



Notice of Public Meeting

Application for Zoning By-law Amendment

Application No.: ZBA16-2026

Applicant/Agent: Justin Pattyn for Ron Goodale

Subject Lands: 30 Queen Street, Strathroy

Purpose & Effect:

The owner of the subject property has submitted an application for a Zoning Amendment for the property municipality known as 30 Queen Street. The lands are approximately 1,533.9m² (16,510.8ft²) in size and are designated 'Neighbourhood' in the Official Plan. The application proposes to rezone the property from 'Low Density Residential (R1)' zone to a site-specific 'Medium Density Residential (R2-#)' zone.

The application proposes to replace the existing single detached dwelling and amend the zoning on the property to permit a ten (10) unit - multiple dwelling block. Access is proposed through a driveway on the east side of the property and connect with Metcalfe Street E. Fifteen (15) parking spaces are proposed in the rear yard. The rezoning application proposes to amend the parking coverage requirement from 30% to 35.88% and the building setback to the centreline of the road from 20m whereas 38m is required.



September 21st, 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 52 Frank Street Strathroy, Ontario N7G 2R4.
 - 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 August 28, 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.

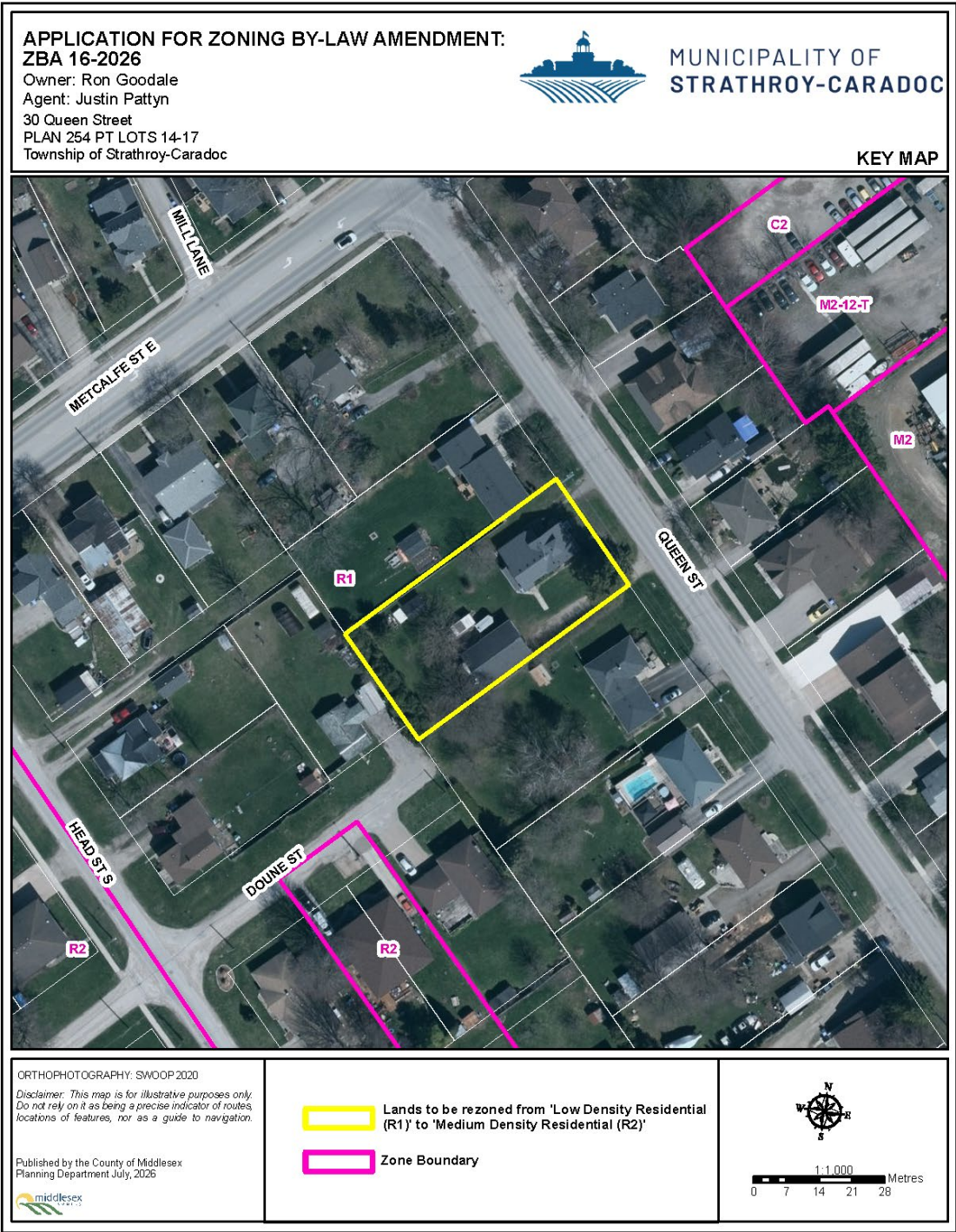
If a specified person or public body would otherwise have the right to appeal a decision to the Ontario Land Tribunal (OLT) but does not make oral submissions at a public meeting or provide written submissions to the Municipality before the by-law is passed, they are not entitled to appeal the decision, 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.

