



NOTICE OF PUBLIC MEETING

APPLICATION FOR ZONING BY-LAW AMENDMENT

APPLICATION NO.: ZBA15-2025

APPLICANT/AGENT: Strik Baldinelli Moniz Ltd. c/o Olya Alchits for
Kent Bakker

SUBJECT LANDS: 25 Head Street N, Strathroy

Purpose and Effect

The owner of the subject property has submitted an application for a Zoning Amendment for the property municipality known as 25 Head Street North. The lands are approximately 1,307 m² (14,068 ft²) in size and are designated 'Residential' in the Official Plan.

The application proposes to amend the zoning on the property to permit a six unit townhouse block. As part of this proposal, the applicant is proposing to replace the existing dwelling. Access is proposed through a one way driveway with ingress from Head Street North and egress to Mill Lane. Ten parking spaces are proposed along the driveway. The rezoning application proposes to recognize the existing lot frontage of 18.95 m whereas 20 m is required and a parking area coverage of 37.1% whereas the maximum permitted is 20%.

PUBLIC MEETING

DATE: October 6, 2025.

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 August 5, 2025.

NOTICE OF PUBLIC MEETING

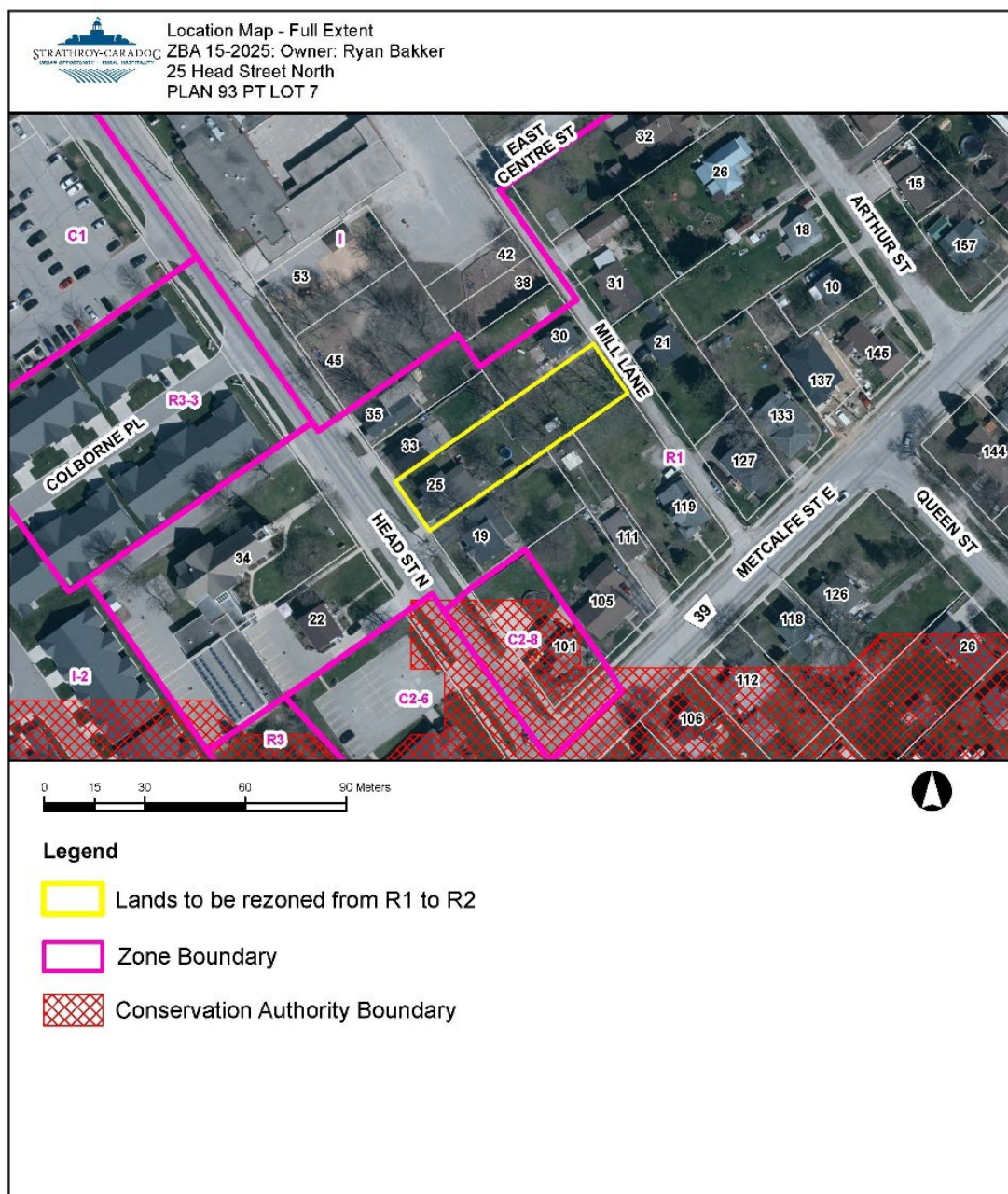
The applicant, or any authorized person, appointed in writing and acting on behalf of the applicant, must attend this Meeting. If you are aware of any persons affected by this application who have not received a copy of this notice, it would be appreciated if you would so advise them.

