

APPLICATION FOR ZONING BY-LAW AMENDMENT

APPLICATION NO.: ZBA19-2024

McKenzie Lake Lawyers LLP c/o Ashley

APPLICANT/AGENT: Podonlinsky for 2430680 Ontario Ltd. c/o
Tyler Damen

SUBJECT LANDS: 450 Head Street N, Strathroy

TAKE NOTICE THAT that the Council of the Municipality of Strathroy-Caradoc will be considering a Zoning By-law Amendment for the lands legally described as 450 Head Street North, Strathroy.

Purpose and Effect of the Application:

A Zoning By-law Amendment application was submitted by the applicant, and a statutory public meeting was held in March 2025. The applicant has provided responses to comments and continues to propose the development of two multiple-unit residential buildings, containing a total of eight (8) dwelling units, located on a private driveway with single access via Abigail Street.

The applicant has indicated that the proposed development will not be subject to future condominium registration or severance of individual dwelling units. The site has frontage on both Head Street North and Abigail Street. The proposal includes two residential blocks and 13 parking spaces, to be provided either within garages or as at-grade parking.

The application seeks to rezone the property from Low Density Residential (R1) Zone to a site-specific Medium Density Residential (R2-32) Zone. The proposed zoning will permit an additional two (2) dwelling units beyond what is currently allowed under the existing R2 zoning.

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

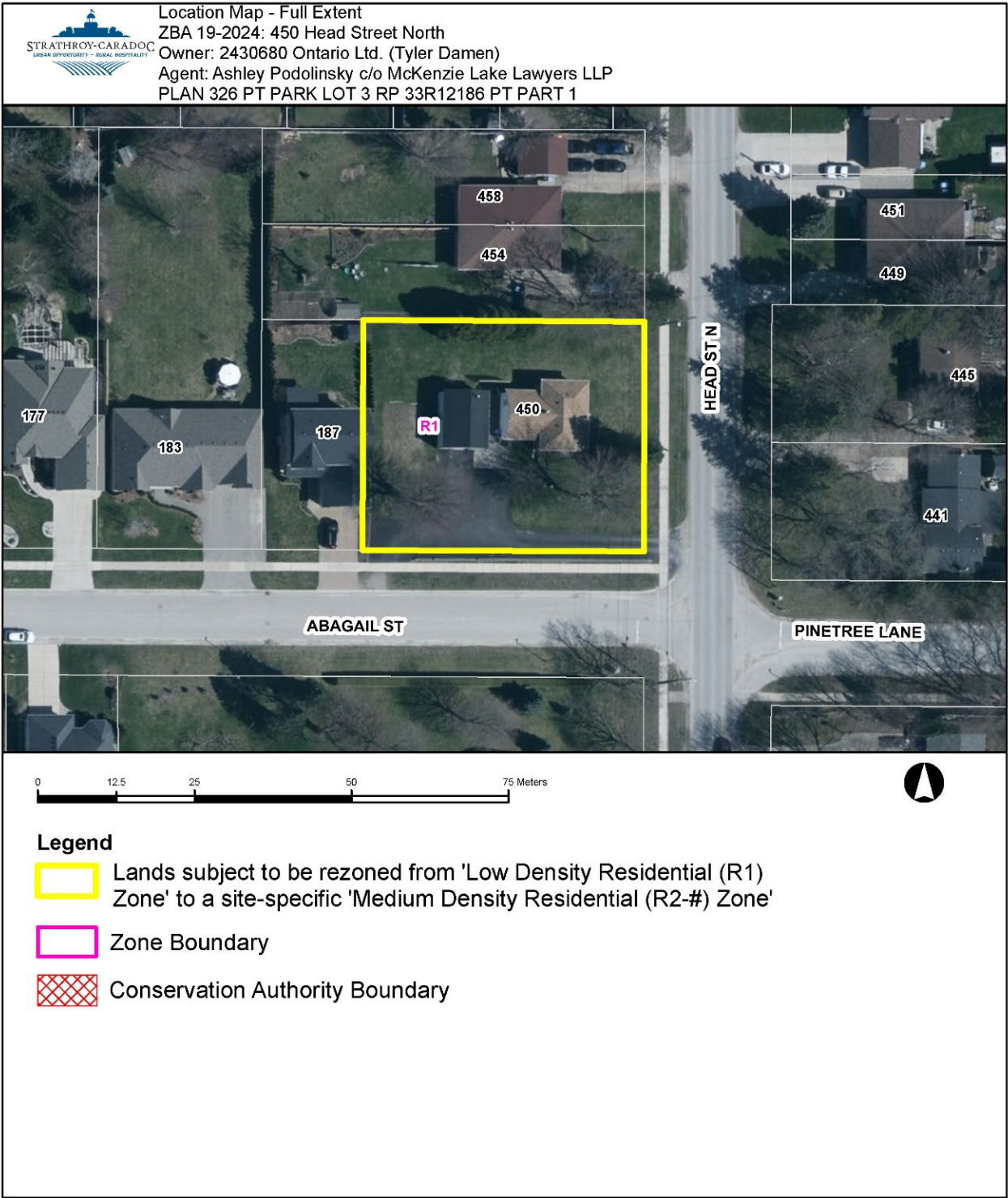
The meeting will be broadcast live at 6:00 p.m. June 2nd, 2025 and can viewed by following the below link.
www.strathroy-caradoc.ca/meetings

