



# Notice of Open House And Statutory Public Hearing

## Phase 1 – Official Plan Review Scoped Settlement Boundary Review

### **Application**

Official Plan  
Amendment

### **Agent/Applicant**

Municipality of  
Strathroy-Caradoc

### **Subject Lands**

See maps below.

### **Virtual Open House**

April 28, 2021

6:00 pm

### **Virtual Public Meeting**

May 17, 2021

6:00 pm

### **Purpose and Effect**

The Municipality is undertaking a Section 26 Five-Year Update to its Official Plan. The Municipality has hired a planning consulting firm, WSP Canada, to complete this project on its behalf. The first phase of this project is to evaluate and designate three (3) areas within Strathroy's Settlement boundary that are currently un-designated.

The location of the three (3) areas are shown on the Location Map attached below, and are described as follows:

1. **Area 1** – Bounded by Carroll Street East to the north, Saxton Road to the west and the South Grove Meadows subdivision to the south.
2. **Area 2** – Bounded by Darcy Drive to the east, and across from Middlesex Drive.
3. **Area 3** – Bounded by Albert Street to the South and bordered to the north, and west by the Township of Adelaide Metcalfe.

The intent of the proposed scoped Official Plan Amendment is to address three areas in the current Strathroy Settlement boundary that are undesignated in the Strathroy-Caradoc Official Plan and to reduce the shortage of lands appropriate for residential development within Strathroy by designating these three areas for residential uses under the Strathroy-Caradoc Official Plan.

This notice is circulated to landowners within 120 m of the boundaries of the three areas shown on the Location Map below, as well as circulated in accordance to the requirements of the Planning Act.

Additional information relating to the **proposed Official Plan Amendment**, including the findings from the **Background Report** prepared by WSP, is available between 8:30 a.m. and 4:30 p.m., Monday to Friday at the Municipal Office at 52 Frank Street, Strathroy; or anytime on the Official Plan Review website at <https://growingtogethersc.ca/opr>.

Pursuant to Section 1.0.1 of the Planning Act and in accordance with Section 32(e) of the Municipal Freedom of Information and Protection of Privacy Act, it is a policy of the Municipality of Strathroy-Caradoc to make all planning applications and supporting material, including signed written submissions regarding the application and received by the Clerk, available to the public.



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## How to Get Involved

*Due to COVID-19 social distancing requirements, the format of Statutory Public Meetings has changed and now takes place **virtually**. There are many ways for you to participate, including by phone or using a computer.*

For this application, there will be both a **Virtual Open House on April 28<sup>th</sup>, 2021** and a **Virtual Statutory Public Meeting on May 17, 2021**. Both meetings will start at 6:00 p.m. This notice is intended to provide notice of both the Open House and Statutory Public Meeting.

If you would like to participate in either the Open House or Statutory Public Meeting, please email [planning@strathroy-caradoc.ca](mailto:planning@strathroy-caradoc.ca) or call 519-245-1070 ext. 210 **not later than one week before the meeting date**.

Leave your name, address and phone number, as well as area you are interested in. Staff will return your call and provide participation options and details. The meeting will also be broadcast live at 6:00 p.m. the day of the meetings at [www.strathroy-caradoc.ca/meetings](http://www.strathroy-caradoc.ca/meetings)

Or, send comments to:

**Fred W. Tranquilli, Chief Administrative Officer/Clerk**  
**officialplan@strathroy-caradoc.ca**  
**52 Frank Street Strathroy, Ontario N7G 2R4**

The County of Middlesex is the approval authority for all Official Plan Amendments (OPA) and after the Municipality of Strathroy-Caradoc considers the subject OPA, it will be sent to the County for final consideration.

**Should you require additional information** relating to the proposed Official Plan Amendment, or should you wish to make a written submission regarding the Official Plan Amendment please contact Jennifer Huff by phone at (519) 245-1105 ext. 250 or by email at [officialplan@strathroy-caradoc.ca](mailto:officialplan@strathroy-caradoc.ca).

