

THE CORPORATION OF THE MUNICIPALITY OF STRATHROY-CARADOC

BY-LAW NO. 44-25

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. 18 By-law No. 43-08, as amended, is hereby amended by changing from the 'General Agricultural (A1) Zone' to the site specific with Hold 'Low Density Residential (R1-25-H-5-H-9) Zone', for those lands outlined in heavy solid lines and described as 'R1-25-H-5-H-9', on Schedule "A" attached hereto and forming part of this By-law, on lands legally described as Caradoc Concession 9 Part Lots 13 and 14 RP 33R21220 Parts 3 and 4, Municipality of Strathroy-Caradoc, in the County of Middlesex.
2. **THAT:** Schedule 'B', Map No. 18 to By-law No. 43-08, as amended, is hereby amended by changing from the 'General Agricultural (A1) Zone' to the site specific with Hold 'Medium Density Residential (R2-31-H-5-H-9) Zone', for those lands outlined in heavy solid lines and described as 'R2-31-H-5-H-9', on Schedule "A" attached hereto and forming part of this By-law, on lands legally described as Caradoc Concession 9 Part Lots 13 and 14 RP 33R21220 Parts 3 and 4, Municipality of Strathroy-Caradoc, in the County of Middlesex.
3. **THAT:** Schedule 'B', Map No. 18 to By-law No. 43-08, as amended, is hereby amended by changing from the 'General Agricultural (A1) Zone' to the site specific with Hold 'High Density Residential (R3-26-H-5-H-9) Zone', for those lands outlined in heavy solid lines and described as 'R3-26-H-5-H-9', on Schedule "A" attached hereto and forming part of this By-law, on lands legally described as Caradoc Concession 9 Part Lots 13 and

14 RP 33R21220 Parts 3 and 4, Municipality of Strathroy-Caradoc, in the County of Middlesex.

4. **THAT:** Schedule 'B', Map No. 18 to By-law No. 43-08, as amended, is hereby amended by changing from the 'General Agricultural (A1) Zone' to 'Future Development (FD) Zone', for those lands outlined in heavy solid lines and described as 'FD', on Schedule "A" attached hereto and forming part of this By-law, on lands legally described as Caradoc Concession 9 Part Lots 13 and 14 RP 33R21220 Parts 3 and 4, Municipality of Strathroy-Caradoc, in the County of Middlesex.
5. **THAT:** Schedule 'B', Map No. 18 to By-law No. 43-08, as amended, is hereby amended by changing from the 'General Agricultural (A1) Zone' to the 'Open Space (OS) Zone' for those lands outlined in heavy solid lines and described as 'OS' on Schedule "A" attached hereto and forming part of this By-law, on lands legally described as Caradoc Concession 9 Part Lots 13 and 14 RP 33R21220 Parts 3 and 4, Municipality of Strathroy-Caradoc, in the County of Middlesex.
6. **THAT:** Subsection 5.5 (25) R1-25-H-5-H-9 (360 Carroll Street East) is hereby added as follows:

(25) **R1-25-H-5-H-9** (360 Carroll Street East)

a) **Defined Area:** R1-25-H-5-H-9 as shown on Schedule 'B', Map No. 18 to this By-law.

b) **Lot Provisions:**

- i) The minimum lot area 300.0 m²
- ii) The minimum lot frontage 10.75 m
- iii) All other provisions in Section 6.3 continue to apply.

c) **Holding Provisions:**

Notwithstanding any other provision of this By-law, where the symbol 'H-5' appears on a zoning map, following the zone category 'R1-25', 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.

d) **Hold Removal:**

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.

e) **Holding Provisions:**

Notwithstanding any other provision of this By-law, where the symbol 'H-9' appears on a zoning map, following the zone category 'R1-25', 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-9' symbol.

- f) **Hold Removal:**
Notwithstanding any other provision of this By-law, the 'H-9' Holding Provision shall only be removed from the lands shown in heavy solid lines on Schedule "A" of this by-law upon the drainage outlet being completed (fully installed and operational) by municipal drain, storm sewer, or other method that may to the satisfaction of the Municipality.

