

THE CORPORATION OF THE MUNICIPALITY OF STRATHROY-CARADOC

BY-LAW NO. 113-24

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. 18 to By-law 43-08, as amended, is hereby amended by changing from the 'General Commercial (C1) Zone' to the site specific 'High Density Residential with Hold (R3-24-H-2-H-10) Zone', for those lands outlined in heavy solid lines and described as 'R3-24-H-2-H-10', on Schedule "A" attached hereto and forming part of this By-law, on lands legally described as Con 9 North Part Lot 12 Plan 370 Lot 9, Municipality of Strathroy-Caradoc, in the County of Middlesex.

5. **THAT:** Subsection 7.5 (24) R3-24 (24546 Adelaide Road) is hereby added as follows:

(24) **R3-24-H- 4-H-11** (*24546 Adelaide Road*)

 - a) **Defined Area:** R3-24-H-2-H-11 as shown on Schedule 'B', Map No. 18 to this By-law.

 - b) **Lot Provisions:**
 - i) Minimum Rear Yard Setback 6 m
 - ii) All other provisions in Section 7.3 continue to apply

 - c) **Special Provisions:**
 - i) Parking area shall not exceed 38% of lot coverage

- d) Notwithstanding 4.23 (1) a minimum of 1.35 resident parking spaces per unit.
- e) Notwithstanding 4.29 (3) a setback to centreline of a County Road shall not apply, front yard setback will subject to R3 zone (Section 7.3).
- e) **Holding Provisions:**
Notwithstanding any other provision of this By-law, where the symbol 'H-2' appears on a zoning map, following the zone category 'R3-22', 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-2' symbol. Also where the symbol 'H-10' appears on a zoning map, following the zone category 'R3-22', 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-10' symbol.
- f) **Hold Removal:**
- i) Notwithstanding any other provision of this By-law, the 'H-2' Holding Provision shall only be removed from the lands shown in heavy solid lines on Schedule "A" of this by-law upon the approval and registration on title of a Site Plan Control Agreement detailing the terms and condition of the development, including the posting of financial security to the satisfaction of the Municipality.
- ii) Notwithstanding any other provision of this By-law, the 'H-10' Holding Provision shall only be removed from the lands shown in heavy solid lines on Schedule "A" of this by-law upon the Municipal services (water, sanitary and stormwater) external to the site (including future development) has been either demonstrated to; have sufficient capacity or that municipal service improvements have been secured, to the satisfaction of the Municipality.
6. **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 18th day of November, 2024.

Colin Grantham, Mayor

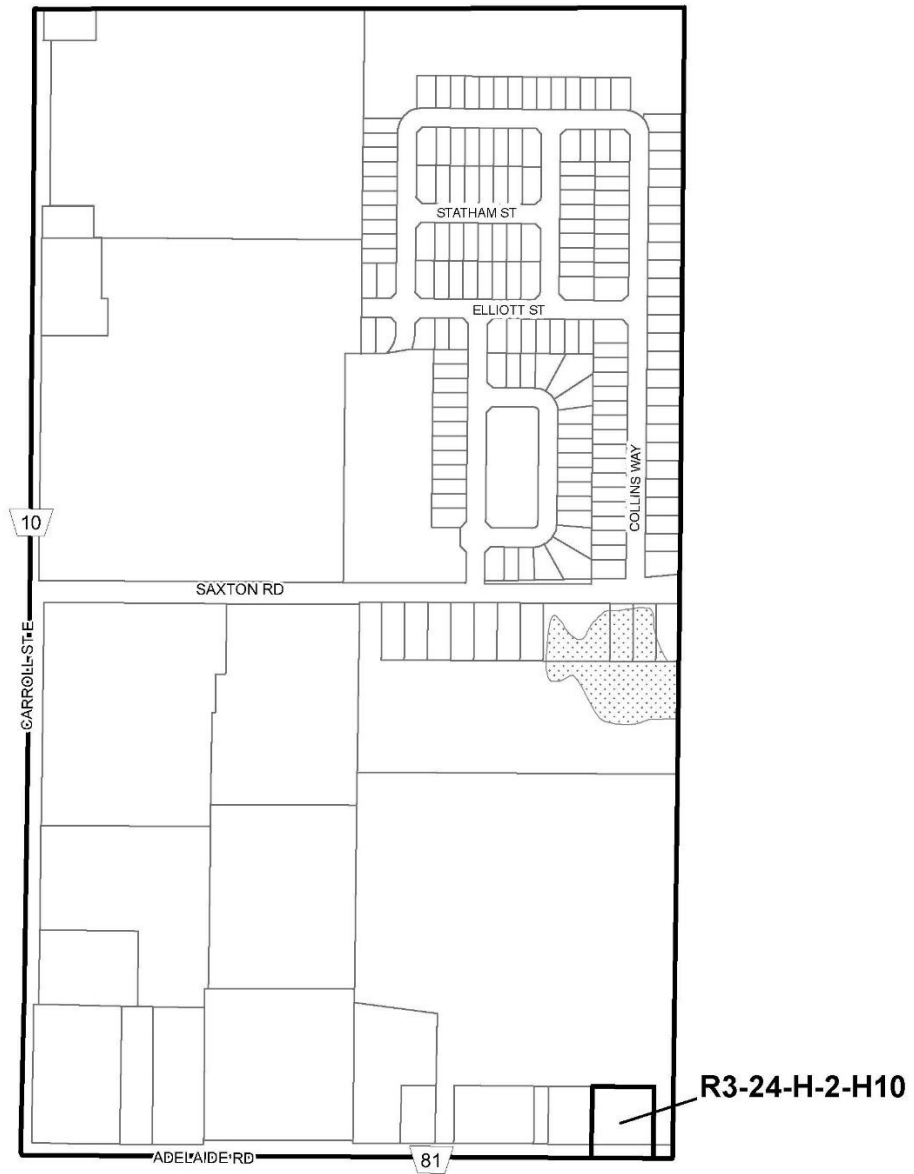
Brianna Hammer-Keidel, Clerk

**THE CORPORATION OF
THE MUNICIPALITY OF STRATHROY-CARADOC
BY-LAW NO. 113-24**

Purpose and Effect:

1. The purpose and effect of this By-law is to rezone the subject lands from 'General Commercial (C1) zone' to site specific 'High Density Residential with a hold (R3-24-H-2-H-10) Zone' for future multiple unit dwelling buildings. The proposal includes 2 buildings with 32 dwelling units.
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" TO BY-LAW NO. 113-24



MUNICIPALITY OF STRATHROY-CARADOC

LEGEND

 Natural Environment Overlay

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

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