

## APPLICATION FOR CONVEYANCE

APPLICATION NO.: B3-2025

APPLICANT/AGENT: Progressive Countertop Systems Ltd. c/o  
Howard Wilton

SUBJECT LANDS: 56 Canaan St, Strathroy

### Purpose and Effect

An application for consent 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 permission to convey a portion of land from 56 Canaan Street to be merged with the adjacent lands to the east, known municipally as 70 Canaan Street. The parcel proposed to be conveyed is approximately 238 m<sup>2</sup> (2,562 ft<sup>2</sup>) in size with 0 m (0 ft.) of frontage along Canaan Street. The remaining lands to be retained are approximately 14,070 m<sup>2</sup> (3.47 ac) in size, with 10 m (32.8 ft.) of frontage along Canaan Street.

The subject lands are located within the 'Industrial' designation of the Strathroy-Caradoc Official Plan, and within the site-specific 'Light Industrial (M1-3) Zone' of the Zoning By-law. The property is located south of Canaan Street, east of Caradoc Street South (County Road 81). The lands may be legally described as PLAN 226 LOT 42 PTS 30 41 RCP 412 PT LOT 78 PT ALLEY PLAN 273 PT MURDOCK ST PLAN 190 LOT 23 MORE ON ACE, Municipality of Strathroy-Caradoc. The entirety of the property is regulated by the St. Clair Region Conservation Authority. See attached Location Map.

PUBLIC MEETING	
DATE: May 1 <sup>st</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 Jake DeRidder, Acting Secretary-Treasurer at [jderidder@strathroy-caradoc.ca](mailto:jderidder@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.

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 consent 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.

If you wish to be notified of the decision of Strathroy-Caradoc Committee of Adjustment in respect of the proposed consent, you must make a written request to by mail or email to Jake DeRidder, Acting Secretary-Treasurer (see above). For additional information regarding this application, please contact Erin Besch, Planner at 519-930-1010.

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: April 11, 2025.

