



Notice of Public Meeting

Application for Zoning By-law Amendment

Application No.: ZBA15-2026

Applicant/Agent: SMB c/o Hannah Reitsch von Daudt Mohn for Gold Leaf Properties Inc.

Subject Lands: 279 & 287 Oak Avenue, Strathroy

Purpose & Effect:

The owner of the subject property has submitted an application for a Zoning Amendment for the property municipality known as 279 and 287 Oak Avenue. The lands are approximately 1.6ha (3.95ac) in size and are designated 'Neighbourhood' in the Official Plan.

The application proposes to amend the zoning on the property to permit 34 units in 7 townhouse blocks. As part of this proposal, the applicant is proposing to replace the two existing detached dwellings. Access is proposed from the frontage on 287 Oak Avenue. A total of 105 parking spaces is proposed, equating to approximately three parking spaces per dwelling unit. In addition, six visitor parking spaces are proposed in two designated parking areas throughout the site.

The rezoning application proposes to amend the lot frontage to permit a lot frontage of 23m, whereas 5.5m per dwelling unit is required (a total of 187m for 34 units), to permit a driveway width that exceeds the maximum permitted width of 50% of the lot frontage, and a reduced rear yard depth of 6m, whereas 7m is required.



September 8th, 2026



6:00PM



Hybrid Public Meeting (Teams & 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.
 - Communications received will form part of the public record and will be shared with Council and the 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 Teams video.
 - Pre-registration is required by emailing planning@strathroy-caradoc.ca or by calling 519-245-1070 ext. 210.
 - Please leave your name, phone number, preferred participation method, and the application file number or property address. Staff will return your call with participation details.
3. View the meeting online at www.strathroy-caradoc.ca/meetings. The livestream will begin at 6 pm.

The applicant, the Minister or a specified person or public body that has an interest in the matter may within 20 days from date of notice of decision, appeal to the Tribunal against the decision of the Council by filing with the Clerk a notice of appeal.

If you wish to be notified of the decision of Strathroy-Caradoc's Council in respect of the proposed Zoning By-law Amendment, you must make a written request to by mail or email to the Planning Department at planning@strathroy-caradoc.ca.

**For additional information regarding this application, please contact Tim Williams,
Manager of Planning at 519-930-1007.**

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 August 7, 2026. 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.

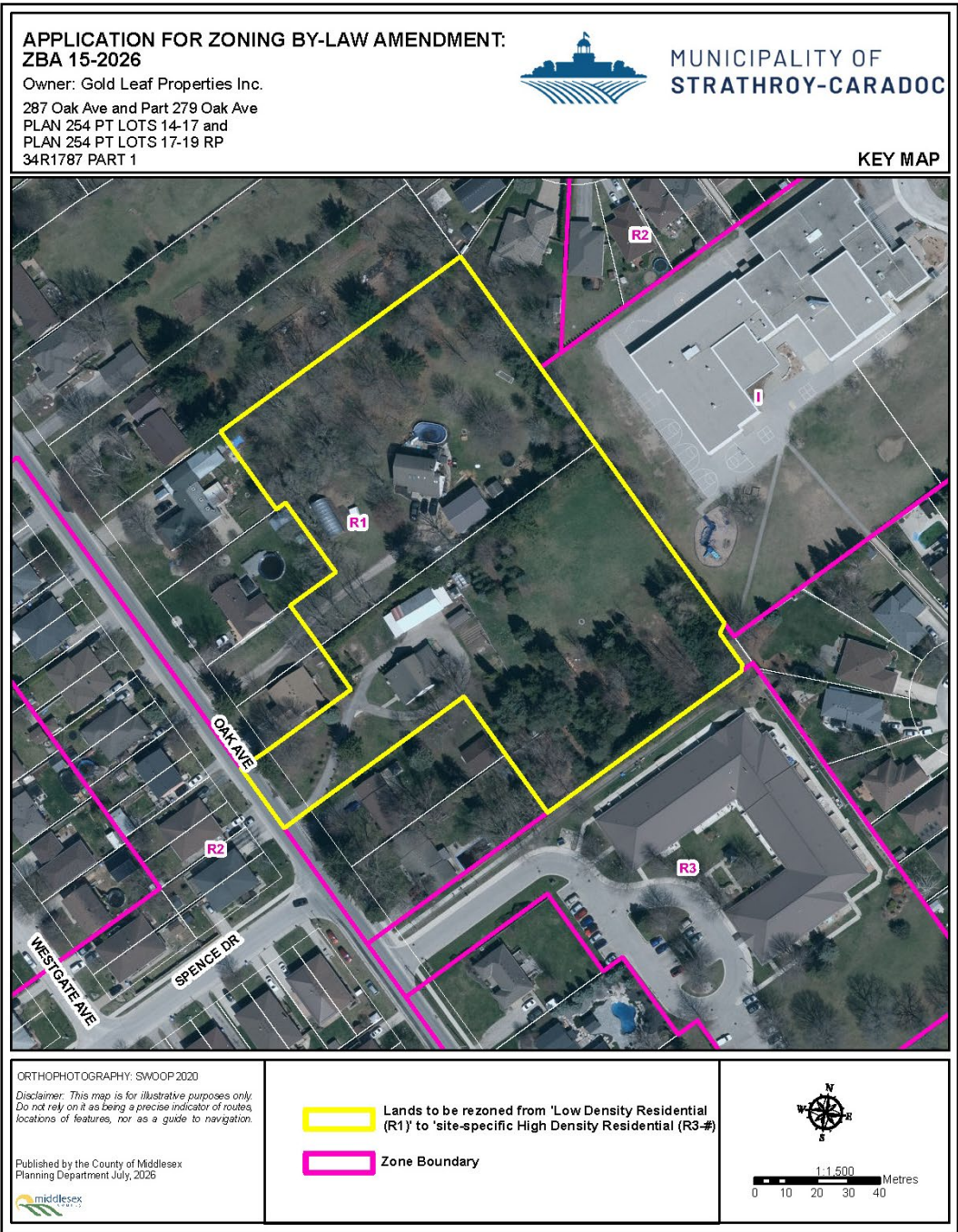
If a specified person or public body would otherwise have the right to appeal a decision to the Ontario Land Tribunal (OLT), but does not make oral submissions at a public meeting or provide written submissions to the Municipality before the by-law is passed, they are not entitled to appeal the decision, pursuant to subsection 34(19) of the *Planning Act*.

In addition, a specified person or public body who does not make oral or written submissions before the by-law is passed may not be added as a party to an OLT appeal hearing 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 eligible to appeal a decision to the Ontario Land Tribunal.

Pursuant to section 1.0.1 of the *Planning Act* and section 32(e) of the *Municipal Freedom of Information and Protection of Privacy Act*, the Municipality of Strathroy-Caradoc makes all planning applications and supporting materials, including signed written submissions received by the Clerk, available to the public.

Dated: August 7, 2026





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Proposed Site Plan

