

## APPLICATION FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT

APPLICATION NO.:     OPA3-2024 AND ZBA5-2024

APPLICANT/AGENT:   Strik Baldinelli Moniz Ltd for 2102603 Ontario Inc.

SUBJECT LANDS:      24605 Saxton Road, Strathroy

**TAKE NOTICE THAT** that the Council of the Municipality of Strathroy-Caradoc will be considering a Zoning By-law Amendment and Official Plan Amendment for the lands legally described as 24605 Saxton Road, Strathroy.

### Purpose and Effect of the Application:

Applications for an Official Plan Amendment and Zoning By-law Amendment have been submitted by the property owner. A statutory public meeting was held on August 6, 2024. Since that time, the applicant has revised the proposed development, including an expansion of the development area from approximately 1.8 hectares (4.45 acres) to 3.14 hectares (7.76 acres). A second public meeting was held on January 22, 2025.

The revised proposal continues to include the development of two 8-storey residential apartment buildings containing a total of 184 units, as well as 36 townhouse dwellings. The proposed development includes a total of 320 parking spaces allocated to both the apartment buildings and townhouse units. A residential amenity area is also proposed between the two apartment buildings. The subject lands front onto Saxton Road and will have additional access to Carroll Street and Adelaide Road via existing easements established through the development of the “Strathroy Crossing” commercial area.

### Official Plan Amendment:

The application proposes to re-designate the subject lands from ‘Commercial’ to ‘Residential’. A site-specific policy area is also proposed to support the inclusion of a regional servicing plan as part of the amendment.

### Zoning By-law Amendment:

The application proposes to re-zone the lands from site-specific ‘Highway Commercial (C2-13)’ and ‘Highway Commercial (C2)’ to a site-specific ‘High Density Residential (R3-#)’ zone. A site plan application will be required prior to the commencement of construction.

COUNCIL MEETING	
DATE: June 2 <sup>nd</sup> , 2025.	
TIME: 6:00 PM	
LOCATION:	Hybrid Public Meeting (ZOOM and in person-52 Frank Street, Strathroy, 2 <sup>nd</sup> floor Council Chambers)

The meeting will be broadcast live at 6:00 p.m. June 2<sup>nd</sup>, 2025 and can viewed by following the below link. [www.strathroy-caradoc.ca/meetings](http://www.strathroy-caradoc.ca/meetings)

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 Planning Department at [planning@strathroy-caradoc.ca](mailto:planning@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](mailto:twilliams@middlesex.ca).

# NOTICE OF INTENT

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: May 21<sup>st</sup>, 2025.



