



NOTICE OF PUBLIC MEETING

APPLICATION FOR ZONING BY-LAW & OFFICIAL PLAN AMENDMENT

APPLICATION NO.: ZBA20-2025 & OPA4-2025

APPLICANT/AGENT: MHBC Planning c/o Scott Allen for Gary Falconer Transport Ltd.

SUBJECT LANDS: 8319 Glengyle Drive, Strathroy-Caradoc

Purpose and Effect

An application for an Official Plan and Zoning By-law Amendments has been submitted by the owner of the property municipally known as 8319 Glengyle Drive. The subject lands are approximately 4.28 ha (10.5 ac) in size which are part of a larger 30.85 ha (76.23 ac) and are designated 'Agricultural' in the Official Plan and within the "Agricultural Purpose Only (A3) zone" of the Strathroy-Caradoc Zoning By-law.

The application proposes to amend the Official Plan to include a special policy area to permit the storage of bulk materials including gravel and similar commodities. The application proposes to amend the zoning on the property to permit industrial – bulk storage establishment and associated development standards for the stockpiles and scale house that will be maintained on the property. As part of this proposal, the applicant is proposing to maintain an existing scale house and stockpiles that will cover 3 ha of the 4.28 ha outlined in the application as the subject lands. The property has frontage on Glengyle Drive.

See attached Location Map and proposed Site Plan.

PUBLIC MEETING

DATE: March 2nd, 2026.

TIME: 6:00 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 the Clerk at 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 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 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 / 52 Frank Street, Strathroy, ON N7G 2R4.

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.

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 January 6, 2026.

www.strathroy-caradoc.com

NOTICE OF PUBLIC MEETING

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 2, 2026

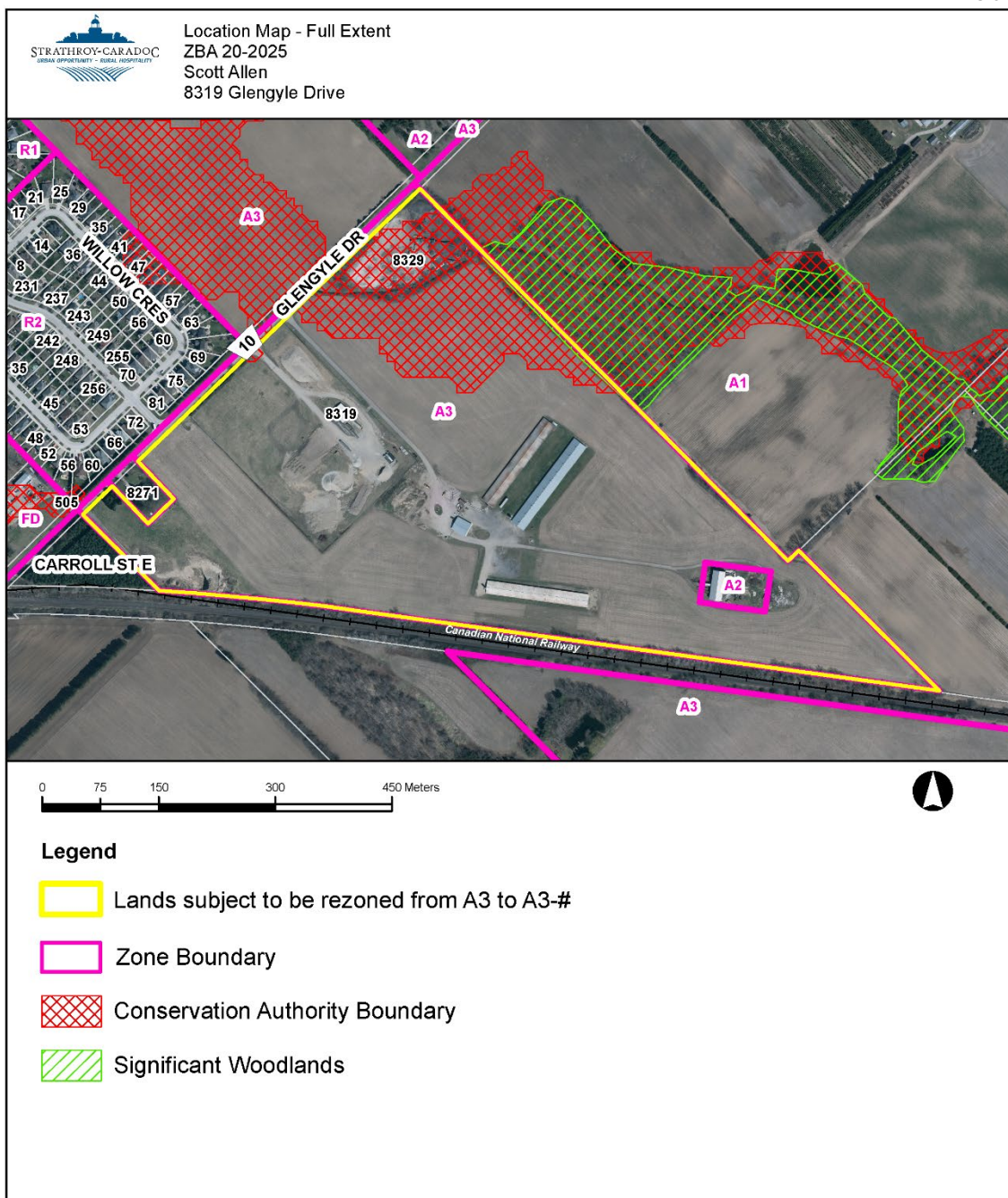








Figure 9 - Proposed Use

-  Subject Property
-  Site
-  Limit of Bulk Storage Establishment Use (2.897 ha.)
-  Area for Material Stock Piles (2.117 ha.)