If you wish to be notified of the decision of the County of Middlesex on the proposed Official Plan Amendment, you must make a written request to Durk Vanderwerff at [dvanderwerff@middlesex.ca](mailto:dvanderwerff@middlesex.ca) or at 399 Ridout Street North, London ON N6A 2P1

If a person or public body would otherwise have ability to appeal the decision of the County of Middlesex to the Local Planning Appeal Tribunal but the person does not make oral submissions at the public meeting or make written submissions to the County of Middlesex before the by-law is passed, the person or public body is not entitled to appeal the decision.

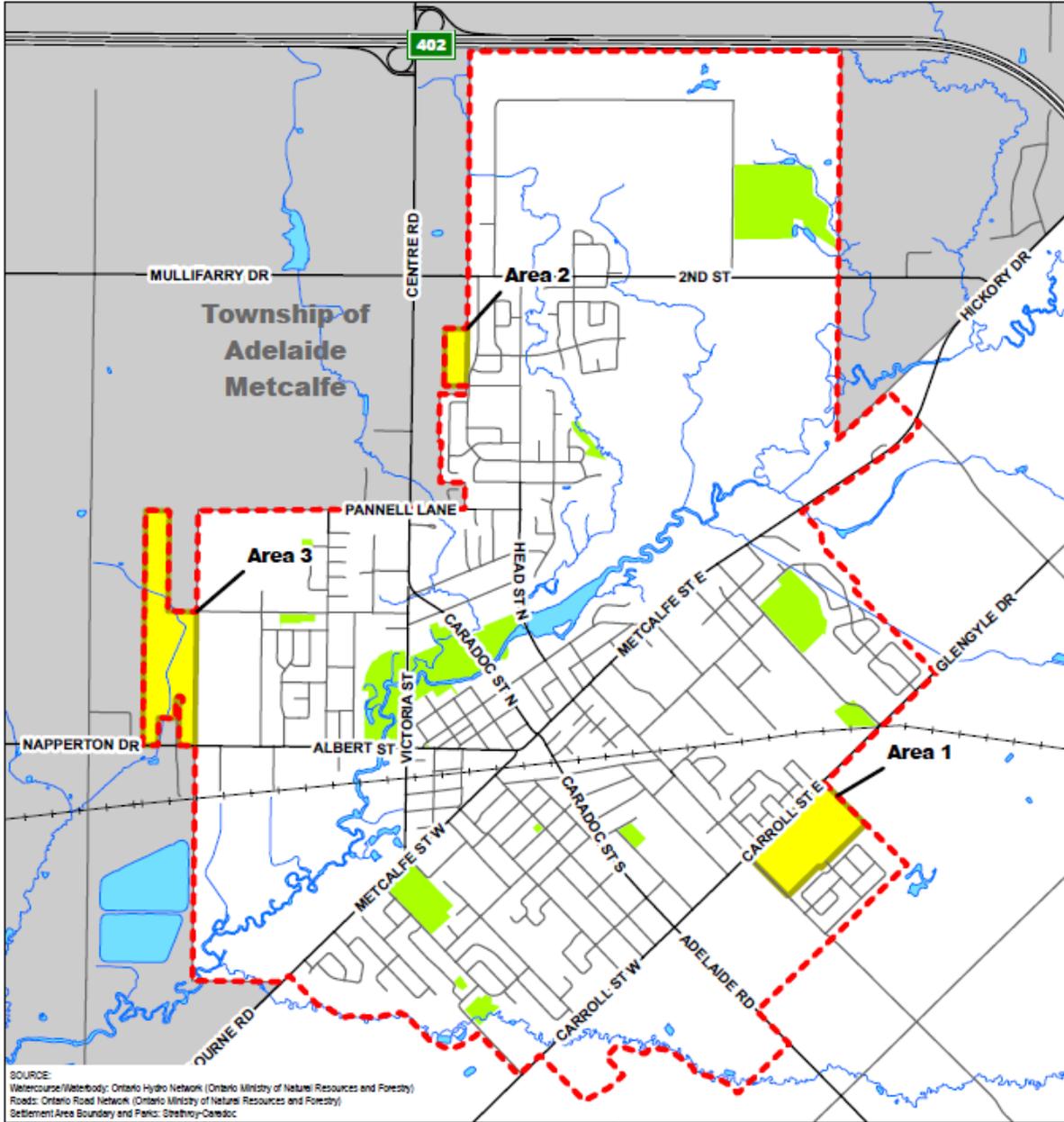
If a person or public body does not make oral submissions at a public meeting or make written submissions to the County of Middlesex before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.



