



Notice of Public Meeting

Application for Minor Variance

Application No.: A15-2026

Applicant/Agent: Banman Developments Inc.

Subject Lands: 530 Regent Street, Mount Brydges

Purpose & 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 6.3(6) to permit a maximum lot coverage of 47.25%, whereas a maximum lot coverage of 45% is permitted. The application will facilitate the construction of a single detached dwelling with a covered porch and attached garage on the subject property.

The subject lands are within the 'Neighbourhoods' designation of the Strathroy-Caradoc Official Plan and within the site-specific 'Medium Density Residential (R2-17) Zone' in the Zoning By-law. The property is located on the northwest side of Regent Street, northeast of the intersection at Glendon Drive (County Road 14) and Rougham Road in Mount Brydges. A portion of the rear yard is regulated by the St. Clair Region Conservation Authority. The land may be legally described as Lot 1 on Plan 33M822, Municipality of Strathroy-Caradoc. See attached Location Map.



July 2nd, 2026



5:30PM



Hybrid Public Meeting (Teams & 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.
 - Communications received will form part of the public record and will be shared with the Committee and the 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 Teams video.
 - Pre-registration is required by emailing planning@strathroy-caradoc.ca or by calling 519-245-1070 ext. 210.
 - Please leave your name, phone number, preferred participation method, and the application file number or property address. Staff will return your call with participation details.
3. View the meeting online at www.strathroy-caradoc.ca/meetings. The livestream will begin at 5:30pm.

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 Acting Secretary-Treasurer of the Committee a notice of appeal.

If a specified 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.

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: June 17, 2026

