

THE CORPORATION OF THE MUNICIPALITY OF STRATHROY-CARADOC

BY-LAW NO. 112-24

A BY-LAW TO ADOPT AMENDMENT NO. 19 TO THE OFFICIAL PLAN OF THE MUNICIPALITY OF STRATHROY-CARADOC

WHEREAS under Section 17 of the Planning Act, R.S.O. 1990, c.P. 13, authorizes municipalities to adopt official plans and amendments thereto;

WHEREAS under Section 22 of the Planning Act, R.S.O. 1990, c.P. 13, permits persons or public bodies to request Council to amend its official plan;

AND WHEREAS the requirements for the giving notice and the holding of a public meeting of this amendment have been met;

AND WHEREAS the Council of the Corporation of the Municipality of Strathroy-Caradoc deems it advisable to amend the Official Plan 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:** Amendment No. 19 to the Official Plan of the Municipality of Strathroy-Caradoc consisting of the attached text and schedules is hereby adopted.
2. **THAT:** the Clerk is hereby authorized to make application to the County of Middlesex for approval of Amendment No. 19 to the Official Plan of the Municipality of Strathroy-Caradoc.
3. **THAT:** this By-law shall come into force and take effect on the day of the final passing thereof.

Read a FIRST, SECOND AND THIRD TIME AND FINALLY PASSED IN OPEN COUNCIL this 18 day of November, 2024.

Colin Grantham, Mayor

Brianna Hammer-Keidel, Clerk

AMENDMENT NO. 19
TO THE OFFICIAL PLAN OF
THE MUNICIPALITY OF STRATHROY-CARADOC

LOCATION: Concession 9 North Part Lot 12 Plan 370 Lot 9,
Municipality of Strathroy-Caradoc.

DATE: November 18, 2024

APPROVAL
AUTHORITY: County of Middlesex

PART A – THE PREAMBLE

1.0 PURPOSE AND EFFECT

The purpose and effect of the Official Plan Amendment is to re-designate the subject lands from 'Commercial' to 'Residential – Special Policy Area No. 14' to permit residential uses on the subject lands. This will also exempt the subject lands from the requirement to complete an area servicing study prior to development.

2.0 LOCATION

The Amendment applies to the subject lands, being Concession 9 North Part Lot 12 Plan 370 Lot 9, Municipality of Strathroy-Caradoc.

3.0 BASIS OF THE AMENDMENT

The subject lands are located within a fully serviced Settlement Area as defined by the Provincial Planning Statement and identified by the County of Middlesex Official Plan. Locally, the lands are located within the 'Commercial' designation of the Strathroy-Caradoc Official Plan. The lands are located within the 'General Commercial (C1) zone' of the Strathroy-Caradoc Zoning By-law.

The Provincial Policy Statement, the County of Middlesex Official Plan, and the Strathroy-Caradoc Official Plan all support comprehensive and coordinated development of lands within fully serviced settlement areas. To this end, the Strathroy-Caradoc Official Plan identifies areas within Strathroy with designations ranging from residential to industrial to community facilities this ensure that the needs of the entire community have been accommodated. The 'Commercial' designation on these lands was applied to address a need for Commercial corridor along Adelaide Road and Caradoc Street. The municipality commissioned a report as part of the Comprehensive Review titled, "2022 Residential Land Needs Assessment" by Watson and Associates which confirms the need for more residential lands in the Strathroy settlement area. They also commissioned a Regional Commercial Study in 2022 which determined that there were sixteen hectares of excess supply commercial.

Strathroy is a settlement area within the Municipality that is planned to accommodate urban growth in Strathroy-Caradoc and permits a range of residential forms including medium and high-density development. New residential development should aim to provide for a variety of dwelling types to meet the varying needs of the current and future residents of the Municipality.

Medium to high density residential dwellings are contemplated for the long-term supply of housing within urban areas. The greater density developments are to be located on arterial and collector streets that can accommodate the traffic generated from the style of housing.

The proposal will be required to address the Transportation Master plan features during the site plan approval process (encourage active transportation). The municipal services are to be extended to this location prior to development of the property. In light of this and the fact that OPA 14 also proposed removal of this study area and instead had a policy to comply with the Master

Plan and has a stormwater network conceptualize, as such an exemption is appropriate.

Based on the foregoing, this Amendment to the Official Plan would be consistent with the policies of the Provincial Planning Statement 2024, County of Middlesex Official Plan, and Municipality of Strathroy-Caradoc Official Plan.

PART B – THE AMENDMENT

All of this part of the document entitled Part B – The Amendment, consisting of the following text, constitutes Amendment No. 19 to the Municipality of Strathroy-Caradoc Official Plan.

