



# NOTICE OF PUBLIC MEETING

## APPLICATION FOR ZONING BY-LAW AMENDMENT

APPLICATION NO.: ZBA6-2026

APPLICANT/AGENT: Municipality of Strathroy-Caradoc

SUBJECT LANDS: 273 Frances Street, Strathroy

### Purpose and Effect

The municipality has declared the vacant parcel at 273 Frances Street (at the corner of Frances Street and Bella Street).

The municipality is proposing to amend the zoning from 'Open Space (OS)' to 'High Density Residential (R3)'. This would allow for a variety of different residential uses including townhouses, multiple unit dwellings such as stacked townhouses, back-to-back townhouse and apartments. The property is designated 'Neighbourhoods (Residential)' in the Official Plan.

The municipality has held a public open house to seek input and is now bringing forward the rezoning to Council for a decision.

### PUBLIC MEETING

**DATE:** April 20, 2026.

**TIME:** 6:00 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 the Clerk at [clerk@strathroy-caradoc.ca](mailto: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 of 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](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 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](mailto: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](mailto: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 was considered complete on March 31, 2026.

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 (reference to council and name of municipality, or name of planning board or approval authority, as the case may be) to the

[www.strathroy-caradoc.com](http://www.strathroy-caradoc.com)

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Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to (name of municipality or planning board) before the by-law 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 (name of municipality or planning board) before the by-law 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) 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: March 31, 2026**