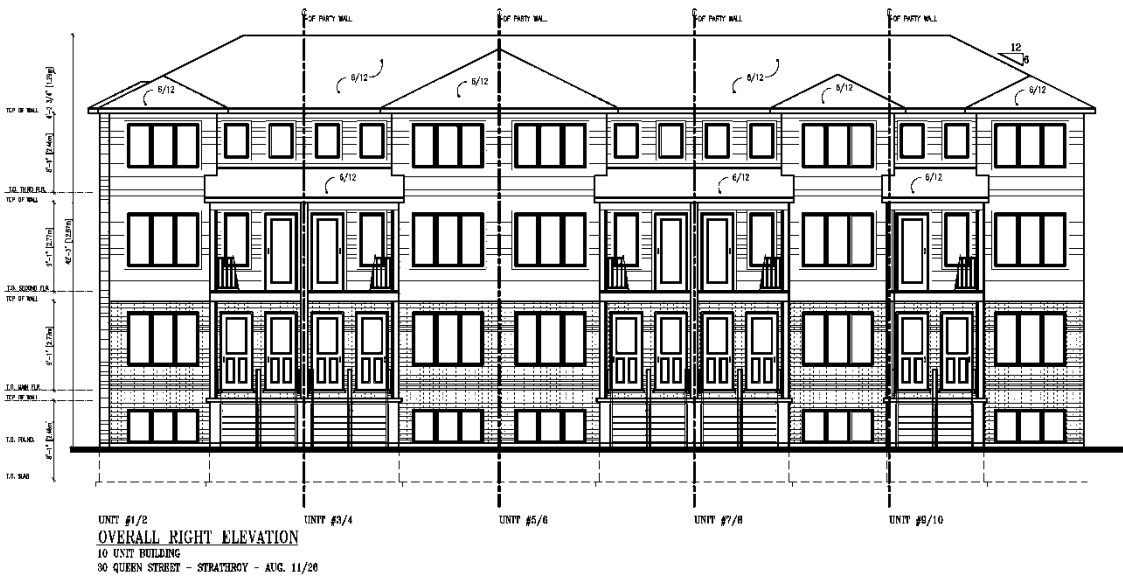
Pursuant to section 1.0.1 of the *Planning Act* and section 32(e) of the *Municipal Freedom of Information and Protection of Privacy Act*, the Municipality of Strathroy-Caradoc makes all planning applications and supporting materials, including signed written submissions received by the Clerk, available to the public.

