



NOTICE OF OPEN HOUSE

APPLICATION FOR ZONING BY-LAW AMENDMENT

APPLICATION NO.: ZBA6-2026

APPLICANT/AGENT: Municipality of Strathroy-Caradoc

SUBJECT LANDS: 275 Frances Street, Strathroy

Purpose and Effect

The municipality declared the vacant parcel at 275 Frances Street (at the corner of Frances Street and Bella Street). The municipality is proposing to amend the zoning from 'Open Space (OS)' to 'High Density Residential (R3)'. This would allow for a variety of residential uses include townhouses, multiple unit dwellings like stacked townhouses and back-to-back townhouse as well apartments. The property is designated 'Neighbourhoods (Residential)' in the Official Plan. The municipality is seeking input from the public in an open house format first before bringing forward the rezoning to Council for a decision.

OPEN HOUSE

DATE: March 30th, 2026.

TIME: 5:30 PM

LOCATION: Town Hall, 52 Frank Street, Strathroy, 2nd floor Committee Room

How to Participate in the Open House:

- 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) Pre-registration is required by emailing planning@strathroy-caradoc.ca or by calling 519-245-1070 ext. 210. Leave your name, phone number and 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.

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.

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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: March 17, 2026.

