

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.: A8-2025

APPLICANT/AGENT: Wellington Builders c/o Mike Rizzo for Derek Bezaire

SUBJECT LANDS: 24 Front St E, 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(1)(b) of the Strathroy-Caradoc Zoning By-law to permit a dwelling unit on the main floor, whereas dwelling units within non-residential buildings are not to be located in a basement, cellar or first storey. The applicant is also seeking relief from Section 10.4(3)(a) to permit a dwelling unit on the main floor whereas the Zoning By-law says that it shall be located on a floor above the commercial use. The applicant is also seeking relief from Section 4.6(3)(b) to permit a dwelling unit with a floor area of 15.8 m² (170 ft²), whereas the Zoning By-law requires the minimum floor area of a dwelling unit be 40m² (430.5 ft²). Lastly, the applicant is seeking relief from Section 4.23(1) (20m) to provide no additional parking on-site, whereas one (1) parking space per dwelling unit is required. The application will facilitate the construction of a 15.8 m² (170 ft²) dwelling unit on the ground floor of a commercial building, behind an existing commercial use in the same structure, with no parking space requirements.

The subject lands are located within the 'Downtown Core' designation of the Strathroy-Caradoc Official Plan, and within the 'General Commercial (C2) Zone' of the Zoning By-law. The property is located south of Front Street East, and east of Caradoc Street North (County Road 81). The lands may be legally described as PLAN 93 PT LOT P S/SIDE OF STREET RP 34R 1535 PARTS 1 & 3, Municipality of Strathroy-Caradoc. See attached Location Map.

PUBLIC MEETING	
DATE: June 5 th , 2025.	
TIME: 5:30 PM	
LOCATION:	Hybrid Public Meeting (ZOOM and in person-52 Frank Street, Strathroy, 2 nd 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 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 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 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.