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: September 15, 2025.



LEGAL INFORMATION

LOT 17
CITY OF KATHOPO
COUNTY OF MIDDESEX

ZONING DATA CHART

PROPOSED LOT AREA	PROPOSED AREA	PROPOSED USE	PROPOSED ZONE
48,474 sq. ft.	48,474 sq. ft.	INDUSTRIAL	INDUSTRIAL
1. LOT AREA (sq. ft.)	48,474	1. LOT AREA (sq. ft.)	INDUSTRIAL
2. LOT AREA (sq. ft.)	48,474	2. LOT AREA (sq. ft.)	INDUSTRIAL
3. LOT AREA (sq. ft.)	48,474	3. LOT AREA (sq. ft.)	INDUSTRIAL
4. LOT AREA (sq. ft.)	48,474	4. LOT AREA (sq. ft.)	INDUSTRIAL
5. LOT AREA (sq. ft.)	48,474	5. LOT AREA (sq. ft.)	INDUSTRIAL
6. LOT AREA (sq. ft.)	48,474	6. LOT AREA (sq. ft.)	INDUSTRIAL
7. LOT AREA (sq. ft.)	48,474	7. LOT AREA (sq. ft.)	INDUSTRIAL
8. LOT AREA (sq. ft.)	48,474	8. LOT AREA (sq. ft.)	INDUSTRIAL
9. LOT AREA (sq. ft.)	48,474	9. LOT AREA (sq. ft.)	INDUSTRIAL
10. LOT AREA (sq. ft.)	48,474	10. LOT AREA (sq. ft.)	INDUSTRIAL
11. LOT AREA (sq. ft.)	48,474	11. LOT AREA (sq. ft.)	INDUSTRIAL
12. LOT AREA (sq. ft.)	48,474	12. LOT AREA (sq. ft.)	INDUSTRIAL
13. LOT AREA (sq. ft.)	48,474	13. LOT AREA (sq. ft.)	INDUSTRIAL

PERMITTED USES

WASTE REMOVAL

BUILDING CLASS.

