



THE CORPORATION OF THE MUNICIPALITY OF STRATHROY-CARADOC

NOTICE OF APPLICATION

OF A PROPOSED
BY-LAW AMENDMENT

The Municipality has received an application for Official Plan Amendment to redesignate and add residential uses in the site-specific policy. The Zoning By-law Amendment proposes to rezone the subject lands from 'Future Development (FD) zone' to site specific 'Highway Commercial (C2-#) Zone'.

These lands were recently the subject of a consent application (B20-2023).

The purpose of this notice is to inform the public of the nature of the application, invite public input, advise the public how to provide comments on the application and to advise the public of future notifications.

Owner/Applicant: . c/o Denise Landry, Nethery Planning

Subject Lands: The property is 9.3 hectares (23 acres) in size and is located at the northwest corner of Second Street and Adair Boulevard. The development proposal will be accessed by private streets from Second Street and Adair Blvd. The lands are currently vacant and under crop production.

Lands may be known legally as Concession 2 SER East Part Lot 24, and municipally as 301 Second Street, Strathroy, see attached map.

Proposal:

The proposal includes the development of the southern portion of the property with frontage on Second Street and Adair Boulevard. The development will include a number of private roads connecting all the buildings to be public streets. More specifically the following is proposed:

- 13,917.8 m² (149,800 ft²) in eleven standalone buildings of retail and restaurant use;
- Three 11-storey residential apartment buildings with commercial proposed at grade for a total of 787 residential apartments and 4,700 m² (50,600 ft²) of commercial;
- Forty-nine live/work townhouse – three storey's in height approximately 360 m² (3,875ft²) per unit;
- In total the proposal includes 18,617.8 m² (200,400 ft²) commercial uses and approximately 72,493.9 m² (780,318 ft²) in 836 residential dwellings.

Public Meeting: The statutory public meeting for the Official Plan Amendment and Zoning By-law Amendment applications will be held on a future date in the first quarter of 2026. You will receive another notice inviting you to attend this meeting in the future.

Application Complete:

In accordance with section 22 (6.1) and (6.2) of the Planning Act, R.S.O., 1990, as amended, the Municipality of Strathroy-Caradoc has deemed the application for Official Plan Amendment to be complete on November 25, 2025.

In accordance with Sections 34(10.4) of the Planning Act, R.S.O., 1990, as amended, the Municipality of Strathroy-Caradoc has deemed the application for a Zoning By-law Amendment to be complete on May 29, 2024 for the purposes of Section 34(10.1) and 34(10.2) of the Planning Act.

Additional Information:

If a person or public body would otherwise have an ability to appeal the decision of the Municipality of Strathroy-Caradoc to the Ontario Land Tribunal but the person does not make oral submissions at the public meeting or make written submissions to the Municipality of Strathroy-Caradoc before the zoning 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 the Municipality of Strathroy-Caradoc before the zoning by-law is passed (and Middlesex County before the Official Plan Amendment 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.

***PLEASE NOTE: DUE TO RECENT CHANGES TO THE PLANNING ACT, THIRD PARTY APPEALS CAN NO LONGER BE FILED FOR ZONING BYLAW AMENDMENT APPLICATIONS.**

If you wish to be notified of the Zoning By-law Amendment decision of the Municipality of Strathroy-Caradoc with respect to the proposed Zoning By-law Amendment (ZBA 19-2025), you MUST submit a written request to the Municipality of Strathroy-Caradoc, 52 Frank Street, Strathroy, Ontario, N7G 2R4, or clerk@strathroy-caradoc.ca.

