



# NOTICE OF PUBLIC MEETING

## APPLICATION FOR MINOR VARIANCE

APPLICATION NO.: A2-2026

APPLICANT/AGENT: Jarvis Design Firm Inc. for Justin Alves

SUBJECT LANDS: 121 High Street W, Strathroy

### 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 4.6(5)(b) to permit an 89.2 m<sup>2</sup> (960 ft<sup>2</sup>) secondary suite whereas a secondary suite when located in an accessory building shall not be greater than 40% of the gross floor area of the main dwelling to a maximum of 75 m<sup>2</sup> (807.3 ft<sup>2</sup>). The applicant is also seeking relief from Section 4.2(5) to permit an accessory building that is 6.12 m in height, whereas a maximum of 4.5 m is permitted. The application will facilitate the construction of a detached garage with a secondary suite above, in the rear yard of the subject property.

The subject lands are within the 'Neighbourhoods' designation of the Strathroy-Caradoc Official Plan, and within the 'Medium Density Residential (R2) Zone' of the Zoning By-law. The property is located on the north side of High Street West, southwest of the intersection at Adelaide Street. The land may be legally described as Lot 52 on Plan 104, Municipality of Strathroy-Caradoc. See attached Location Map.

### PUBLIC MEETING

DATE: March 5<sup>th</sup>, 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 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).

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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: February 18, 2026.**

