MUNICIPALITY OF
STRATHROY-CARADOC

Notice of Public Meeting

Application for Zoning By-law Amendment

Application No.: ZBA24-2026

Applicant/Agent: Lerners LLP c/o Courtney Sinclair for Kirk and Nancy Zavitz

Subject Lands: 7222 Walkers Drive, Strathroy-Caradoc

Purpose & Effect:

An application for a Zoning By-law Amendment has been submitted by the owner of the property. The purpose and effect of the application is to implement a condition of severance imposed by the Strathroy-Caradoc Committee of Adjustment for Consent B6-2026, which conditionally severed a surplus farm dwelling from the remaining agricultural lands.

This application proposes to rezone the 1.02 ha severed lands from the 'General Agricultural (A1) Zone' to a site-specific 'Agricultural Small Holdings (A2-52) Zone'. The site-specific zoning will restrict the use of the lands for residential purposes. This application also proposes to rezone the 18.83 ha retained lands from the 'General Agricultural (A1) Zone' to the 'Agricultural Purposes Only (A3) Zone' to restrict future residential uses. See attached location map.

December 7, 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 137 Frank Street Strathroy, Ontario N7G 2R8.
   - 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 November 4, 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: November 4, 2026