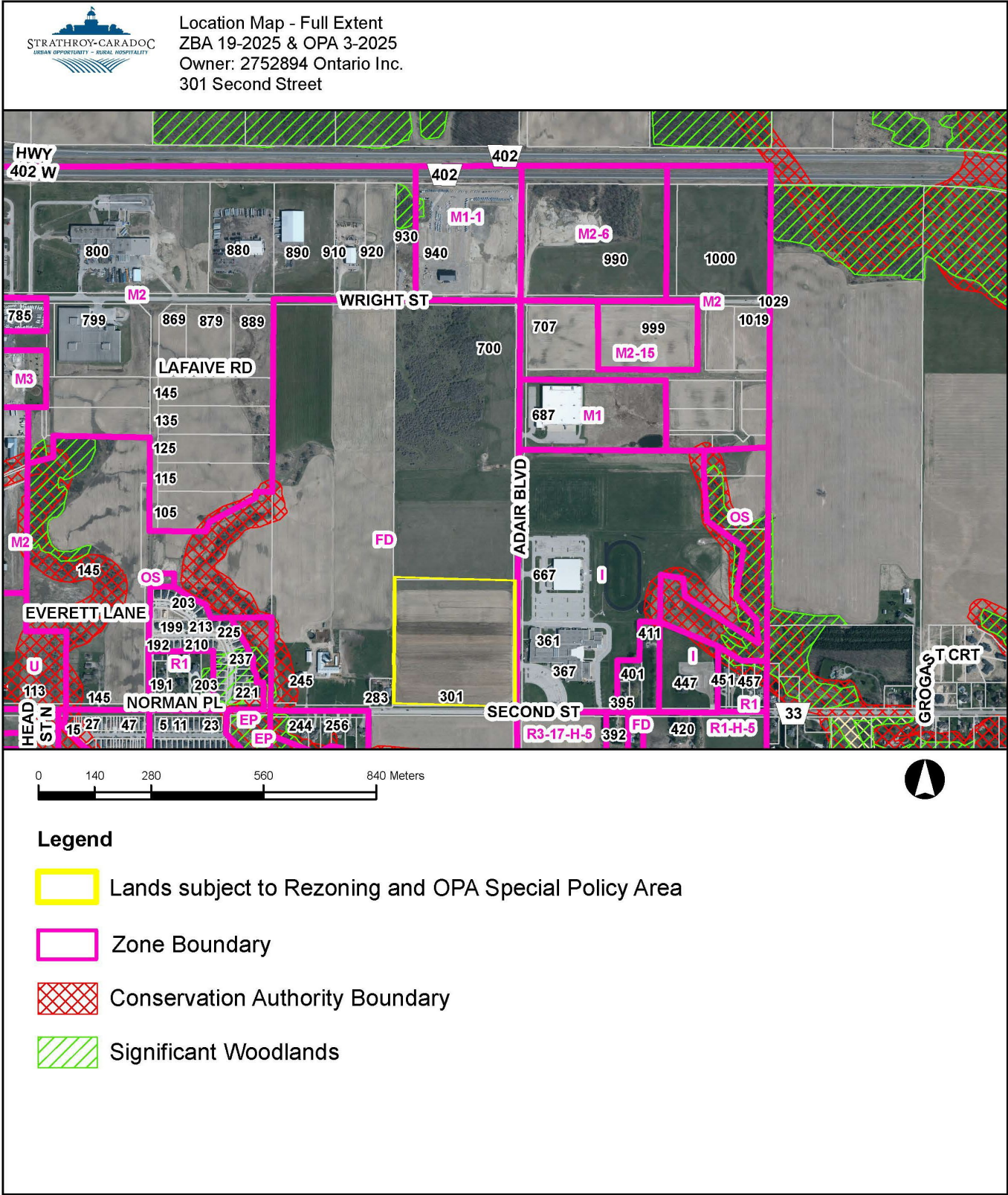
If you wish to be notified of the Official Plan Amendment decision of Middlesex County with respect to the proposed Official Plan Amendment (OPA 3-2025), you MUST submit a written request to the Middlesex County, 399 Ridout Street North, London, Ontario, or clerk@middlesex.ca.

Additional information regarding the proposed development application is available for public inspection by contacting the Planner for the Municipality of Strathroy-Caradoc (Tim Williams) at 519-930-1007; or by visiting the Municipal Office at 52 Frank Street, Strathroy.

