



# Zelinka Priamo Ltd.

LAND USE PLANNERS

June 3, 2025

*Sent via email*

Manager of Planning, Tim Williams  
Municipality of Strathroy-Caradoc  
52 Frank Street  
Strathroy, ON  
[twilliams@middlesex.ca](mailto:twilliams@middlesex.ca)

**RE: Zoning By-Law Amendment Application  
Residential Development  
494 Darcy Drive  
Strathroy, ON**

**Our File: TGL/STY/24-01**

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On behalf of Justin Tadgell, Zelinka Priamo Ltd. is pleased to submit a Zoning By-Law Amendment application to permit the development of stacked townhouse dwellings on lands known municipally as 494 Darcy Drive (the “subject lands”).

The subject lands are located the west side of Darcy Drive at the intersection with Laura Lane in Strathroy, Ontario. The subject lands are a rectangular-shaped parcel with an area of approximately 3.3 ha, and a lot frontage of approximately 253.9 m along Darcy Drive . The subject lands are currently vacant.

The subject lands are designated - “*Residential*”; are located within the “*Special Policy Area #7*”; and, do not currently have zoning due to a recent annexation of the lands from the Township of Adelaide-Metcalf.

The subject lands are proposed to be developed for ten, 3-storey stacked townhouse blocks, with 24 units in each building. Combined, the ten blocks will contain 240 dwellings units, resulting in a residential density of 72 units per hectare (UPH). The proposed development also includes a storm water management/amenity area featuring walking trails, surface parking areas, and road allowances.

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**ZELINKA PRIAMO LTD.**

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As per the materials identified in the Pre-Consultation Compiled Comments (PC27-2024), please find enclosed the following materials:

- Zoning By-law Amendment Application forms, including authorizations;
- Planning Justification Report;
- Concept Plan;
- Elevations & renderings;
- Transportation Impact Study;
- Functional Servicing Report;
- Environmental Noise and Vibration Assessment;
- Environmental Report;
- Geotechnical Report; and,
- Notice of Receipt of Record of Site Condition.

A cheque in the amount of \$1,450.00 will be submitted to the Municipality of Strathroy-Caradoc separately.

We trust that the enclosed materials are satisfactory for the city to deem the application complete, and we look forward to working with Municipal Staff on this application. If you have any questions, or require further information, please do not hesitate to call.

Yours very truly,

**ZELINKA PRIAMO LTD.**



Aliyah Richards  
Planner

cc. The Client (Via Email)