



Comprehensive Review of the Strathroy-Caradoc Zoning By-law

It's time for an update to the Strathroy-Caradoc Zoning By-law and we want to hear about what is important to you! Have your say in shaping the future of your community.

Strathroy-Caradoc is undertaking an update to its Zoning By-law which will affect all lands within the Municipality. Updating the Zoning By-law will result in a set of land use regulations that more effectively, efficiently, and fairly address the needs of our community.

Have Your Say – Drop in at the Public Information Session!

A Public Information Session will be held in person on **July 10th from 6-7pm** to introduce the project, provide information about the upcoming review of the zoning by-law, and allow residents to ask questions about the project's next steps.



July 10th 6-7pm

Caradoc Community Center
Hartford Room
565 Lions Park Dr, Mount Brydges

Can't attend in person?

Send an email to jhuff@strathroy-caradoc.ca or give us a call at 519-245-1105 x250 with your questions and comments.



Zoning By-law

The Zoning By-law Review **will** include:

- A review of the zoning classification of all lands within the Municipality
- A review of the existing Zoning By-law as compared to the Official Plans for the County and the Municipality excluding any policies currently under review
- A discussion of planning issues that can be addressed through changes to the zoning by-law

The Zoning By-law Review **will not** include requests to change the zoning classification of specific properties, which are more appropriately addressed through municipal planning applications.

A **Zoning By-law** is a legal document that implements the policies of the **Official Plan**. It regulates the use of land (e.g., commercial, residential) and the required standards (e.g., building size, property setbacks) for each use. The **Official Plan** is the Municipality's tool to manage growth and development decisions.

Visit our website for more information – <https://www.strathroy-caradoc.ca/zoning-bylaw>

PROCESS

The comprehensive review will take place over two stages – **Stage 1:** addressing Planning Act, planning practice, and housekeeping changes to the Zoning By-law, and **Stage 2:** addressing updates to reflect new Official Plan policies which are currently under appeal. Below is a breakdown of the anticipated timeline for the Stage 1 Zoning By-law Review:



It is important to us that members of our community have an opportunity to have their say in how the Zoning By-law is updated for the future. Throughout the process, there will be several opportunities to get involved and have your say, including:

- Public Information Session – July 10th 2024 6-7 pm at the Caradoc Community Center
- Online Public Survey – available on the Strathroy-Caradoc website
- Public Open Houses – to be scheduled in Fall 2024 (in-person)
- Public Meeting – to be scheduled in early Winter 2024 (in-person)

We anticipate that the Stage 2 Zoning By-law Review will commence in Winter 2025.

MORE INFORMATION & CONTACT

We encourage you to provide comments or questions by emailing us at jhuff@strathroy-caradoc.ca

Alternatively, you can send a letter to the address below.

CONTACT Jennifer Huff
Director of Building and Planning
Tel: 519-245-1105 x250
Email: jhuff@strathroy-caradoc.ca

52 Frank Street,
Strathroy ON N7G 2R4

WEBSITE <https://www.strathroy-caradoc.ca/zoning-by-law>





Comprehensive Review of the Strathroy-Caradoc Zoning By-law

The Municipality of Strathroy-Caradoc is commencing a comprehensive review of the Zoning By-law, and we want to hear about what is important to you. Have your say in shaping the future of your community. Over time, it is common for municipalities to amend their zoning by-laws to respond to the changing needs of society. Updating the Zoning By-law will result in a set of land use regulations that more effectively, efficiently, and fairly address the needs of our community.

This comprehensive review will take place over two stages:

Stage 1

Planning Act, planning practice, and housekeeping changes to the Zoning By-law

Stage 2

Updates related to new Official Plan policies which are currently under appeal

Zoning By-law

A **Zoning By-law** is a legal document that implements the policies of the **Official Plan**. It regulates the use of land (e.g., commercial, residential) and the required standards (e.g., building size, property setbacks) for each use. The **Official Plan** is the Municipality's tool to manage growth and development decisions.

Want to learn more?

Attend an upcoming special meeting of Council on June 24th, 2024 (6:00pm) City Hall – 52 Frank St., Strathroy, ON or virtually via online Zoom platform.

Below is a breakdown of the anticipated timeline for the Stage 1 Zoning By-law Review. Stage 2 is anticipated to commence in Winter 2025.

Background Review

Winter 2024

Draft of Zoning By-law

Spring/Summer 2024

Adoption of Zoning By-law

Fall 2024

The Zoning By-law Review **will** include:

- A review of the zoning classification of all lands within the Municipality
- A review of the existing Zoning By-law as compared to the Official Plans for the County and the Municipality excluding any policies currently under review
- A discussion of planning issues that can be addressed through changes to the zoning by-law

The Zoning By-law Review **will not** include requests to change the zoning classification of specific properties, which are more appropriately addressed through municipal planning applications.

For more information: Jennifer Huff, Director of Building and Planning
t. 519-245-1105 x250 | e. jhuff@strathroy-caradoc.ca
<https://www.strathroy-caradoc.ca/zoning-by-law>