

**THE CORPORATION OF THE MUNICIPALITY OF STRATHROY-CARADOC**

**BY-LAW NO. 105-23**

**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 'B', Map No. 6 to By-law 43-08, as amended, is hereby amended by changing from the 'Future Development (FD) Zone' to the site specific with Hold 'Medium Density Residential (R2-28-H-5) Zone', for those lands outlined in heavy solid lines and described as 'R2-28-H-5', on Schedule "A" attached hereto and forming part of this By-law, on lands legally described as Adelaide Con 4 SER Part Lots 19 and 20 RP 33R19731 Parts 1 to 7 and 10 to 14, (geographic former Township of Adelaide), Municipality of Strathroy-Caradoc, in the County of Middlesex.
2. **THAT:** Schedule 'B', Map No. 6 to By-law 43-08, as amended, is hereby amended by changing from the 'Future Development (FD) Zone' to the site specific with Hold 'High Density Residential (R3-21-H-5) Zone', for those lands outlined in heavy solid lines and described as 'R3-21-H-5', on Schedule "A" attached hereto and forming part of this By-law, on lands legally described as Adelaide Con 4 SER Part Lots 19 and 20 RP 33R19731 Parts 1 to 7 and 10 to 14, (geographic former Township of Adelaide), Municipality of Strathroy-Caradoc, in the County of Middlesex.
3. **THAT:** Schedule 'B', Map No. 6 to By-law 43-08, as amended, is hereby amended by changing from the 'High Density Residential (R3) Zone' to the site specific with Hold 'High Density Residential (R3-21-H-5) Zone', for those lands outlined in heavy solid lines and described as 'R3-21-H-5', on Schedule "A" attached hereto and forming part of this By-law, on lands legally described as Adelaide Con 4 SER Part Lots 19 and 20 RP 33R19731

Parts 1 to 7 and 10 to 14, (geographic former Township of Adelaide), Municipality of Strathroy-Caradoc, in the County of Middlesex.

4. **THAT:** Schedule 'B', Map No. 6 to By-law 43-08, as amended, is hereby amended by changing from the 'Future Development (FD) Zone' and 'High Density Residential (R3) Zone' to 'Open Space (OS) Zone', for those lands outlined in heavy solid lines and described as 'OS', on Schedule "A" attached hereto and forming part of this By-law, on lands legally described as Adelaide Con 4 SER Part Lots 19 and 20 RP 33R19731 Parts 1 to 7 and 10 to 14, (geographic former Township of Adelaide), Municipality of Strathroy-Caradoc, in the County of Middlesex.
5. **THAT:** Subsection 6.5 (28) R2-28-H-5 (Albert Street west of Dominion Street) is hereby added as follows:

(28) **R2-28-H-5** (*Albert Street west of Dominion Street*)

- a) **Defined Area:** R2-28-H-5 as shown on Schedule 'B', Map No. 6 to this By-law.
- b) **Permitted Use:** Dwelling, Multi-unit (maximum 7 units)  
Dwelling, Townhouse (maximum 7 units)  
Secondary Suite  
all other permitted uses of the R2 zone.

c) **Lot Provisions:**

- i) Minimum Lot Frontage 9.5 m
- ii) Parking spaces may be provided in tandem
- iii) All other provisions in Section 6.3 continue to apply.

e) **Holding Provisions:**

Notwithstanding any other provision of this By-law, where the symbol 'H-5' appears on a zoning map, following the zone category 'R2-28-H-5', 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-5' symbol.

f) **Hold Removal:**

Notwithstanding any other provision of this By-law, the 'H-5' Holding Provision shall only be removed from the lands shown in heavy solid lines on Schedule "A" of this by-law upon the registration on title a Subdivision Agreement between the property owner and the

Municipality detailing the terms and conditions of the development to the satisfaction of the Municipality.