CANADA POST

PARKING DATA CHART

TYPE OF SPACE	SPACE TYPE	SPACE TYPE	SPACE TYPE
1. LOT AREA (sq. ft.)	48,474	2. LOT AREA (sq. ft.)	48,474
3. LOT AREA (sq. ft.)	48,474	4. LOT AREA (sq. ft.)	48,474
5. LOT AREA (sq. ft.)	48,474	6. LOT AREA (sq. ft.)	48,474
7. LOT AREA (sq. ft.)	48,474	8. LOT AREA (sq. ft.)	48,474
9. LOT AREA (sq. ft.)	48,474	10. LOT AREA (sq. ft.)	48,474
11. LOT AREA (sq. ft.)	48,474	12. LOT AREA (sq. ft.)	48,474
13. LOT AREA (sq. ft.)	48,474	14. LOT AREA (sq. ft.)	48,474
15. LOT AREA (sq. ft.)	48,474	16. LOT AREA (sq. ft.)	48,474
17. LOT AREA (sq. ft.)	48,474	18. LOT AREA (sq. ft.)	48,474
19. LOT AREA (sq. ft.)	48,474	20. LOT AREA (sq. ft.)	48,474
21. LOT AREA (sq. ft.)	48,474	22. LOT AREA (sq. ft.)	48,474
23. LOT AREA (sq. ft.)	48,474	24. LOT AREA (sq. ft.)	48,474
25. LOT AREA (sq. ft.)	48,474	26. LOT AREA (sq. ft.)	48,474
27. LOT AREA (sq. ft.)	48,474	28. LOT AREA (sq. ft.)	48,474
29. LOT AREA (sq. ft.)	48,474	30. LOT AREA (sq. ft.)	48,474
31. LOT AREA (sq. ft.)	48,474	32. LOT AREA (sq. ft.)	48,474
33. LOT AREA (sq. ft.)	48,474	34. LOT AREA (sq. ft.)	48,474
35. LOT AREA (sq. ft.)	48,474	36. LOT AREA (sq. ft.)	48,474
37. LOT AREA (sq. ft.)	48,474	38. LOT AREA (sq. ft.)	48,474
39. LOT AREA (sq. ft.)	48,474	40. LOT AREA (sq. ft.)	48,474
41. LOT AREA (sq. ft.)	48,474	42. LOT AREA (sq. ft.)	48,474
43. LOT AREA (sq. ft.)	48,474	44. LOT AREA (sq. ft.)	48,474
45. LOT AREA (sq. ft.)	48,474	46. LOT AREA (sq. ft.)	48,474
47. LOT AREA (sq. ft.)	48,474	48. LOT AREA (sq. ft.)	48,474
49. LOT AREA (sq. ft.)	48,474	50. LOT AREA (sq. ft.)	48,474
51. LOT AREA (sq. ft.)	48,474	52. LOT AREA (sq. ft.)	48,474
53. LOT AREA (sq. ft.)	48,474	54. LOT AREA (sq. ft.)	48,474
55. LOT AREA (sq. ft.)	48,474	56. LOT AREA (sq. ft.)	48,474
57. LOT AREA (sq. ft.)	48,474	58. LOT AREA (sq. ft.)	48,474
59. LOT AREA (sq. ft.)	48,474	60. LOT AREA (sq. ft.)	48,474
61. LOT AREA (sq. ft.)	48,474	62. LOT AREA (sq. ft.)	48,474
63. LOT AREA (sq. ft.)	48,474	64. LOT AREA (sq. ft.)	48,474
65. LOT AREA (sq. ft.)	48,474	66. LOT AREA (sq. ft.)	48,474
67. LOT AREA (sq. ft.)	48,474	68. LOT AREA (sq. ft.)	48,474
69. LOT AREA (sq. ft.)	48,474	70. LOT AREA (sq. ft.)	48,474
71. LOT AREA (sq. ft.)	48,474	72. LOT AREA (sq. ft.)	48,474
73. LOT AREA (sq. ft.)	48,474	74. LOT AREA (sq. ft.)	48,474
75. LOT AREA (sq. ft.)	48,474	76. LOT AREA (sq. ft.)	48,474
77. LOT AREA (sq. ft.)	48,474	78. LOT AREA (sq. ft.)	48,474
79. LOT AREA (sq. ft.)	48,474	80. LOT AREA (sq. ft.)	48,474
81. LOT AREA (sq. ft.)	48,474	82. LOT AREA (sq. ft.)	48,474
83. LOT AREA (sq. ft.)	48,474	84. LOT AREA (sq. ft.)	48,474
85. LOT AREA (sq. ft.)	48,474	86. LOT AREA (sq. ft.)	48,474
87. LOT AREA (sq. ft.)	48,474	88. LOT AREA (sq. ft.)	48,474
89. LOT AREA (sq. ft.)	48,474	90. LOT AREA (sq. ft.)	48,474
91. LOT AREA (sq. ft.)	48,474	92. LOT AREA (sq. ft.)	48,474
93. LOT AREA (sq. ft.)	48,474	94. LOT AREA (sq. ft.)	48,474
95. LOT AREA (sq. ft.)	48,474	96. LOT AREA (sq. ft.)	48,474
97. LOT AREA (sq. ft.)	48,474	98. LOT AREA (sq. ft.)	48,474
99. LOT AREA (sq. ft.)	48,474	100. LOT AREA (sq. ft.)	48,474

LEGEND:

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