Dated: August 28, 2026

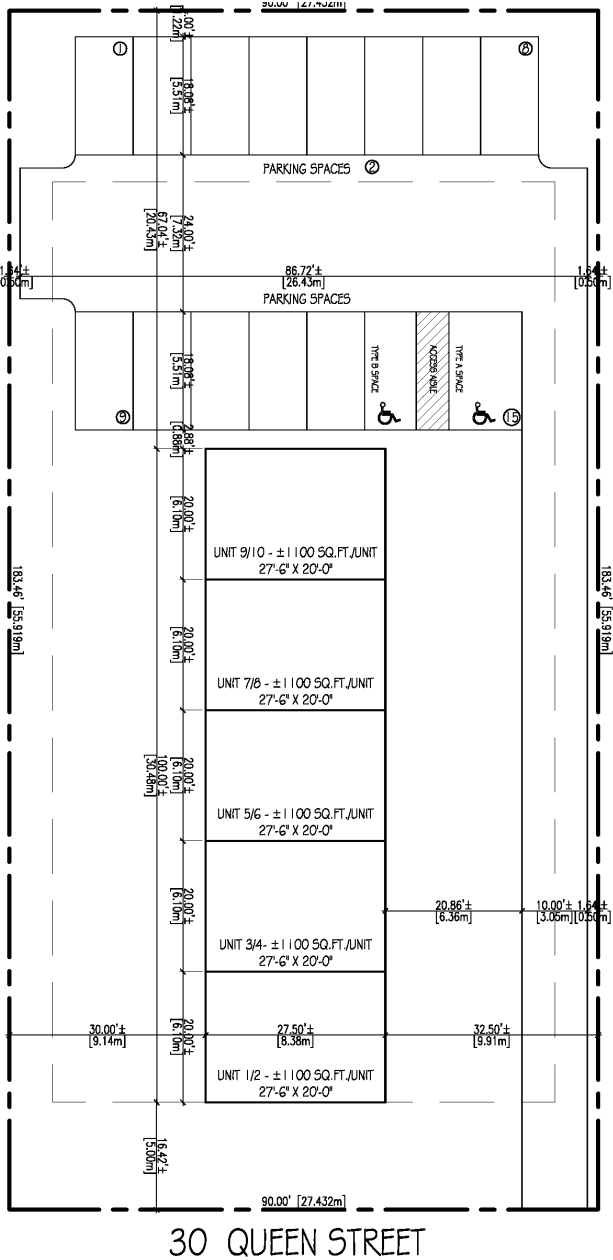




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SITE DATA		
30 QUEEN STREET		
R2 - MEDIUM DENSITY RESIDENTIAL		
5 BLOCK SPACED TOWNHOUSE (10 UNITS TOTAL)		
LOT AREA:	REQUIRED	PROPOSED
250 sq.m.	250 sq.m.	1533.359 sq.m. (EN57)
FRONT YARD SETBACK:	20.0m	27.432m
INTERIOR SIDEYARD SETBACK (LEFT):	5.0m	5.0m
INTERIOR SIDEYARD SETBACK (RIGHT):	2.0m	9.14m
REAR YARD SETBACK:	2.0m	9.91m
LANDSCAPED OPEN SPACE:	8.0 m	20.43m
LOT COVERAGE:	30% MIN. (460.19 sq.m.)	47.46% (728.054 sq.m.)
	40% MAX. (613.38 sq.m.)	16.66% (253.463 sq.m.)
PARKING AREA COVERAGE:	20% MAX. (906.79 sq.m.)	35.88% (550.422 sq.m.)
PARKING REQUIREMENTS:	1.5 SPACES/UNIT	1.5 SPACES
NUMBER OF UNITS:	10 UNITS	10 UNITS
COMMON AMENITY AREA	20 sq.m./UNIT	20 sq.m./UNIT
	200 sq.m. TOTAL	200 sq.m. TOTAL



REVISIONS		Name:	
		30 QUEEN STREET	
		Drawn:	Designed
		Lot/Location:	
07/15/26 ISSUED FOR REVIEW		STRATHROY, ONTARIO	
D.B.		Total Sq. Ft.	Scale:
			1/16" = 1'-0"
		Job File No.	Date:
		26.062	07/15/26
		Drawing:	
		SITE PLAN	
		ENG PLUS	
		Engineers Landscape Architects and Building Designers	
		Tel. (519) 436-0994 Fax. (519) 436-7062	
		FILE NUMBER	Sheet:
			SITE