6. **THAT:** Subsection 7.5 (21) R3-21-H-5 (*Albert Street west of Dominion Street*) is hereby added as follows:

(21) **R3-21-H-5** (*Albert Street west of Dominion Street*)

a) **Defined Area:** R3-21-H-5 as shown on Schedule 'B', Map No. 6 to this By-law.

b) **Definitions:** The following definitions shall apply to lands zoned as R3-21-H-5:

- i) "Dwelling, Rear Lane Townhouse", shall mean a "Dwelling, Townhouse", defined in Section 2 of this By-law, which has frontage on a public road, and vehicular access that is provided at the rear from a private road on a draft plan of condominium. The front lot line shall be deemed to be the lot line adjacent to a public road.

b) **Lot Provisions (Dwelling, Rear Lane Townhouse):**

- |  |                     |
|--|---------------------|
| i) Minimum Lot Area                          | 125 m <sup>2</sup>  |
| ii) Minimum Lot Frontage                     | 6 m per unit        |
| iii) Minimum Front Yard Depth                | 3.0 m               |
| iv) Minimum Side Yard Width                  | 2 m                 |
| v) Minimum Rear Yard Depth                   | 5.5 m               |
| vi) Maximum Lot Coverage                     | 50%                 |
| vii) Minimum Landscape Open Space            | 25%                 |
| viii) Maximum Private Garage Width           | 50% of lot frontage |
| ix) Parking spaces may be provided in tandem |                     |

c) **Lot Provisions (Dwelling, Townhouse):**

- |   |                     |
|---|---------------------|
| i) Minimum Lot Area   | 155 m <sup>2</sup>  |
| ii) Minimum Rear Yard Depth   | 5.5 m               |
| iii) Maximum Lot Coverage   | 50%                 |
| iv) Maximum Private Garage Width                                    | 50% of lot frontage |
| v) Parking spaces may be provided in tandem                         |                     |
| vi) All other dwelling provisions in Section 6.3 continue to apply. |                     |

d) Notwithstanding 7.4 (3) every lot containing more than 4 dwelling units shall have a common amenity area (indoor and/or outdoor). The minimum size of the common area shall be determined as follows:

- i) 9 m<sup>2</sup> per dwelling unit;
- ii) unobstructed access from the dwelling; and
- iii) the individual dwelling units have a minimum of 10m<sup>2</sup> of private amenity area.

e) **Holding Provisions:**

Notwithstanding any other provision of this By-law, where the symbol 'H-5' appears on a zoning map, following the zone category 'R3-21', 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-5' symbol.

f) **Hold Removal:**

Notwithstanding any other provision of this By-law, the 'H-5' Holding Provision shall only be removed from the lands shown in heavy solid lines on Schedule "A" of this by-law upon the registration on title a Subdivision Agreement between the property owner and the Municipality detailing the terms and conditions of the development 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 18<sup>th</sup> day of December, 2023.**

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Colin Grantham, Mayor

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Brianna Hammer-Keidel, Acting Clerk

