

THE CORPORATION OF THE MUNICIPALITY OF STRATHROY-CARADOC

BY-LAW NO. 21-25

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 No. 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 the 'Open Space (OS) Zone' to the site specific 'High Density Residential (R3-25-H-1-H-5) Zone', for those lands outlined in heavy solid lines and described as 'R3-25-H-1-H-5' on Schedule "A" attached hereto and forming part of this By-law, on lands legally described as Plan 33M619 Part of Block 278 and 279 (geographic Township of Strathroy), Municipality of Strathroy-Caradoc, in the County of Middlesex.
2. **THAT:** Subsection 7.5 (25) R3-25-H-1-H-5 Fieldcrest subdivision Part of Block 278 and 279 of Plan 33M619 is hereby added as follows:

(17) **R3-25-H-5** (*Fieldcrest Part of Blks 278 and 279*)

a) **Defined Area:** R3-25-H-1-H-5 as shown on Schedule 'B', Map No. 15 to this By-law.

b) **Lot Provisions:** Multiple Unit Dwelling

i) Minimum Lot Area (per unit/lot)	96 m ²
ii) Minimum Frontage (per unit/lot)	6 m
iii) Minimum Front Yard setback	3 m
iv) Minimum Rear yard setback	0 m
v) Minimum Exterior Side Yard Setback	2.7 m

- vi) Minimum Interior Side Yard Width * 2.3m
- vii) Maximum Lot Coverage 62%
- viii) Minimum Landscaped Open Space 13%
- ix) Maximum Driveway width 45%
- x) Minimum Front/Exterior Side Yard setback to garage 5.6 m
- xi) All other provisions in Section 7.3 shall continue to apply.

* No side yard width shall be required on the side where two dwelling units are attached by a common wall extending along the side lot line separating such lots.

c) **Lot Provisions:** Townhouse Dwelling

- i) Minimum Lot Area (per unit/lot) 115 m²
- ii) Minimum Frontage (per unit/lot) 6 m
- iii) Minimum Front Yard Setback 3 m
- iv) Minimum building setback to Newton Circle 3 m
- xii) Minimum Exterior Side Yard Setback to private road 2.7 m
- v) Minimum Exterior Side Yard Setback to public road 5 m
- vi) Minimum Interior Side Yard Width * 2.3m
- vii) Minimum Rear Yard Setback (lots/unit adjacent to perimeter lot lines existing that time of bylaw passing) 6 m
- viii) Minimum Rear Yard Setback (all other lots/unit) 4.5 m
- ix) Maximum Lot Coverage 51%
- x) Minimum Landscaped Open Space 30%
- xi) Maximum width driveway width 45%
- xii) Minimum Front and Exterior Side Yard setback to garage 5.6 m
- xiii) Minimum rear and interior side yard setback to garage * 1.2 m
- xiv) All other provisions in Section 7.3 shall continue to apply.

* No side yard width shall be required on the side where two dwelling units are attached by a common wall extending along the side lot line separating such lots.

d) **Special Provisions:**

Notwithstanding 7.4 (3) the area delineated by heavy lines on schedule "A" shall be subject to common amenity area requirements. The minimum size of the common area shall be 25 m² per dwelling unit and have unobstructed access from the dwelling.

f) **Holding Provision:**

Notwithstanding any other provision of this By-law, where the symbol 'H-1' appears on a zoning map, following the zone category 'R3-25', 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-1' symbol.

g) **Removal of 'H':**

Notwithstanding any other provision of this By-law, the 'H-1' Holding Provision shall only be removed from the lands shown in heavy solid lines on Schedule "A" of this by-law upon a site plan agreement for the subject lands has been entered into with and to the satisfaction of the Municipality addressing the issues identified under Section 41 of the Planning Act, R.S.O. 1990, c. P. 13 including the implementation of mitigation or abatement measures identified in the noise study.

h) **Holding Provision:**

Notwithstanding any other provision of this By-law, where the symbol 'H-5' appears on a zoning map, following the zone category 'R3-25', 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-5' symbol.

i) **Removal of 'H':**

Notwithstanding any other provision of this By-law, the 'H-5' Holding Provision shall only be removed from the lands shown in heavy solid lines on Schedule "A" of this by-law upon the registration on title a Subdivision Agreement between the property owner and the Municipality detailing the terms and conditions of the development to the satisfaction of the Municipality.

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 3rd day of March, 2025.

Colin Grantham, Mayor

Brianna Hammer-Keidel, Clerk

THE CORPORATION OF THE MUNICIPALITY OF STRATHROY-CARADOC

BY-LAW NO. 21-25

Purpose and Effect:

1. The purpose and effect of this By-law is to rezone the subject lands currently within the 'Open Space (OS) zone' to site specific 'High Density Residential (R3-25-H-1-H-5) zone' to permit a residential townhouse and back-to-back townhouses (multiple unit dwellings).
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. 21-25



LEGEND

 Natural Environment Overlay

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

MUNICIPALITY OF STRATHROY-CARADOC

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