



Notice of Public Meeting

Application for Zoning By-law Amendment

Notice to Private Property Owners: Please circulate this notice to **all** units on your property.

Application No.: ZBA12-2026

Applicant/Agent: SBM c/o Hanna Reitsch von Daudt Mohn for Escalade Property Corp.

Subject Lands: 384 Metcalfe Street E, Strathroy

Purpose & Effect:

The owner of the subject property has submitted an application for a Zoning Amendment for the property municipality known as 384 Metcalfe Street E. The lands are approximately 4,290m² (1.06ac) in size and are designated 'Neighbourhood' in the Official Plan.

The application proposes to amend the zoning on the property to permit a 47-unit apartment building. The 4-storey apartment building is positioned in the front portion of the lot and rear yard containing 73 parking spaces in a two level above ground parking structure. Access is proposed through a two-way driveway from Metcalfe Street East. The rezoning application seeks to reduce the front yard setback requirement from 6 m to 1 m, side yard setback requirement from 3m to 2.4m, maximum lot coverage in the zone from 45% to 53%, accessory building (parking garage) maximum 15% whereas 26.1% is proposed and the maximum floor area of 10m² whereas 43.9 m² is proposed.



August 4th, 2026



6:00PM



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 the Clerk at clerk@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 Council and the 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 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 6 pm.

The applicant, the Minister or a specified person or public body that has an interest in the matter may within 20 days from date of notice of decision, appeal to the Tribunal against the decision of the Council by filing with the Clerk a notice of appeal.

If you wish to be notified of the decision of Strathroy-Caradoc's Council in respect of the proposed Zoning By-law Amendment, you must make a written request to by mail or email to the Planning Department at planning@strathroy-caradoc.ca.

For additional information regarding this application, please contact **Tim Williams, Manager of Planning at 519-930-1007.**

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 July 9, 2026.

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.

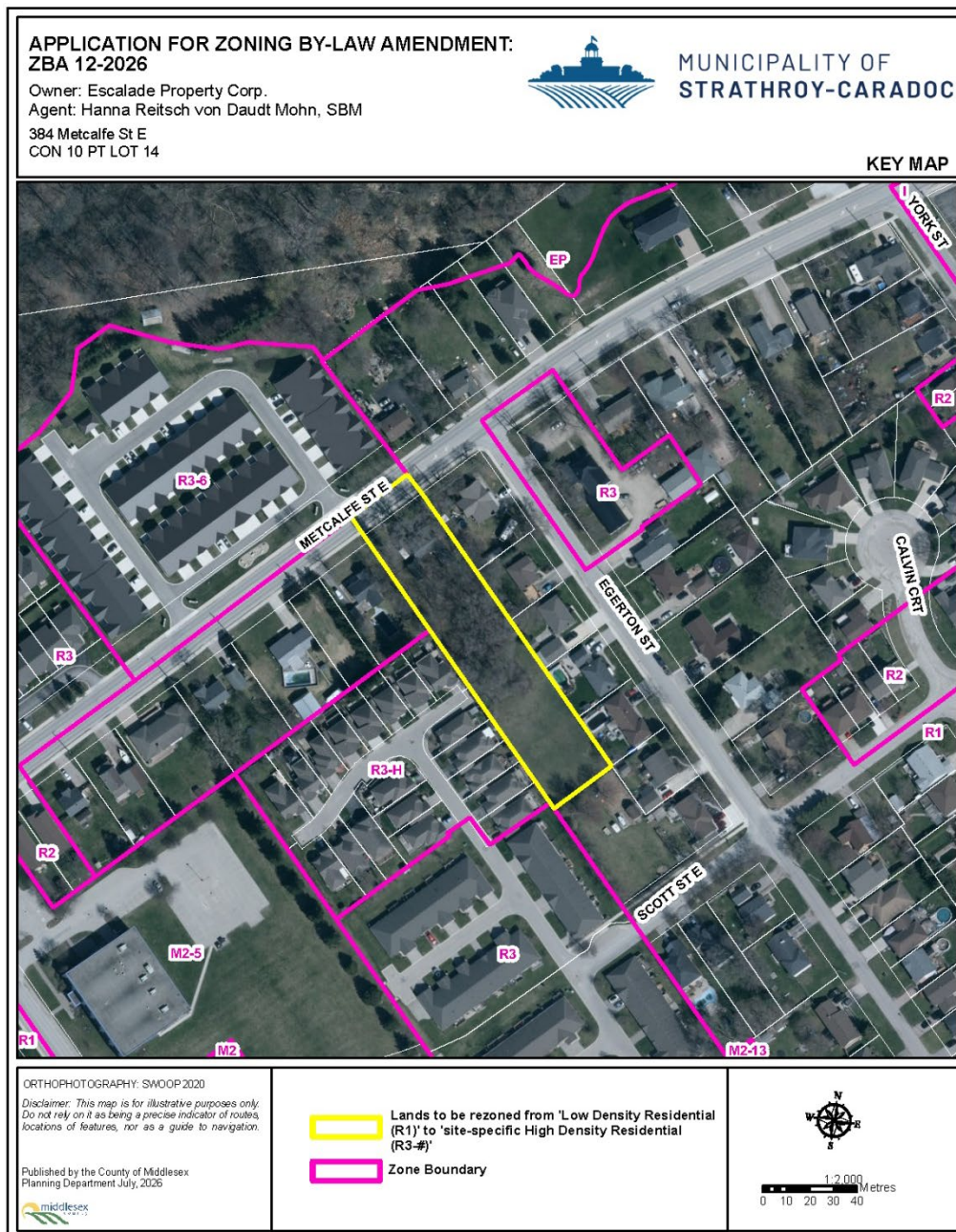
If a specified person or public body would otherwise have the right to appeal a decision to the Ontario Land Tribunal (OLT) but does not make oral submissions at a public meeting or provide written submissions to the Municipality before the by-law is passed, they are not entitled to appeal the decision, pursuant to subsection 34(19) of the *Planning Act*.

