



Notice of Public Meeting

Application for Minor Variance

Application No.: A16-2026

Applicant/Agent: Gold Level Contracting Inc.

Subject Lands: 25 Beer Crescent, Strathroy

Purpose & Effect:

An application for minor variance has been submitted by the Applicant and will be heard before the Strathroy-Caradoc Committee of Adjustment. The purpose of the application is to seek relief from Section 4.23(7)(i) to permit a driveway width of 5.2m, whereas a maximum driveway width of 4m is permitted when the lot frontage is less than 12m. The applicant is also seeking relief from Section 4.23(5)(f) to permit 53.2% of the front yard area devoted to parking, whereas the front yard area devoted to parking shall not exceed 50%. The application will facilitate the development of a linked dwelling and additional residential unit with a 5.2-metre-wide (17ft) driveway to accommodate the required three parking spaces on site for residential uses.

The subject lands are within the 'Neighbourhoods' designation of the Strathroy-Caradoc Official Plan, and within a site-specific 'Medium Density Residential (R2-28) Zone' of the Zoning By-law. The property is located on the north side of Napperton Drive (County Road 39), west of Dominion Street. A portion of the subject lands are regulated by the St. Clair Region Conservation Authority. The property may be legally described as Lot 81 on Plan 33M-857 ADELAIDE CON 4 SER PT LOTS 19 AND 20 RP 33R19731 PARTS 1 TO 7 10 TO 14, Municipality of Strathroy-Caradoc. See attached Location Map.



August 6th, 2026



5:30PM



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 Saja Alasmar, Acting Secretary-Treasurer at salasmar@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 the Committee and the public, pursuant to the *Planning Act* and the *Municipal Freedom of Information and Protection of Privacy Act*.
2. Speak to the Committee 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 5:30pm.

The applicant, the Minister or a specified person or public body that has an interest in the matter may within 20 days of the making of the decision, appeal to the Tribunal against the decision of the Committee by filing with the Acting Secretary-Treasurer of the Committee a notice of appeal.

If a specified person or public body has the ability to appeal the decision of the Strathroy-Caradoc Committee of Adjustment in respect of the proposed minor variance to the Ontario Land Tribunal but does not make written submissions to the Committee before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

If you wish to be notified of the decision of Strathroy-Caradoc Committee of Adjustment in respect of the proposed minor variance, you must make a written request to by mail or email to Saja Alasmar, Acting Secretary-Treasurer.

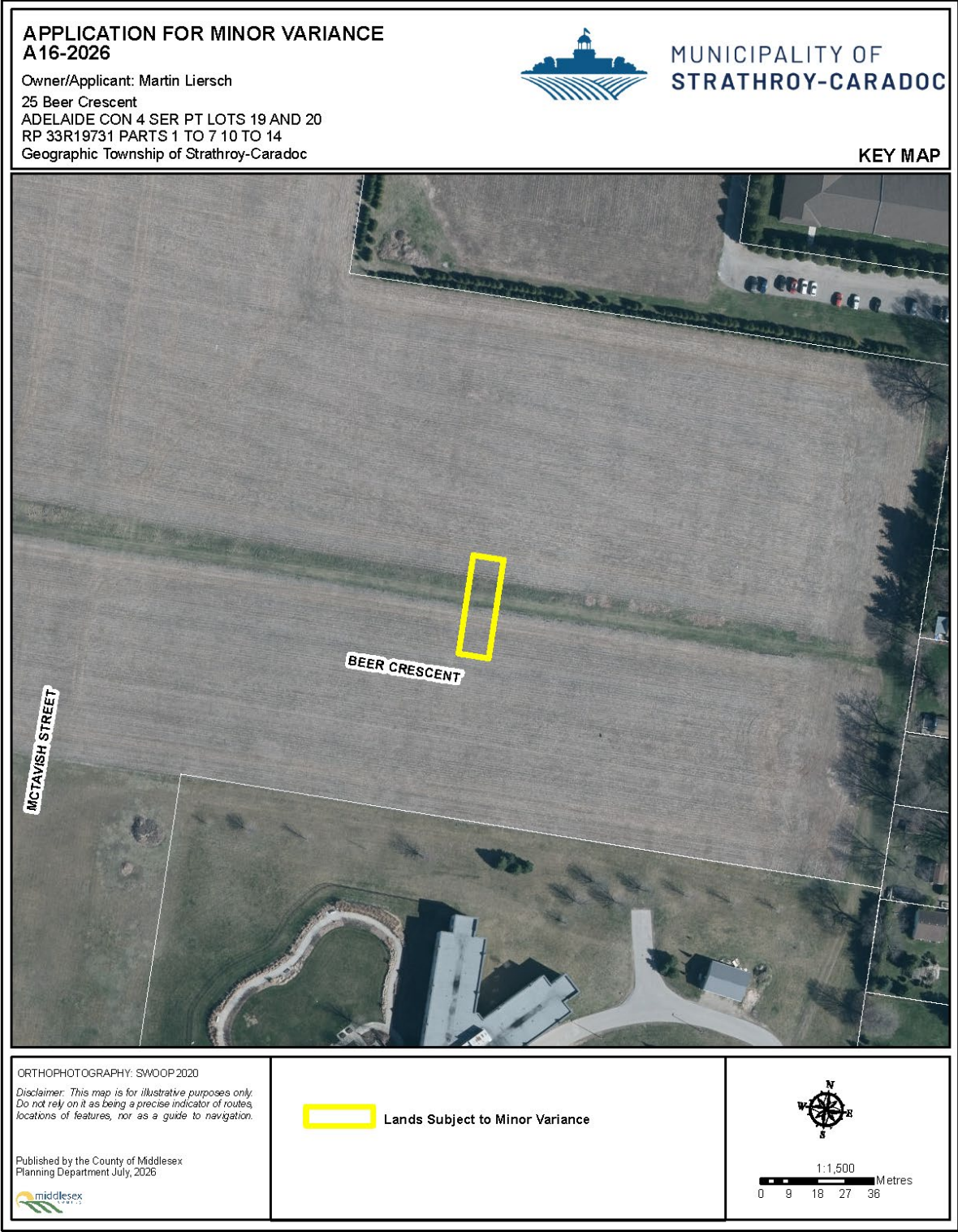
For additional information regarding this application, please contact Alyssa Soldo, Planner at 519-930-1004.

Notwithstanding the above, subsection 53(19) of the *Planning Act* defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal. This notice is to be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

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.

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 the 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 Acting Secretary-Treasurer prior to the Hearing, available to the public.

Dated: July 20, 2026.





Notice of Public Meeting

Proposed Site Plan

