



NOTICE OF PUBLIC MEETING

APPLICATION FOR MINOR VARIANCE AND CONSENT

APPLICATION NO.: B7-2026 & A13-2026

APPLICANT/AGENT: Michael Rizzo for Brady Robb

SUBJECT LANDS: 30 Adelaide Street, Strathroy

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 sever one lot from an existing residential parcel. The severed lot is approximately 336 m² (3,616 ft²) in size, with 15.9 m (52.2 ft) of frontage along Beech Street currently containing a carport and shed which are to be removed. The retained lot is approximately 499 m² (5,371 ft²) in size, with 20.84 m (68.4 ft) of frontage along Adelaide Street and 23.93 m (78.5 ft) of frontage along Beech Street currently containing a single-detached dwelling on full municipal services.

An application for minor variance has also been submitted by the Applicant to seek relief from Section 5.3(1) of the Zoning By-law to permit a lot area of 336 m² (3,616 ft²), whereas a minimum lot area of 400 m² (4,305.6 ft²) is required for lots on municipal services for single-detached dwellings. The applicant is also seeking relief from Section 5.3(5) of the Zoning By-law to permit a rear yard depth of 1.2 m (3.9 ft) for the retained lot, whereas a minimum rear yard depth of 7 m (30 ft) is required.

The subject lands are within the 'Neighbourhoods' designation of the Strathroy-Caradoc Official Plan, and within the 'Low Density Residential (R1) Zone' of the Strathroy-Caradoc Zoning By-law. The entirety of the property is regulated by the St. Clair Region Conservation Authority. The property is located on the northwest corner of the intersection at Beech Street and Adelaide Street in Strathroy. The land may be legally described as Part of Lot 8 and Part of Lot 9 on Plan 104, Municipality of Strathroy-Caradoc. See attached Location Map.

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DATE: June 4, 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 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

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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 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: May 20, 2026