In addition, a specified person or public body who does not make oral or written submissions before the by-law is passed may not be added as a party to an OLT appeal hearing 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 eligible to appeal a decision to the Ontario Land Tribunal.

Pursuant to section 1.0.1 of the *Planning Act* and section 32(e) of the *Municipal Freedom of Information and Protection of Privacy Act*, the Municipality of Strathroy-Caradoc makes all planning applications and supporting materials, including signed written submissions received by the Clerk, available to the public.

Dated: July 9, 2026





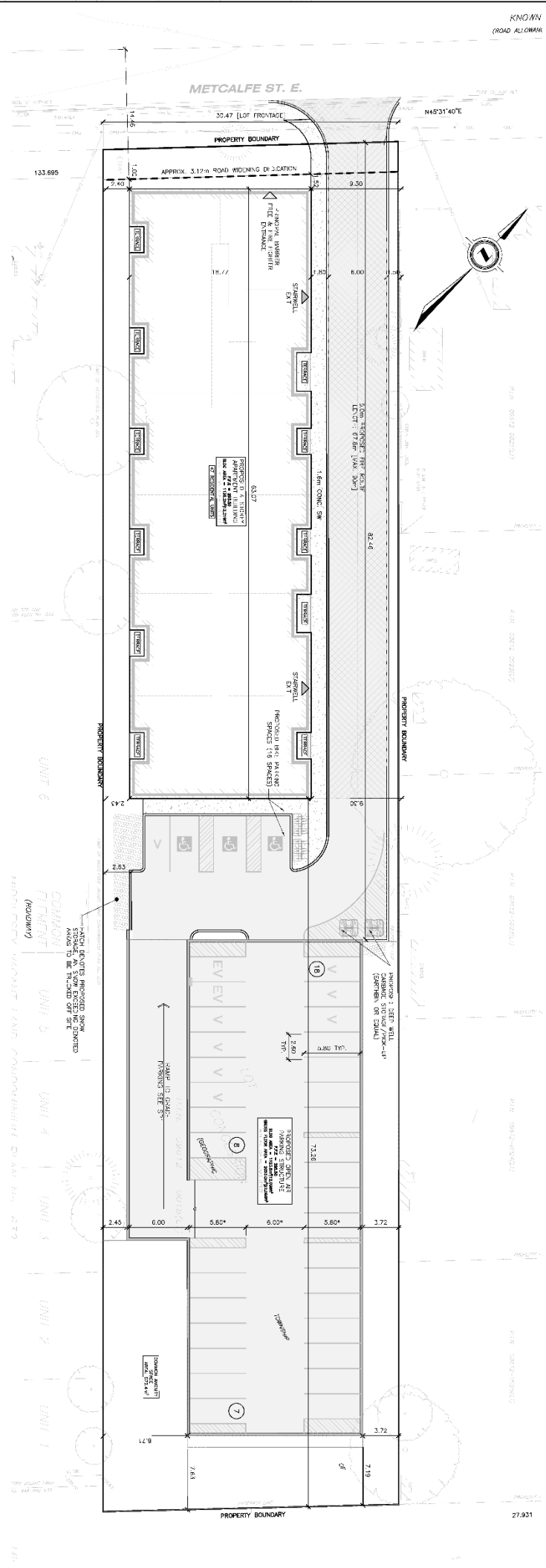
Notice of Public Meeting

Proposed Site Plan

LEGAL INFORMATION

PART OF
 LOT 14, CONVESSION 10
 (located in Township of Carleton Place)
 MUNICIPALITY OF STRATHROY-CARADOC
 COUNTY OF MIDDLESEX

KEY PLAN



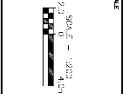
NO.	DATE	DESCRIPTION	BY	FOR
1	12/07/23	ISSUED FOR CLIENT REVIEW	SBM	CHP
2	12/07/23	ISSUED FOR CLIENT REVIEW	SBM	CHP
3	02/07/24	ISSUED FOR ZBA	SBM	CHP
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STRIK BALDINELLI
SBM MONIZ

188-7466-9131 IN LINE 501, 4000, CHERRY, TORONTO
 188-7466-9131 IN LINE 501, 4000, CHERRY, TORONTO
 188-7466-9131 IN LINE 501, 4000, CHERRY, TORONTO

PRELIMINARY NOT FOR CONSTRUCTION

ESCALADE PROPERTIES
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 LONDON, ON, N6J 1R2
 P: 519.672.1452
 E: JCHOWESLTD@YAHOO.CA



4 STOREY APARTMENT BUILDING
 384 METCALFE ST.
 STRATHROY, ON.

PROJECT NO. S260006
SP1