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### Location Map – Strathroy Settlement Area

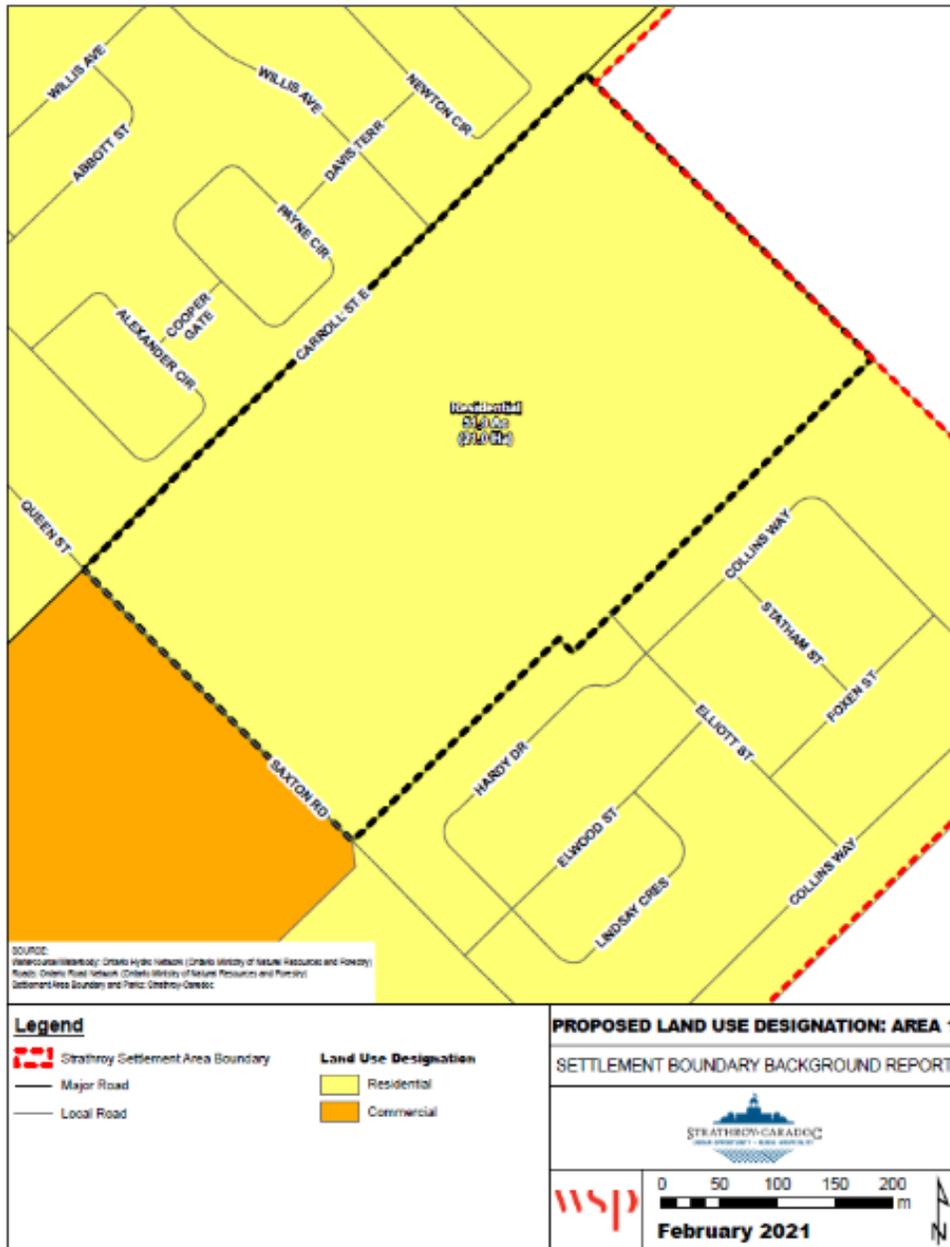




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## Phase 1 – Official Plan Review Scoped Settlement Boundary Review

