MUNICIPALITY OF
STRATHROY-CARADOC

Notice of Public Meeting

Application for Zoning By-law Amendment for the Renewal of a Temporary Use

Application No.: ZBA27-2026
Applicant/Agent: Burnbrae Farms Ltd.
Subject Lands: 311 Ellor Street, Strathroy
Purpose & Effect:

The Municipality is in receipt of an application to extend the existing temporary use zoning on the rear portion of 311 Ellor Street, Strathroy (see location map). The lands are approximately 2,266 m^2 (0.56 ac) in size and are designated 'Residential' in the Official Plan. The site is zoned 'Low Density Residential (R1)' in the front portion of the property and 'Low Density Residential (R1-21-T)' in the rear portion of the property, with the temporary zoning set to expire in December 2026 under the Zoning By-law.

The purpose and effect of the Zoning By-law Amendment Application is to extend this temporary zone on the property until the end of 2027, to permit parking for the vehicles associated with the adjacent industrial facility. The industrial use is looking to transition to their new property in first quarter of 2027; however, this process may vary depending on construction timelines of the new facility.

December 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 November 20, 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 20, 2026