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 / 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 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 21st, 2025.



PARK LOT 3M WEST OF HEAD
STREET REGISTERED PLAN NO. 329
IN 1-
(S-038641-1-0 OWN. 28 5 BALDWIN)
MUNICIPALITY OF
STRAITHROY-CARADOC
COUNTY OF MIDDLESEX



CROSS SECTIONAL	2231.7m ²	BUILDING AREA	564.1m ²
ASPI ALT:	4'3.8m ²	LANDSCAPE AREA:	1203.8m ²

NO.	NAME	REPORTED	RECORDED
1	ZONES	NUMBER, DENSITY, AVERAGE, (KZ)	
2	LOT 3650 (4 th MIN.)	102.2-102.6	225-27
3	LOT 3650 (4 th MIN.)	(105 th B) - 154 th	
4	LOT 3650 (4 th MIN.)	36.61	
5	THORN VARD 325TH (4 th MIN.)	5.00	5.61
6	325TH VARD 325TH (4 th MIN.)	5.00	5.00
7	NATHAN 500 th VARD	1.00	5.00
8	325TH (4 th MIN.)	5.00	11.17
9	325TH VARD 325TH (4 th MIN.)	5.00	11.17
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LIFE-SHIP SHEET - PROXIMA	
NO.	REQ.

2	WELING (MULT-JWT)	5 PER JUNT	12 SPACES	13 SPACES
1	TOTAL PARKING	SEE ABOVE	12 SPACES	13 SPACES
3	31. PARKING	- NO TOTAL REQUIRED - 12 SPACES (12 SPACES)	2 SPACES	5 SPACES (12 SPACES 2. 1000-10)

*ALL DRIVEWAYS MEET THE REQUIREMENTS OF TYPE B, GARAGE FREE PARKING

MEDIUM DENSITY RESIDENTIAL (R2) ZONE:

- DWELLING (1 UNIT)
- DWELLING, MULTIPLE (MAXIMUM 6 UNIT)
- SPECIAL PROVISION 8 UNITS
- DWELLING, SELF-EMPLOYED
- DWELLING, SECONDARY
- GREENHOUSE: 12' X 14' (MAXIMUM 1 PLANTING PER 12' X 12' AREA)

