



NOTICE OF PUBLIC MEETING

APPLICATION FOR ZONING BY-LAW AMENDMENT

APPLICATION NO.: ZBA21-2025

APPLICANT/AGENT: Kim Doak

SUBJECT LANDS: 8721-8723 Century Drive, Strathroy-Caradoc

Purpose and Effect

An application for zoning by-law amendment has been submitted by the Applicant and a public meeting has been scheduled.

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 134.7 m² (1450 ft²) in size, whereas a maximum size of 75 m² (807.3 ft²) is permitted.

The proposed secondary suite will also be located on ground level whereas secondary suites not included in main buildings are to be located above a garage. The application will facilitate the construction of a secondary suite located further from the front lot line than the existing dwelling. The existing dwelling is approximately 144 m² (1,550 ft²).

The subject lands are located within the 'Agricultural' designation of the Strathroy-Caradoc Official Plan, and within the 'General Agricultural (A1) Zone' and 'Environmental Protection (EP) Zone' of the Zoning By-law.

The property is located on the south side of Century Drive, between McEvoy Road and Springwell Road. The lands may be legally described as CON 4 PT LOT 18 PT LOT 19 RP 34R53 PART 1, Municipality of Strathroy-Caradoc. The eastern portion of the property is regulated by the Conservation Authority and are also identified as 'significant woodlands' within the Middlesex Natural Heritage Systems Study (2014).

See attached Location Map.

PUBLIC MEETING

DATE: December 15, 2025.

TIME: 6:00 PM

LOCATION: Hybrid Public Meeting (Zoom 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 ZOOM video or phone. 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.

www.strathroy-caradoc.com

NOTICE OF PUBLIC MEETING

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 November 12, 2025.

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: November 20, 2025.