7. **THAT:** Subsection 6.5 (31) R2-31-H-5-H-9 (360 Carroll Street) is hereby added as follows:

(31) **R2-31-H-5-H-9** (360 Carroll Street)

- a) **Defined Area:** R2-31-H-5-H-9 as shown on Schedule 'B', Map No. 6 to this By-law.

b) **Lot Provisions (for Townhouses):**

- | | |
|---|--------------------|
| i) The minimum lot area | 215 m ² |
| ii) The minimum lot frontage | 7.25 m |
| iii) All other provisions in Section 6.3 and 6.4 continue to apply. | |

c) **Special Provisions**

- i) 60% of driveways for townhouses on lots less than 8 m of lot frontage will be paired with the adjacent townhouse dwelling.

d) **Holding Provisions:**

Notwithstanding any other provision of this By-law, where the symbol 'H-5' appears on a zoning map, following the zone category 'R2-31', 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.

e) **Hold Removal:**

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.

f) **Holding Provisions:**

Notwithstanding any other provision of this By-law, where the symbol 'H-9' appears on a zoning map, following the zone category 'R2-31', 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-9' symbol.

g) **Hold Removal:**

Notwithstanding any other provision of this By-law, the 'H-9' Holding Provision shall only be removed from the lands shown in heavy solid lines on Schedule "A" of this by-law upon the drainage outlet being completed (fully installed and operational) by municipal drain, storm sewer, or other method that may to the satisfaction of the Municipality.

8. **THAT:** Subsection 7.5 (26) R3-26-H-5-H-9 (360 Carroll Street East) is hereby added as follows:

(26) **R3-26-H-5-H-9** (360 Carroll Street East)

a) **Defined Area:** R3-26-H-5-H-9 as shown on Schedule 'A', Map No. 18 to this By-law.

b) **Lot Provisions Townhouse, Multiple Dwelling Units and Apartments:**

- i) Minimum interior side yard width 10.0 m
- ii) Rear yard depth shall be a minimum of 15 m and where the height is greater than 15 m, the setback shall increase 1m for every metre increased in height.
- iii) All other provisions in Section 7.3 and 7.4 continue to apply.

c) **Special Provisions:**

- i) Notwithstanding section 4.12 (1) Height, no building or structure shall exceed a height limit of 20m.
- ii) Notwithstanding section 7.4(1) c) Parking shall not exceed 35% of lot coverage.
- iii) Notwithstanding section 7.4 (3) every lot containing more than 4 dwelling units shall have a common amenity area which may be located within the building on the same lot and/or outdoors.

d) **Holding Provisions:**

Notwithstanding any other provision of this By-law, where the symbol 'H-5' appears on a zoning map, following the zone category 'R3-26', 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.

e) **Hold Removal:**

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.

f) Holding Provisions:

Notwithstanding any other provision of this By-law, where the symbol 'H-9' appears on a zoning map, following the zone category 'R3-26', 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-9' symbol.

g) Hold Removal:

Notwithstanding any other provision of this By-law, the 'H-9' Holding Provision shall only be removed from the lands shown in heavy solid lines on Schedule "A" of this by-law upon the drainage outlet being completed (fully installed and operational) by municipal drain, storm sewer, or other method that may to the satisfaction of the Municipality.

9. **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 22th day of April, 2025.

