

## APPLICATION FOR MINOR VARIANCE

**This notice is to be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.**

APPLICATION NO.:     A12-2025

APPLICANT/AGENT:    Brian Crann for Reuben Bax

SUBJECT LANDS:       636 Regent Street, Strathroy

### Purpose and Effect

An application for minor variance has been submitted by the Applicant and will be heard before the Strathroy-Caradoc Committee of Adjustment. The purpose of the application is to seek relief from Section 4.6(5)(a) of the Zoning By-law to permit a secondary suite that is 87.7m<sup>2</sup> (944 ft<sup>2</sup>) in size, whereas a maximum of 75m<sup>2</sup> (807.3ft<sup>2</sup>) is permitted. The applicant is also seeking relief from Section 4.23(7)(i) of the Zoning By-law to permit a driveway width of 12.19m (40 ft.) whereas a property with a lot frontage above 18m permits a maximum driveway width of 8m (26.2 ft.). The application will facilitate the construction of a garage addition to the existing home with a secondary suite on the second floor, with a wider driveway to accommodate the required four parking spaces on site for the residential uses.

The subject lands are located within the 'Residential' designation of the Strathroy-Caradoc Official Plan, and within the 'Low Density Residential (R1) Zone' of the Zoning By-law. The property is located on the north side of Regent Street, east of Queen Street. The lands may be legally described as Lot 26 on Plan M6, Municipality of Strathroy-Caradoc. See attached Location Map.

PUBLIC MEETING	
DATE: June 5 <sup>th</sup> , 2025.	
TIME: 5:30 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 Saja Alasmar, Acting Secretary-Treasurer at [salasmar@strathroy-caradoc.ca](mailto:salasmar@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 and Privacy Act.
- 2) Speak to the Committee 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 5:30pm. No pre-registration is required.

The applicant, the Minister or a specified person or public body that has an interest in the matter may within 20 days of the making of the decision appeal to the Tribunal against the decision of the committee by filing with the secretary-treasurer of the committee a notice of appeal.

If a person or public body that files an appeal of a decision of the Strathroy-Caradoc Committee of Adjustment does not make a written submission to the Committee before it gives or refuses to give provisional consent, the Ontario Land Tribunal may dismiss the appeal.

If you wish to be notified of the decision of Strathroy-Caradoc Committee of Adjustment, you must make a written request to by mail or email to Saja Alasmar, Acting Secretary-Treasurer (see above). For additional information regarding this application, please contact Alyssa Soldo, Planner at 519-930-104.

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.

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 the 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 Acting Secretary-Treasurer prior to the Hearing, available to the public.

**DATED: May 20, 2025.**

