



# NOTICE OF PUBLIC MEETING

## APPLICATION FOR ZONING BY-LAW & OFFICIAL PLAN AMENDMENT

APPLICATION NO.: ZBA25-2025 OPA5-2025

APPLICANT/AGENT: Strik, Baldinelli, Moniz Ltd. c/o Kyle Kanw for Strathroy Hospice

SUBJECT LANDS: 7013 Walkers Drive, Strathroy-Caradoc

### Purpose and Effect

Applications for an Official Plan Amendment and Zoning By-law Amendment have been submitted by the property owner. The property is municipally known as 7013 Walkers Drive located south of the intersection of Walkers Drive and Glen Oak Road. The development area is approximately 3.5 hectares (8.65 acres) of the large land holdings approximately 40.6 hectares (100 acres) of land. The lands are designated Agricultural and with natural heritage in the Official Plan, the property is within the 'General Agricultural A1-24-T zone' with a temporary provision to allow for the building of a new home which will replace the existing. The property is within the Conservation Authority's Regulation Area.

The proposed development is a one storey hospice facility with two phases; the first would be 5 bed, 658m<sup>2</sup> facility. The second phase would have the same attributes. Ultimately the facility will include the 10 hospice care suites, administrative offices, kitchen facilities, staff areas, clinical rooms and care conferences areas. The Official Plan and Zoning By-law amendments are seeking to permit the full build out.

In light of the foregoing, the applicant is proposing the Official Plan Amendment to add a specific policy area to permit the hospice. The zoning by-law amendment would change the zone for the development area to 'Institutional Zone' and a reduced frontage. The amendment would also recognize the reduced lot area from the 'General Agricultural (A1) Zone's' 40 ha (100 ac) requirement.

### PUBLIC MEETING

DATE: March 2<sup>nd</sup>, 2026.

TIME: 6:00 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 the Clerk at [clerk@strathroy-caradoc.ca](mailto: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](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 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](mailto:clerk@strathroy-caradoc.ca) / 52 Frank Street, Strathroy, ON N7G 2R4.



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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](mailto:twilliams@middlesex.ca).

**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 December 16, 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: February 3<sup>rd</sup>, 2026.**



# NOTICE OF PUBLIC MEETING

## APPLICATIONS FOR ZONING BY-LAW AMENDMENT & OFFICIAL PLAN AMENDMENT: 25-2025 & OPA 5-2025

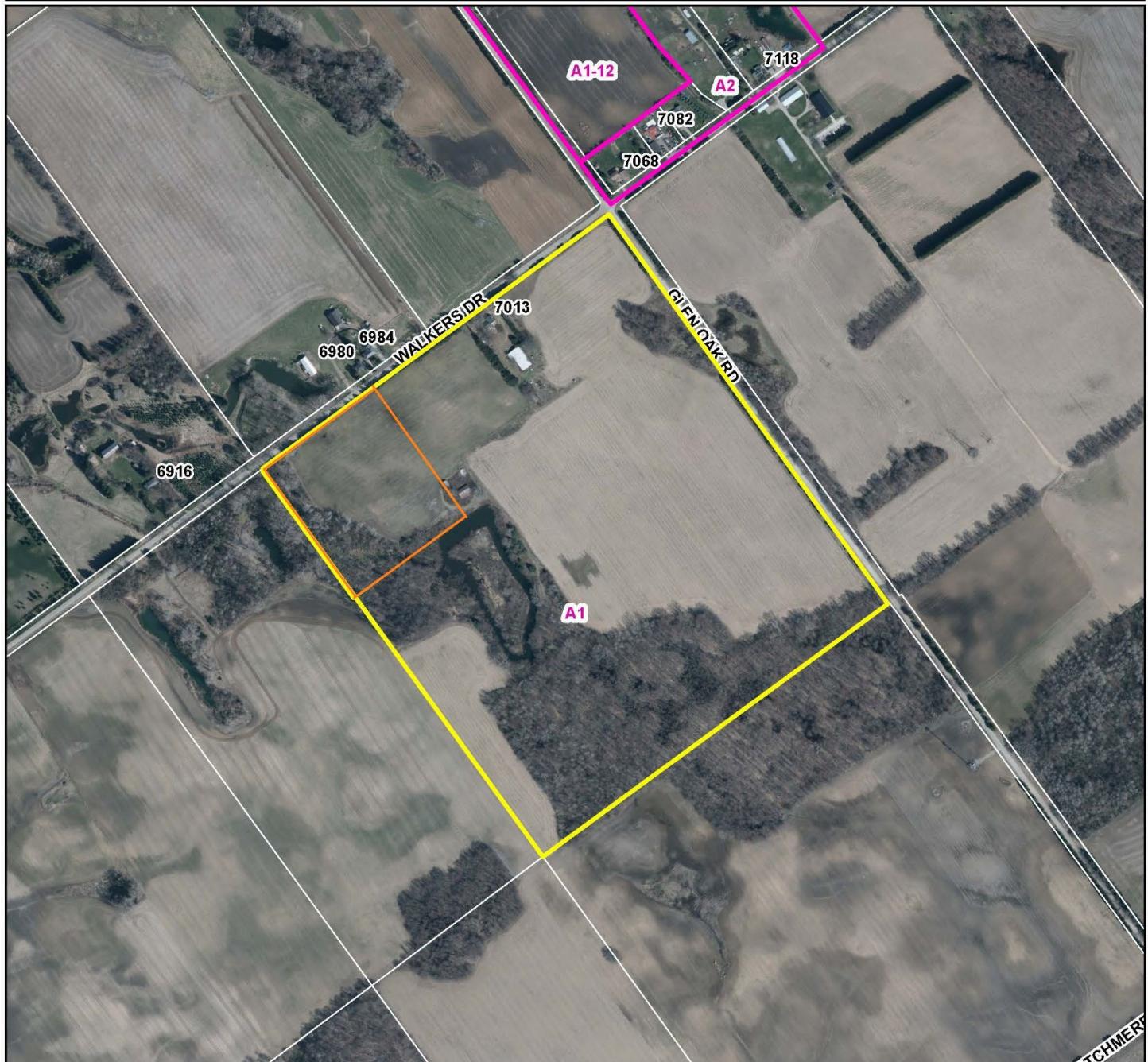
Owner: Sari Elyse Belzycki

7013 Walkers Drive  
CON 8 N PT LOT 4



MUNICIPALITY OF  
STRATHROY-CARADOC

KEY MAP



ORTHOPHOTOGRAPHY: SWOOP 2020

Disclaimer: This map is for illustrative purposes only.  
Do not rely on it as being a precise indicator of routes,  
locations of features, nor as a guide to navigation.

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Planning Department February, 2026



Subject Lands

Zone Boundary

Development Lands



1:8,000  
0 60 120 180 240 Metres