Colin Grantham, Mayor

Jennifer Pereira, Acting Clerk

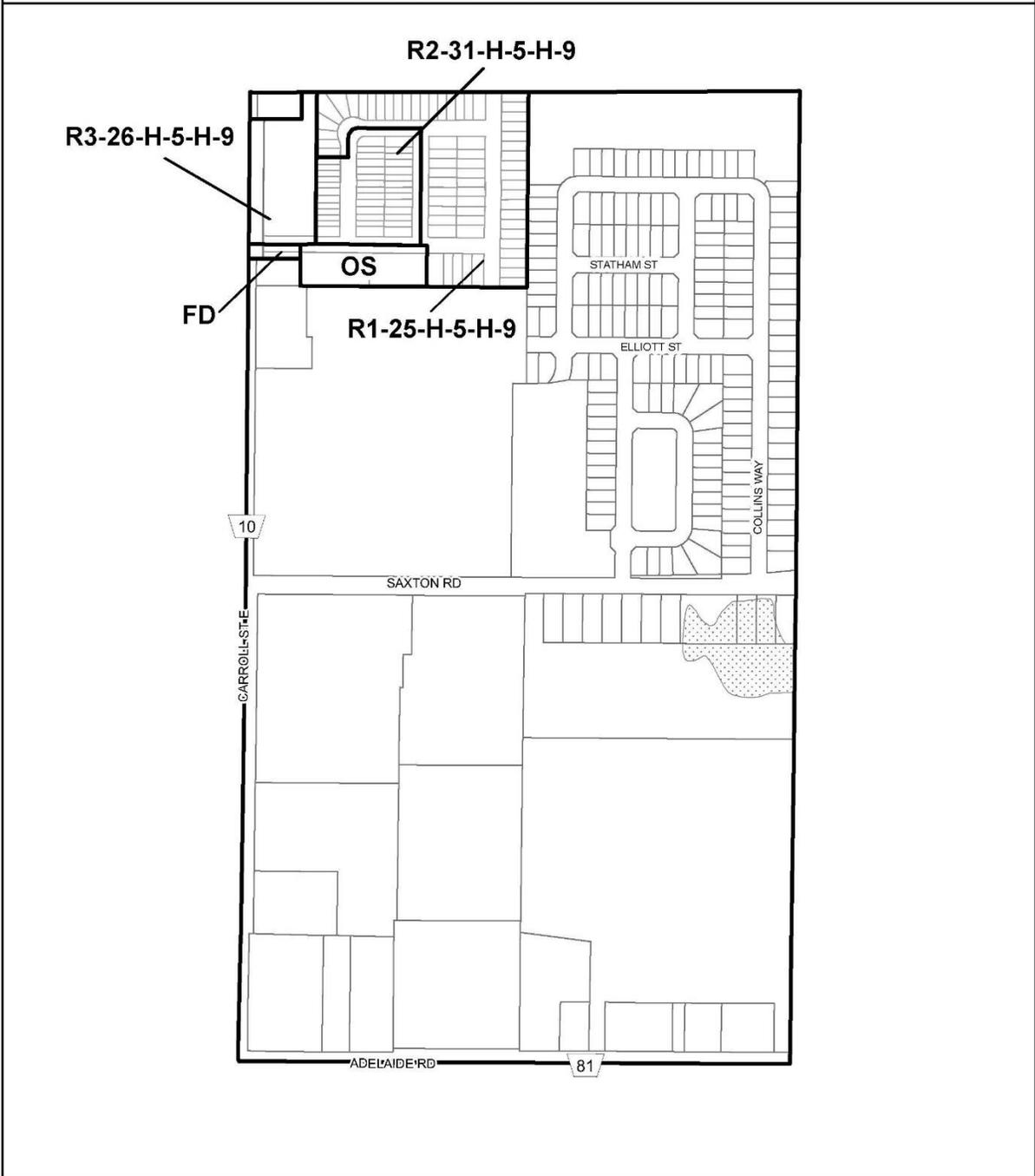
THE CORPORATION OF THE MUNICIPALITY OF STRATHROY-CARADOC

BY-LAW NO. 44-25

Purpose and Effect:

1. The purpose and effect of this By-law is to rezone the subject lands currently within the 'General Agricultural (A1) zone' to site specific 'Low Density Residential (R1-25-H-5-H-9) Zone' for future single detached residential lots, two site specific 'Medium Density Residential (R2-31-H-5-H-9)' sections of the plan with street townhouses, a site specific 'High Density Residential (R3-26-H-5-H-9)' for a block that is proposed for grouped townhouses or apartment, and 'Open Space (OS) zone' for the stormwater management facilities and parkland. The Hold provision is added to the residential zones (R1, R2 and R3) to ensure the subdivision agreement between the property owner and the Municipality is completed and that a stormwater management outlet has been constructed.
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 No. 43-08. The location of the lands affected by this amendment is shown on the attached Schedule A.

SCHEDULE "A" TO BY-LAW NO. 44-25



MUNICIPALITY OF STRATHROY-CARADOC		
 <p>STRATHROY-CARADOC URBAN OPPORTUNITY - RURAL HOSPITALITY</p>	<p>LEGEND</p> <p> Natural Environment Overlay</p> <p>For further information, please contact the Conservation Authority having jurisdiction.</p>	<p style="text-align: center;">1:6,500</p> <p style="text-align: center;">0 65 130 260</p> <p style="text-align: center;"> Metres</p>
		