



NOTICE OF PUBLIC MEETING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.: A1-2026

APPLICANT/AGENT: Y.C. Liu Engineering c/o Alex Bultje for LiveRoof Ontario c/o Peter Hillen

SUBJECT LANDS: 23059 Adelaide Road, Strathroy-Caradoc

Purpose and Effect

An application for minor variance has been submitted by the Applicant and will be heard before the Strathroy-Caradoc Committee of Adjustment. The purpose of the application is to seek relief from Section 4.29(3) of the Zoning By-law to permit the construction of a front entrance decorative canopy that is 35.5m (116.5 ft) from the centreline of County Road 81 (Adelaide Road), whereas a minimum setback of 38m (124.7 ft) from the centreline of County Road 81 is required. The decorative canopy is to be connected onto the front entrance of a 2,898.58 m² (31,200 ft²) warehouse/office building.

The subject lands are located within the 'Agricultural' designation of the Strathroy-Caradoc Official Plan, and within the 'Agricultural Purposes Only (A3) Zone' of the Zoning By-law. The property is located on the south side of Adelaide Road (County Road 81), southeast of Century Drive. The lands may be legally described as CARADOC CON 4 N PT LOT 16 AND RP33R13306 PART 2 EXO PLAN MM629 PART 1, Municipality of Strathroy-Caradoc. See attached Location Map.

PUBLIC MEETING

DATE: February 5th, 2026.

TIME: 5:30 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 Saja Alasmar, Acting Secretary-Treasurer at 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 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 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 of the making of the 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 minor variance 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.

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

www.strathroy-caradoc.com



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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: January 20, 2026.

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Owner: 2465460 ONTARIO INC (LiveRoof Ontario)

23059 Adelaide Road
CARADOC CON 4 N PT LOT 16 AND RP33R13306 PART 2
EXO PLAN MM629 PART 1

MUNICIPALITY OF STRATHROY-CARADOC

KEY MAP

Century Dr.

Adelaide Rd.

McEvoy Rd.

Tobacco Rd.

OS

EP

A1

A2

A3

23160

8375

8355

8327

23079

23069

23053

23059

23202

23230

23078

8432

8452

8476

8486

23238

23230

approximate location proposed building

A1

1.6,000 Metres

0 40 80 120 160

ORTHOPHOTOGRAPHY: 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.

Lands subject to Minor Variance

Zone Boundary

Published by the County of Middlesex Planning Department January, 2026

middlesex