



NOTICE OF PUBLIC MEETING

APPLICATION FOR ZONING BY-LAW AMENDMENT

APPLICATION NO.: ZBA8-2026

APPLICANT/AGENT: SBM c/o Hanna Reitsch von Daudt Mohn for
Basha Builds Inc.

SUBJECT LANDS: 106-108 Centre Street W, Strathroy

Purpose and Effect

The owner of the subject property has applied for a Zoning Amendment for the property municipality known as 106 - 108 Centre Street West. The lands are approximately 931 m² (10,021 ft²) in size and are designated 'Neighbourhood' in the Official Plan.

The application proposes to amend the zoning on the property to permit a seven unit - multiple dwelling block. As part of this proposal, the applicant is proposing to replace the existing two-unit dwelling. Access is proposed through a driveway on the west side of the property and connect with Albert Street. Ten (10) parking spaces are proposed in the rear yard. The rezoning application proposes to amend the following provisions:

- the minimum front yard setback requirement from 5m to 2m,
- the minimum side yard setback requirement from 2 m to 1.5m,
- the maximum parking area coverage permitted from 20% to 45%
- the minimum number of parking spaces requirement 11 to 10 spaces
- existing lot frontage of 19.8 m whereas 20 m is the required.
- The front lot line will be on Centre Street W.

PUBLIC MEETING

DATE: May 19, 2026.

TIME: 6:00 PM

LOCATION: Hybrid Public Meeting (Teams and 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.
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 Teams video. 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 was considered complete on April 8, 2026.

NOTICE OF PUBLIC MEETING

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 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: April 22, 2026.



