

THE CORPORATION OF THE MUNICIPALITY OF STRATHROY-CARADOC

BY-LAW NO. 54-23

A BY-LAW TO AMEND BY-LAW NO. 43-08, BEING THE COMPREHENSIVE ZONING BY-LAW OF THE MUNICIPALITY OF STRATHROY-CARADOC

WHEREAS under Section 34 of the *Planning Act, R.S.O. 1990, c.P. 13*, authorizes municipalities to pass and amend zoning by-laws governing the use of land, buildings and structures;

AND WHEREAS the requirements for the giving notice and the holding of a public meeting of a zoning by-law amendment have been met;

AND WHEREAS the Council of the Corporation of the Municipality of Strathroy-Caradoc deems it advisable to amend By-law 43-08, being the Comprehensive Zoning By-law of the Municipality of Strathroy-Caradoc;

NOW THEREFORE BE IT ENACTED BY THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF STRATHROY-CARADOC AS FOLLOWS:

1. **THAT:** Schedule 'C', Map No. 7 to By-law 43-08, as amended, is hereby amended by changing from the 'Future Development (FD) Zone' to the site specific 'High Density Residential (R3-19-H-9) Zone', for those lands outlined in heavy solid lines and described as 'R3-19-H-9', on Schedule "A" attached hereto and forming part of this By-law, on lands legally described as Part Lot 18, Concession 1 Caradoc, Part 1, 33R21602 (geographic former Township of Caradoc), Municipality of Strathroy Caradoc, in the County of Middlesex.
2. **THAT:** Subsection 7.5 (19) R3-19 (22812 Adelaide Road) is hereby added as follows:
 - (26) **R3-19-H-9** (22812 Adelaide Road)
 - a) **Defined Area:** R3-19 as shown on Schedule 'C', Map No. 7 to this By-law.
 - b) **Permitted Uses:** Dwelling, Apartment
Dwelling, Multi-unit
Dwelling, Secondary Suite
Dwelling, Townhouse
 - c) **Lot Provisions:**
 - i) Minimum Lot Frontage 18.0 m

ii) Minimum Front Yard Setback	8.5 m
iii) Minimum Exterior Side Yard Width (Adelaide Road)	6.0 m
iv) Minimum Side Yard Width (North)	6.0 m
v) Minimum Side Yard Width (West)	7.5 m
vi) Minimum Rear Yard Depth	6.0 m
vii) Minimum Setback to Centreline of Adelaide Road	23.5

m

viii) All other provisions in Section 7.3 continue to apply.

d) Holding Provisions:

Notwithstanding any other provision of this By-law, where the symbol 'H-9' appears on a zoning map, following the zone category 'R3-', the permitted uses on those lands shall be only uses permitted and existing as of the passing of this By-law, unless this By-law has been amended to remove the relevant 'H-9' symbol.

e) Hold Removal:

Notwithstanding any other provision of this By-law, the 'H-9' Holding Provision shall only be removed from the lands shown in heavy solid lines on Schedule "A" of this by-law upon the completion of a drainage outlet (fully installed and operational) by municipal drain, storm sewer, or other method that may to the satisfaction of the Municipality.

7. **THAT:** this by-law shall come into force pursuant to Section 34(21) of the *Planning Act, RSO 1990*.

Read a FIRST, SECOND AND THIRD TIME AND FINALLY PASSED IN OPEN COUNCIL this 8th day of August, 2023.

Colin Grantham, Mayor

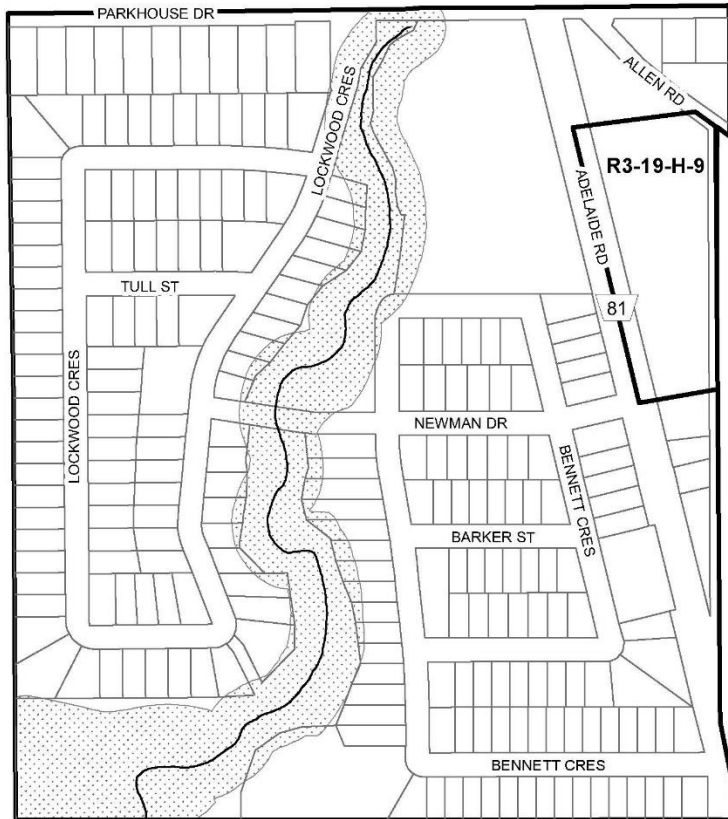
Jennifer Pereira, Acting Clerk

**THE CORPORATION OF
THE MUNICIPALITY OF STRATHROY-CARADOC
BY-LAW NO. 54-23**

Purpose and Effect:


1. The purpose and effect of this By-law is to rezone the subject lands currently within the 'Future Development (FD) zone' to site specific 'High Density Residential (R3-19-H-9) Zone' for the 32 future residential units. The Hold provision is added to ensure the stormwater service connection is completed prior to the construction of the townhouse dwellings.
2. In addition to the application submissions and the planning report, Council considered all written and oral submissions, the effect of which helped Council to make an informed decision.
3. This by-law will come into force on the day it is approved by the Municipality of Strathroy-Caradoc.
4. This by-law amends Zoning By-law 43-08. The location of the lands affected by this amendment is shown on the attached Schedule A.

SCHEDULE "A" TO BY-LAW NO. 54-23



MUNICIPALITY OF STRATHROY-CARADOC

LEGEND

 Natural Environment Overlay

For further information, please contact the Conservation Authority having jurisdiction.

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