DATED AT STRATHROY-CARADOC this 26th day of November 2025

Jennifer Pereira,
Director of Legal & Legislative
Services/Clerk Municipality of Strathroy-
Caradoc

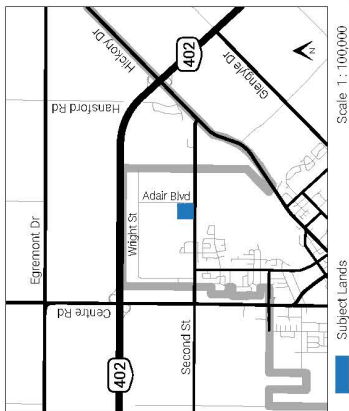
LOCATION MAP



PROPOSAL

CONCEPT PLAN

700 Adair Blvd
Part of Lot 24, Concession 2 South of Adelaide
Municipality of Strathroy-Caradoc



Legend

Subject Lands

Total Area: +9.387ha (23.20ac)
Developable: +9.275ha (22.92ac)

Commercial Retail (including Mixed Use)
Total GFA: 18,617.8m² (200,400ft²)

Restaurant
Total GFA: 1,560.8m² (16,800ft²)

Mixed Use Buildings

Residential Units: 787
Avg. Unit Area: +69.7m² (750.0ft²)

No. of Storeys	11
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6.0m Live/Work Units Townhomes

Total Units: 49
Unit Floor Area: ±360m² (3,875ft²)

Parkland/Amenity Area
Total Area: ±0.413ha (1.02ac)

Note: This plan is for discussion purposes only.
Property boundary to be verified by an O.L.S.
Source: Site Concept Plan, exp Services Inc, Dec. 2, 2024.



Drawn By: A.M.

Date: October 27, 2025

Zone Matrix ZBI, 43-08		Required Highway Commercial (C2) Zone	Proposed
Lot Area (min)		50m ²	±9,275ha
Lot Frontage (min)		15m	±298.0m
Lot Coverage (max)		45%	±31.8%
Front Yard (min)		1.0m	±10.0m
Front Yard (max)		6.0m	±3.0m
Side Yard (min)		0.5m	n/a
Yard Abutting Residential Zone (min)		1.2m	±3.0m
Exterior Side Yard (min)		1.0m	±3.0m
Rear Yard (max)		20.0m	n/a
Landscape Open Space (min)		10%	±18.1%
Landscape Strip for Drive Thru (min)		2.0m	±3.0m
Queuing Spaces (min)		6 Behind Menu	6
Dwelling Floor Area (min)		40m ² + 6.5m ² /bdrm	65.0m ² (avg)
Building Height (max)		15m (4 Storeys)	11 Storeys
Parking Spaces (min)		1,835	>1,900
- Retail		627 (1 / 30m ²)	(876 Surface Spaces + Private
- Restaurant (drive thru)		65 (1 / 10m ²)	Garages + 2 Levels of
- Residential Apartments		76 (1 / 12m ²)	Underground Parking
- Live Work Townhomes		993 (1.35/ unit)	for Mixed Use buildings)
Parking Location		Not permitted in front of exterior side yard	Not in front of exterior side yards
Parking Coverage (max)		40%	±40.0%
Parking Setback (min)		2m Exterior Side Yard 3m Abutting Residential	3m (Exterior Side Yard)
Common Amenity Areas for Residential Uses in Mixed Use Buildings (min)		10m ² / Unit	±10m ² / Unit
Loading Space (min) 3.5m x 10.0m		0 (less than 250m ²) 1 (250m ² to 7,500m ²)	As Required
Loading Dimensions (min)		3.5m x 10.0m	3.5m x 10.0m
Parking Dimensions (min)		2.6m x 5.4m	2.6m x 5.4m
Barrier Free Spaces (min)		12 (<500 parking spaces)	>12
Drive Aisle (min)		7.3m	7.3m
Driveway Width (min)		6.0m	7.3m
Driveway Width (max)		10.0m	10.0m