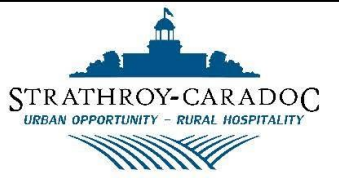
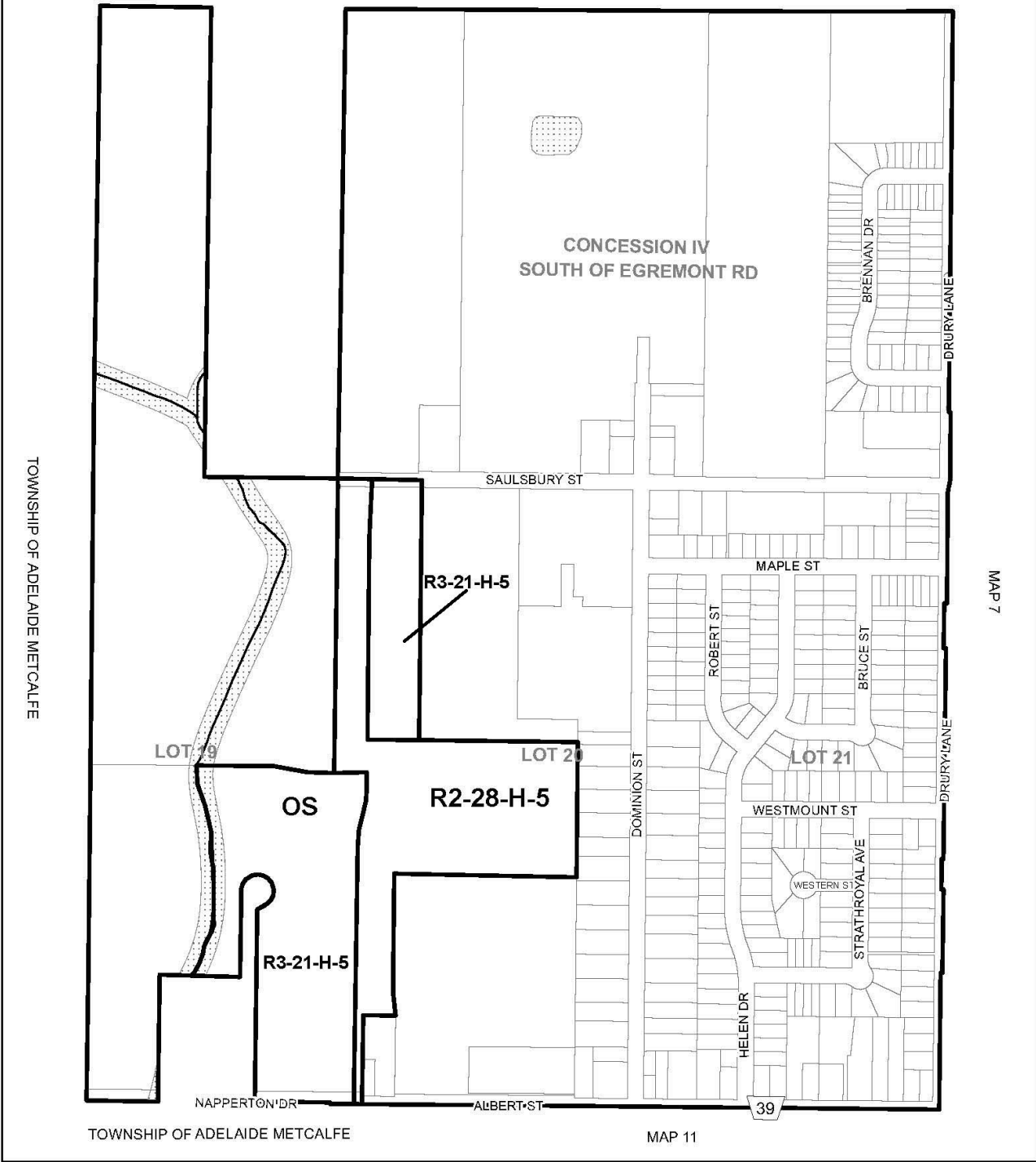
**THE CORPORATION OF  
THE MUNICIPALITY OF STRATHROY-CARADOC  
BY-LAW NO. 105-23**

**Purpose and Effect:**

1. The purpose and effect of this By-law is to rezone the subject lands as follows:
  - a. From 'Future Development (FD) zone' to site specific 'Medium Density Residential (R2-28-H-5) Zone' for future single detached and semi-detached residential lots,
  - b. From 'Future Development (FD) zone' to a site specific 'High Density Residential (R3-21-H-5)' for townhouses both street townhouses as well as rear lane townhouses,
  - c. From 'High Density Residential (R3) zone' to a site specific 'High Density Residential (R3-21-H-5)' for townhouses both street townhouses as well as rear lane townhouses,
  - d. From 'Future Development (FD) zone' and 'High Density Residential (R3) zone' to 'Open Space (OS) zone' for the stormwater management facilities and parkland.

The Hold provision is added to the residential zones (R2 and R3) to ensure the subdivision agreement between the property owner and the Municipality is completed.
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" By-law 105-23**



**MUNICIPALITY OF STRATHROY-CARADOC**

**LEGEND**

 Natural Environment Overlay

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

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Metres