IN THE COURT FOR THE MUNICIPAL DISTRICT OF

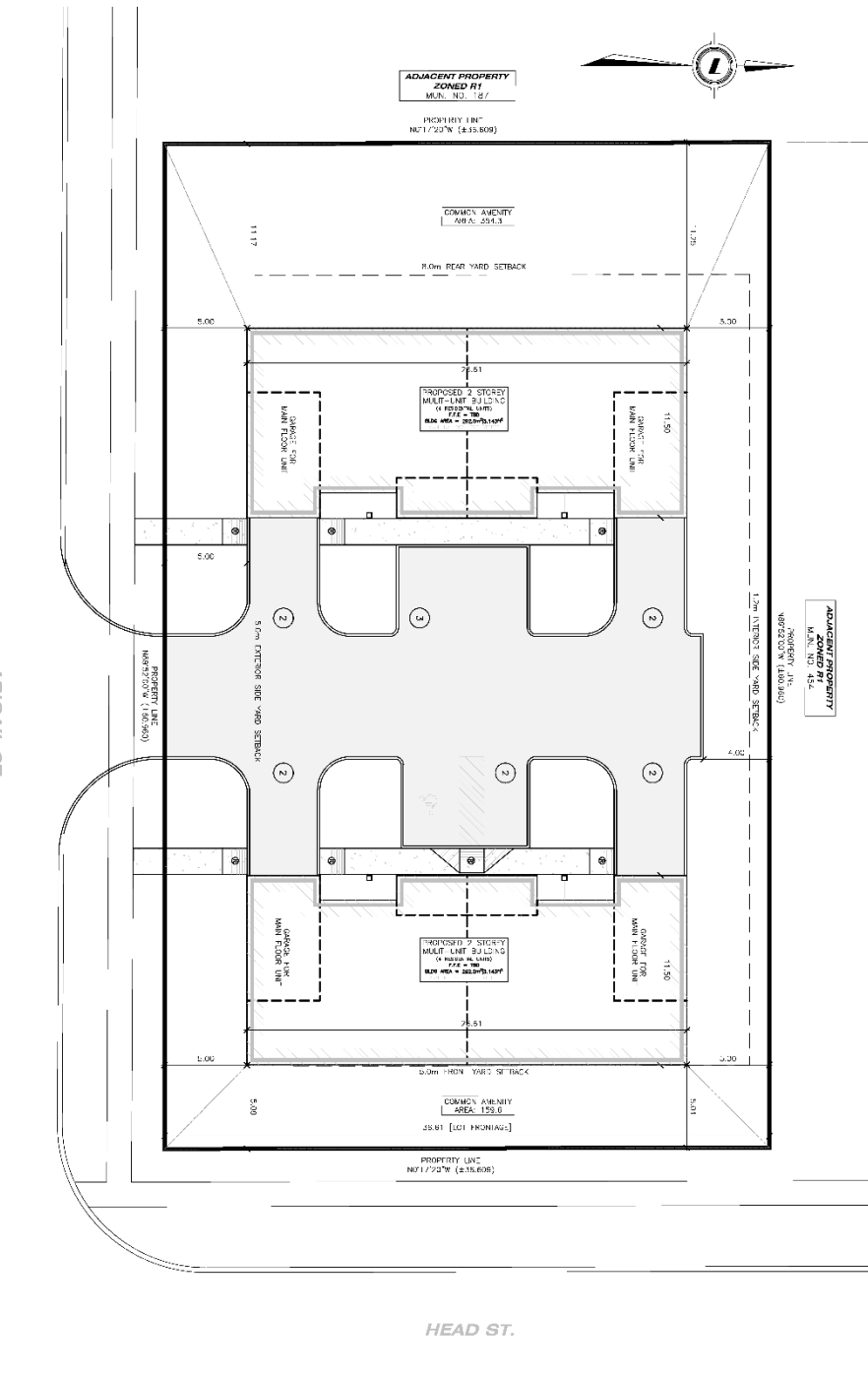
RESIDENTIAL GROUP C OCCUPANCY, PART
OF THE CANADIAN BUILDING CODE

THIS CATALOGUE WILL RECEIVE MAIL OF A YEAR-BY YEAR SUPPLY AS LOCATED BY CANADA POST

1. THIS IS A CONCEPTELL PLAN AND SHOULD NOT BE CONSIDERED A
PLAN OF SURVEY.
2. CONCEPT PLAN IS PRELIMINARY AND HAS NOT BEEN REVIEWED BY
THE CITY.

CONCEPTUAL
DESIGN FOR
DISCUSSION
PROPOSES ONLY

1. CONCEPT REFERENCE PLAN PROVIDED BY DEVELOPER, VIA EMAIL, DATED NOV. 17TH, 2022
2. ILL. IN. C. 21-1100, I.C. 21-1100, I.C. 21-1100, I.C. 21-1100, I.C. 21-1100
2.1. SURVEY COMPT. FILED ON OCTOBER 15TH, 2022
2.2. CERTIFIED BY IAN C. McAREN APRIL 30, 2008

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