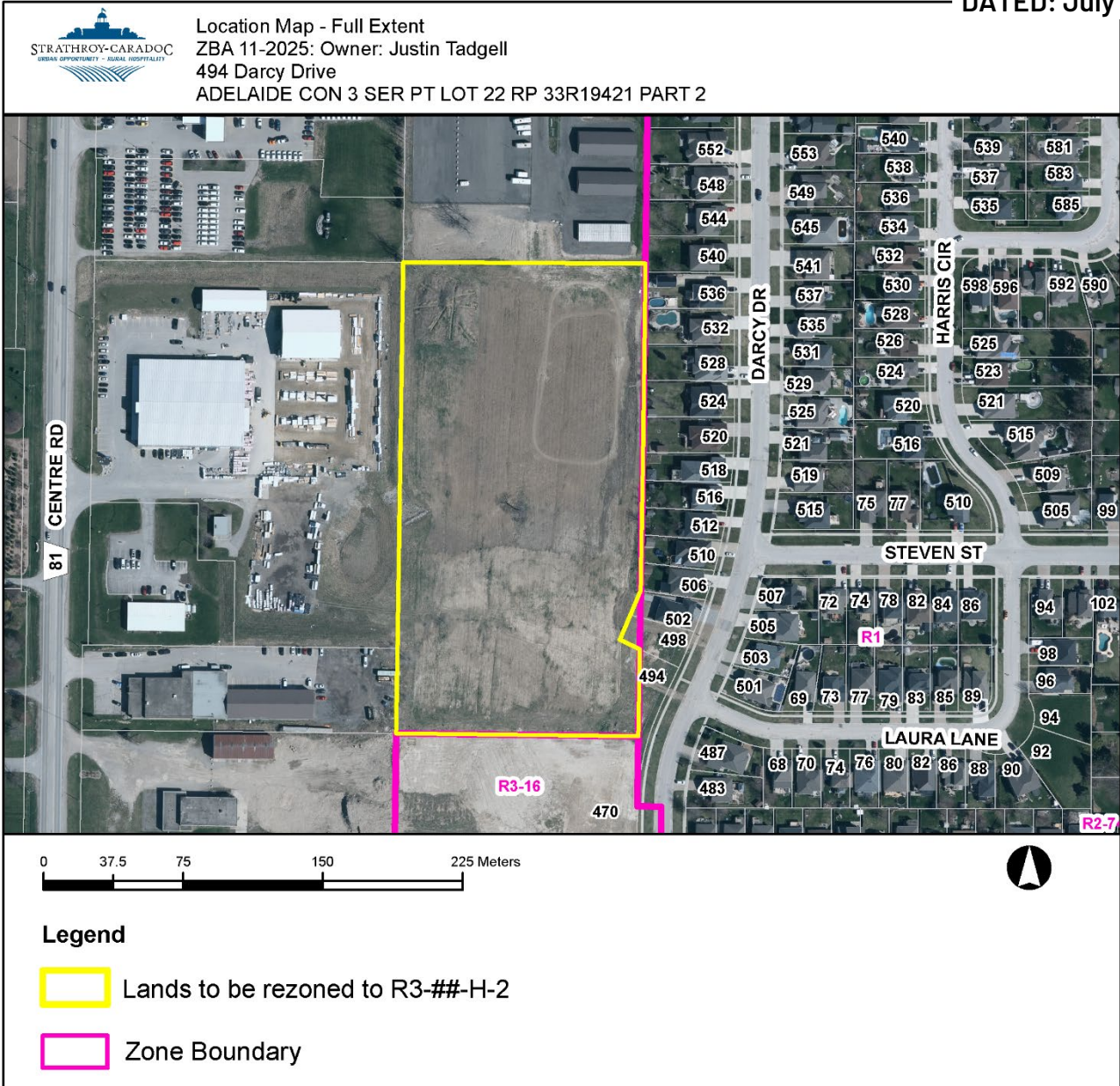
The applicant, or any authorized person, appointed in writing and acting on behalf of the applicant, must attend this Meeting. If you are aware of any persons affected by this application who have not received a copy of this notice, it would be appreciated if you would so advise them.

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.

DATED: July 11, 2025.



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Rendered Concept Plan