Details of the Amendment:

The Official Plan of the Municipality of Strathroy-Caradoc is hereby amended as follows:

1. By amending Section 3.3.4 of the Official Plan with the addition of the following:

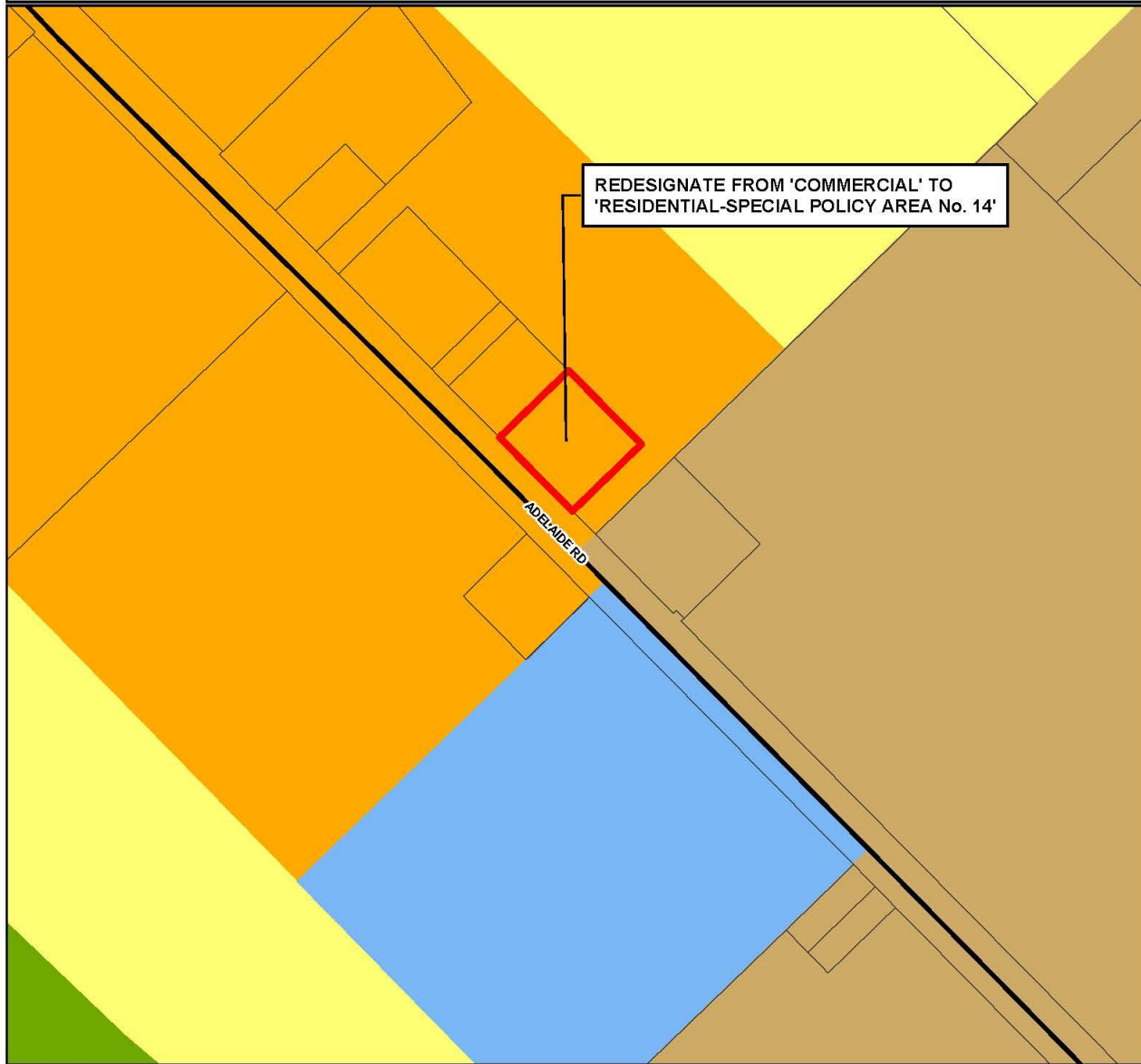
“3.3.4.24 Special Policy Area No. 14 – 1000585742 Ontario Inc. (OPA 1-2024 and ZBA 2-2024)”

The lands identified as ‘Residential Special Policy Area No. 14’ as shown on Schedule ‘B’, (Schedule “A” attached hereto) and notwithstanding the “Residential” designation in which it is location, are also exempted from Section 3.3.4.13 of the Official Plan, which requires the preparation of a Servicing Study for the area prior to development.


2. By amending “Schedule B – Land Use & Transportation Plan” of the Official Plan, by changing the designation as it applies to certain lands, being Con 9 North Part Lot 12 Plan 370 Lot 9, Municipality of Strathroy-Caradoc from ‘Commercial’ to ‘Residential – Special Policy Area No. 14’ as shown on Schedule ‘A’ attached hereto.


Schedule "A"

SCHEDULE "A"
AMENDMENT NO. 19 OF THE
OFFICIAL PLAN OF THE
MUNICIPALITY OF STRATHROY-CARADOC



LAND USE DESIGNATIONS	
	Commercial
	Residential
	Community Facilities
	Open Space

ROAD DESIGNATIONS	
	County Arterial


1:3,600