### Proposed Land Use Schedule – Area 1

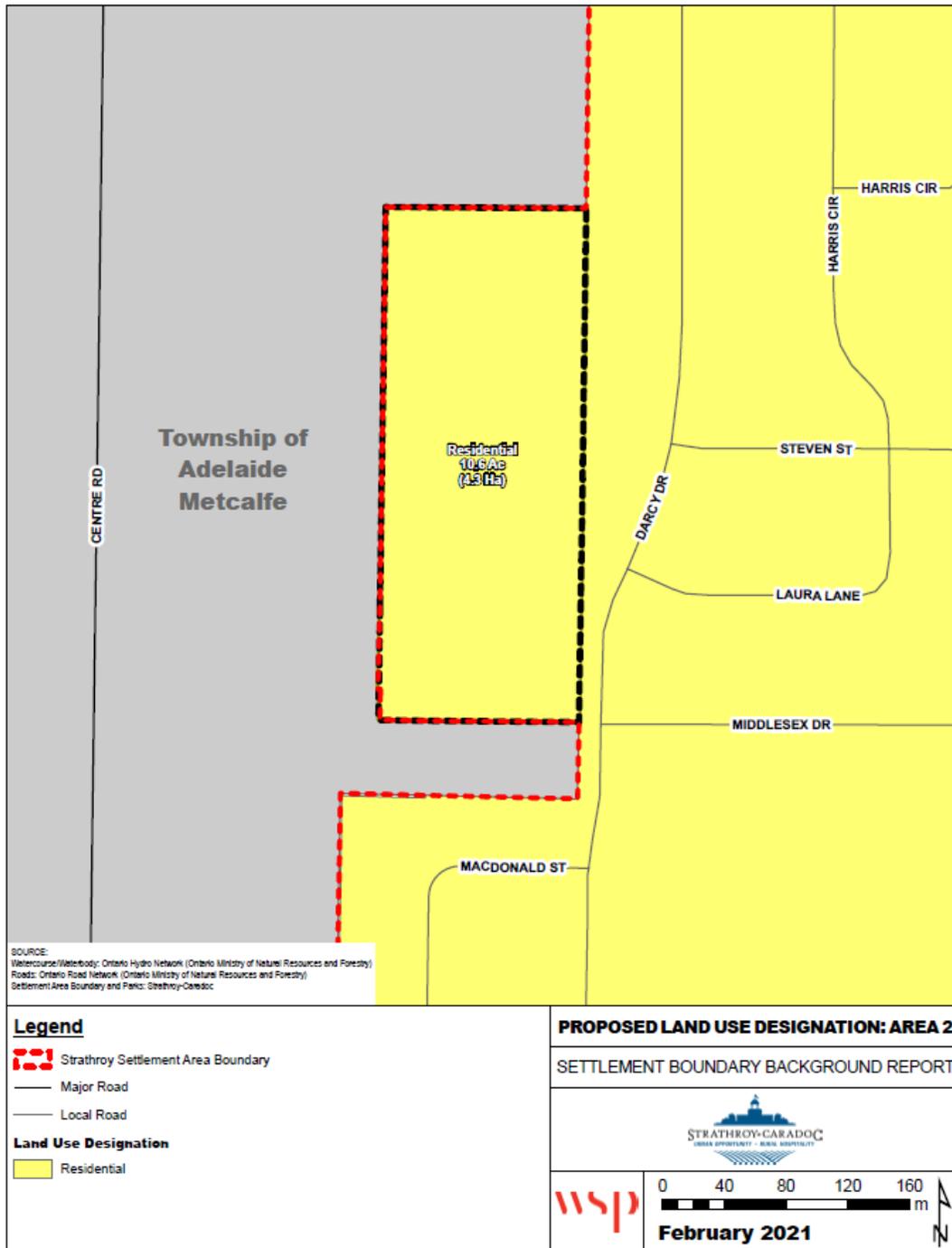




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## Phase 1 – Official Plan Review Scoped Settlement Boundary Review

### Proposed Land Use Schedule – Area 2





# Notice of Open House And Statutory Public Hearing

## Phase 1 – Official Plan Review Scoped Settlement Boundary Review

### Proposed Land Use Schedule – Area 3

