

APPLICATION FOR OFFICIAL PLAN AMENDMENT

APPLICATION NO.: OPA2-2025

APPLICANT: Municipally Initiated

SUBJECT LANDS

Entire Municipality

Purpose and Effect

Application for an Official Plan Amendment has been initiated by the municipality as part of the Housing Accelerator Fund. The purpose of the subject Official Plan Amendment application is to update the Official Plan policies to reflect the Provincial Planning Statement 2024 and as well respond to the Housing Accelerator Fund commitments. The housekeeping amendment will assist in the implementation of key initiatives under the Housing Accelerator Fund (HAF), reflecting the Municipality's commitment to supporting a range and mix of housing options that respond to community needs and align with growth objectives.

Official Plan Amendment: The Official Plan Amendment proposes to update housing policies to provide clearer direction on the provision of diverse housing types, including Additional Residential Units (ARUs). It also aims to guide the form and character of new residential development to ensure compatibility and quality design.

PUBLIC MEETING

Date: November 17, 2025.

Time: 6:00 pm

Location:

Hybrid Public Hearing(ZOOM and in person-52 Frank Street, Strathroy, 2nd floor Council Chambers)

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.

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 and 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. 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 is hereby considered complete.

Per Section 22 of the Planning Act, information and material required under the Act have been provided and the official plan amendment application is hereby considered complete.

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 the Municipality of Strathroy-Caradoc 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 the Municipality of Strathroy-Caradoc before the by-law and proposed official plan amendment 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 the Municipality of Strathroy-Caradoc before the by-law and official plan amendment 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) and 17(36) 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: October 28, 2025.