

**THE CORPORATION OF  
THE MUNICIPALITY OF STRATHROY-CARADOC  
BY-LAW NO. 98-24**

**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. 14 to By-law 43-08, as amended, is hereby amended by changing from Low Density Residential (R1) Zone to a site-specific Medium Density Residential (R2-30) Zone those lands outlined in heavy solid lines and described as 'R2-30' on Schedule "A" attached hereto and forming part of this By-law, on lands legally described as Lot 1, Plan 230, Municipality of Strathroy Caradoc, in the County of Middlesex.
2. **THAT:** Subsection 6.5 is hereby amended with the addition of the following:  
  
    '(30) **R2-30** (62 McKellar Street)
  - a) **Defined Area:** R2-30 as shown on Schedule 'B' Map No. 14 to this By-law.
  - b) Notwithstanding Section 4.23 (7) the combined driveway width on a single property for semi-detached dwellings will be a maximum 7.75m. If the property is severed the provisions of Section 4.23 (7) will apply to each lot.
3. **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 21<sup>st</sup> day of October 2024.**

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Mayor

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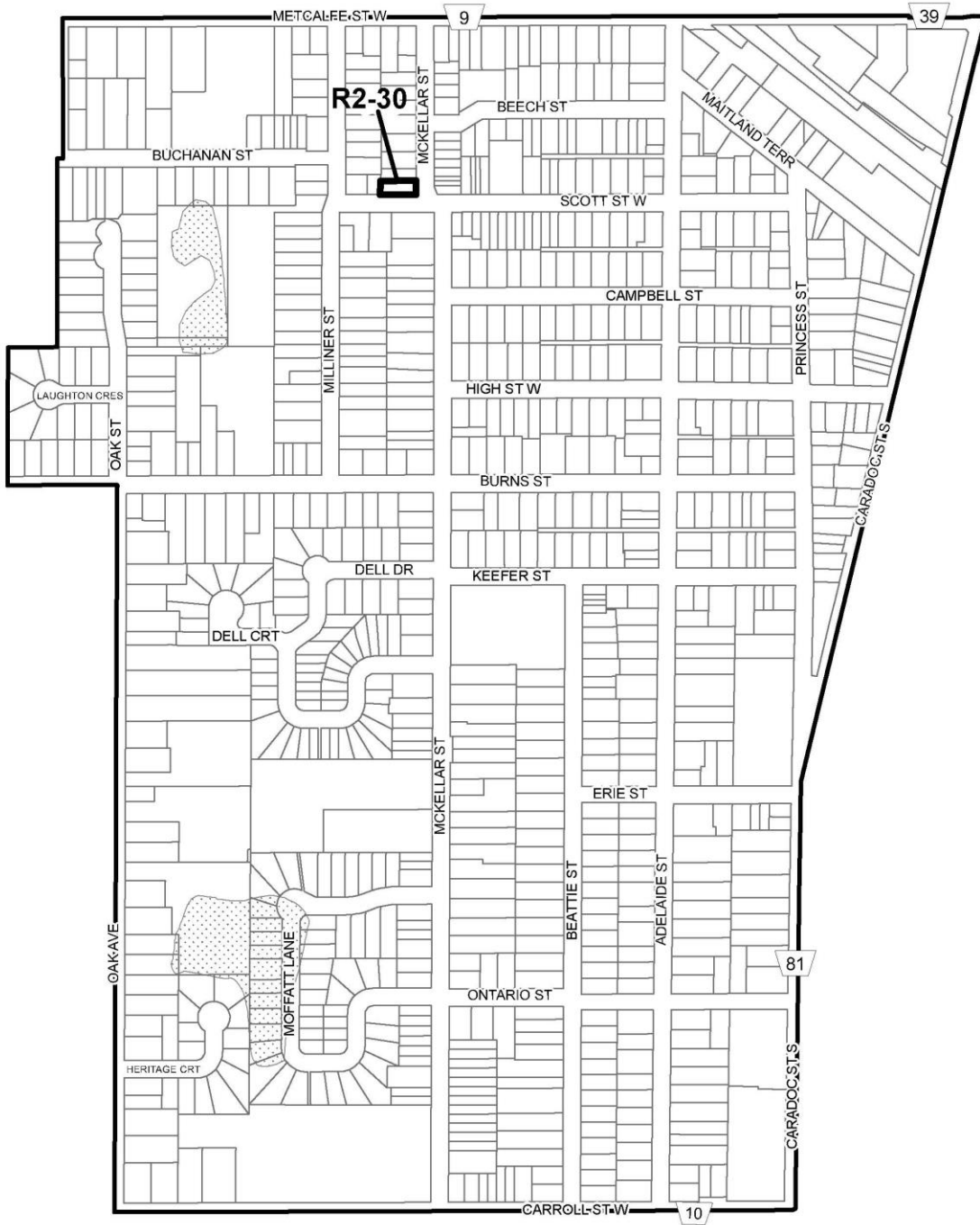
Clerk

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**Purpose and Effect:**

1. The purpose of this application is to rezone the subject lands from the Low Density Residential (R1) Zone to a site specific 'Medium Density Residential (R2-30) Zone' to allow for semi-detached dwellings.
2. The effect of this zone change is to facilitate the construction of a semi-detached dwelling. The site-specific nature of the 'R2-30' Zone would recognize the deficient driveway width.
3. 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.
4. This by-law will come into force on the day it is approved by the Municipality of Strathroy-Caradoc.
5. This by-law amends Comprehensive 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. 98-24**



**MUNICIPALITY OF STRATHROY-CARADOC**

**LEGEND**

-  Natural Environment Overlay

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

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