

**THE CORPORATION OF
THE MUNICIPALITY OF STRATHROY-CARADOC
BY-LAW NO. 99-24**

**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. 15 to By-law 43-08, as amended, is hereby amended by changing from Low Density Residential (R1) Zone to a site-specific General Commercial (C1-9) Zone those lands outlined in heavy solid lines and described as 'C1-9' on Schedule "A" attached hereto and forming part of this By-law, on lands legally described as Lot 9, Plan 190, Municipality of Strathroy Caradoc, in the County of Middlesex.
2. **THAT:** Subsection 10.5 is hereby amended with the addition of the following:

 '(9) **C1-9** (29 Caradoc Street South)
 - a) **Defined Area:** C1-9 as shown on Schedule 'B' Map No. 15 to this By-law.
 - b) Notwithstanding Section 4.15 (2) no landscape planting strip is required. A board on board fence along the property line shall be provided.
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 21st day of October 2024.**

Mayor

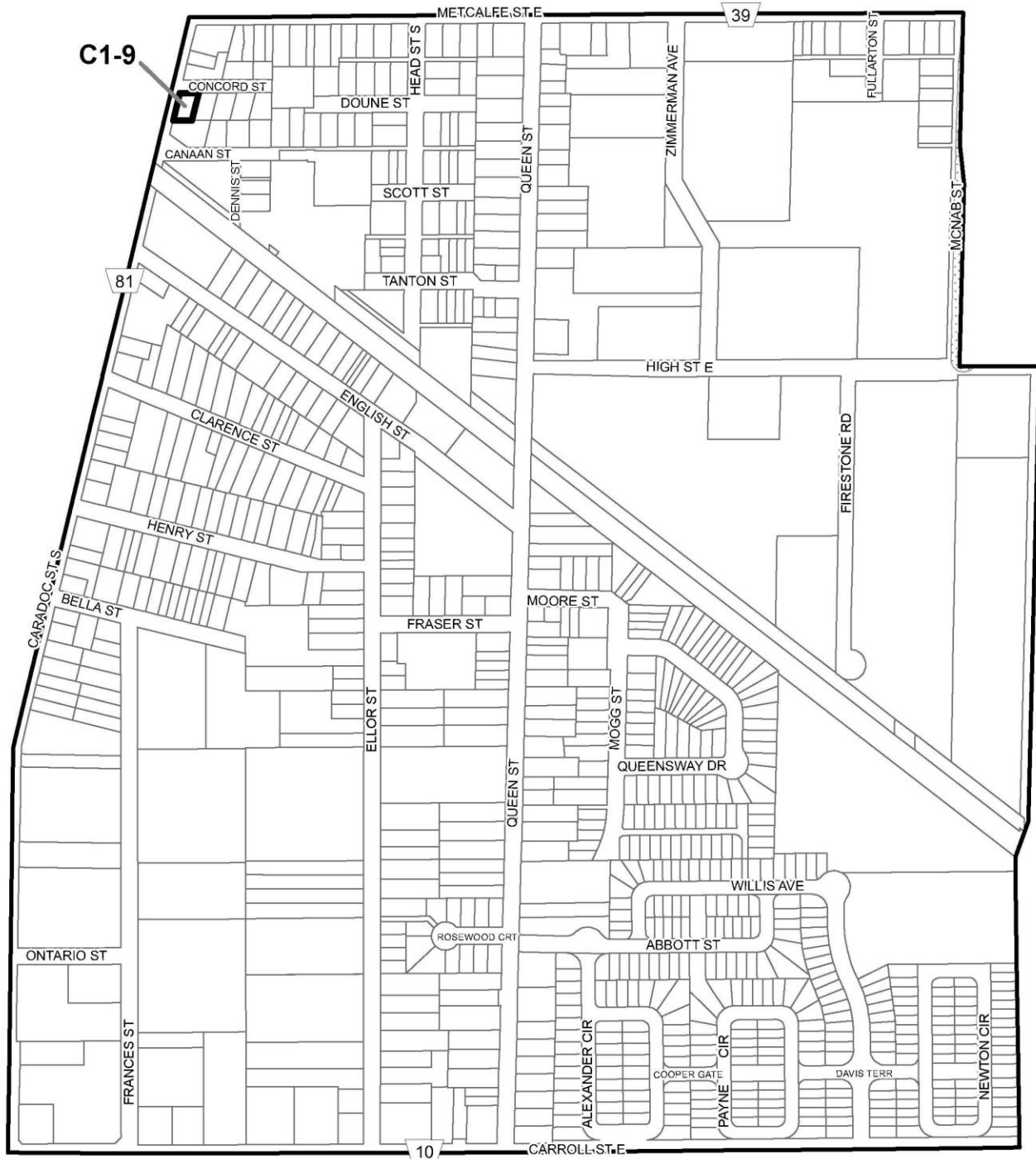
Clerk

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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 'General Commercial (C1-9) Zone' to allow for commercial uses on the property.
2. The effect of this zone change is to facilitate the renovation of the existing building for commercial uses. The site-specific nature of the 'C1-9' Zone would recognize the driveway to the parking area adjacent to the property line with a fence rather than a 3 metre planting strip.
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. 99-24



MUNICIPALITY OF STRATHROY-CARADOC

LEGEND
 Natural Environment Overlay
 For further information, please contact the Conservation Authority having jurisdiction.

