



NOTICE OF PUBLIC MEETING

APPLICATION FOR MINOR VARIANCE

APPLICATION NO.: A7-2026

APPLICANT/AGENT: Paul Shipway

SUBJECT LANDS: 22283 Allen Road, Strathroy-Caradoc

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 4.2(5) to permit an accessory building height of 5.28 m, whereas a maximum accessory building height of 4.5 m (14.76 ft) is permitted. The applicant is also seeking relief from Section 9.4(1) to permit an accessory building lot coverage of 4.33% which also exceeds the gross floor area of the home (195 m² or 2,099 ft², excluding attached garage), whereas a maximum accessory lot coverage of 2.5% and not exceeding the gross floor area of the home is permitted in the R5 Zone. The application will facilitate the construction of a 181 m² (1,948 ft²) detached garage in the rear of the subject property. Minor Variance A4-2024, was granted as a condition of provisional consent approval at the time of the lot creation, which recognizes the lesser lot area and lot frontage than required in the R5 Zone.

The subject lands are within the 'Rural Residential' designation of the Strathroy-Caradoc Official Plan, and within the 'Rural Residential (R5) Zone' of the Zoning By-law. The property is located on the south side of Allen Road, northeast of the intersection at Allen Road and Adelaide Road (County Road 81). The land may be legally described as CARADOC CON 1 PT LOTS 19 & 20 RP 33R21866 PART 4, Municipality of Strathroy-Caradoc. See attached Location Map.

PUBLIC MEETING

DATE: April 2nd, 2026.

TIME: 5:30 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 Saja Alasmar, Acting Secretary-Treasurer at 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 of 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 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 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 has the ability to appeal the decision of the Strathroy-Caradoc Committee of Adjustment in respect of the proposed minor variance to the Ontario Land Tribunal but does not make written submissions to the Committee before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

NOTICE OF PUBLIC MEETING

If you wish to be notified of the decision of Strathroy-Caradoc Committee of Adjustment in respect of the proposed minor variance, 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 519-930-1004.

Notwithstanding the above, subsection 53(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal. 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.

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: March 18, 2026.

