

THE CORPORATION OF THE MUNICIPALITY OF STRATHROY-CARADOC

BY-LAW NO. 71-25

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. 12 to By-law No. 43-08, as amended, is hereby amended by changing from the 'Low Density Residential (R1) Zone' to the site-specific 'Medium Density Residential (R2-32) Zone', for those lands outlined in heavy solid lines and described as 'R2-32', on Schedule "A" attached hereto and forming part of this By-law, on lands legally described as Plan 326 Part Park Lot 3 RP 33R12186 Part of Part 1, Municipality of Strathroy-Caradoc, in the County of Middlesex.
3. **THAT:** Subsection 6.5 (32) is hereby added as follows:

(32) **R2-32 (450 Head Street)**

a) **Defined Area:** R2-32 as shown on Schedule 'B', Map No. 3 to this By-law.

b) **Permitted Uses:**
 - i) Dwelling, Multi-unit (maximum 8 units);
 - ii) Dwelling, Townhouse (maximum 8 units); and
 - ii) All other uses in Section 6.2
4. **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 2nd day of June, 2025.

Colin Grantham, Mayor

Jennifer Pereira, Clerk

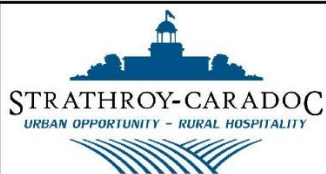
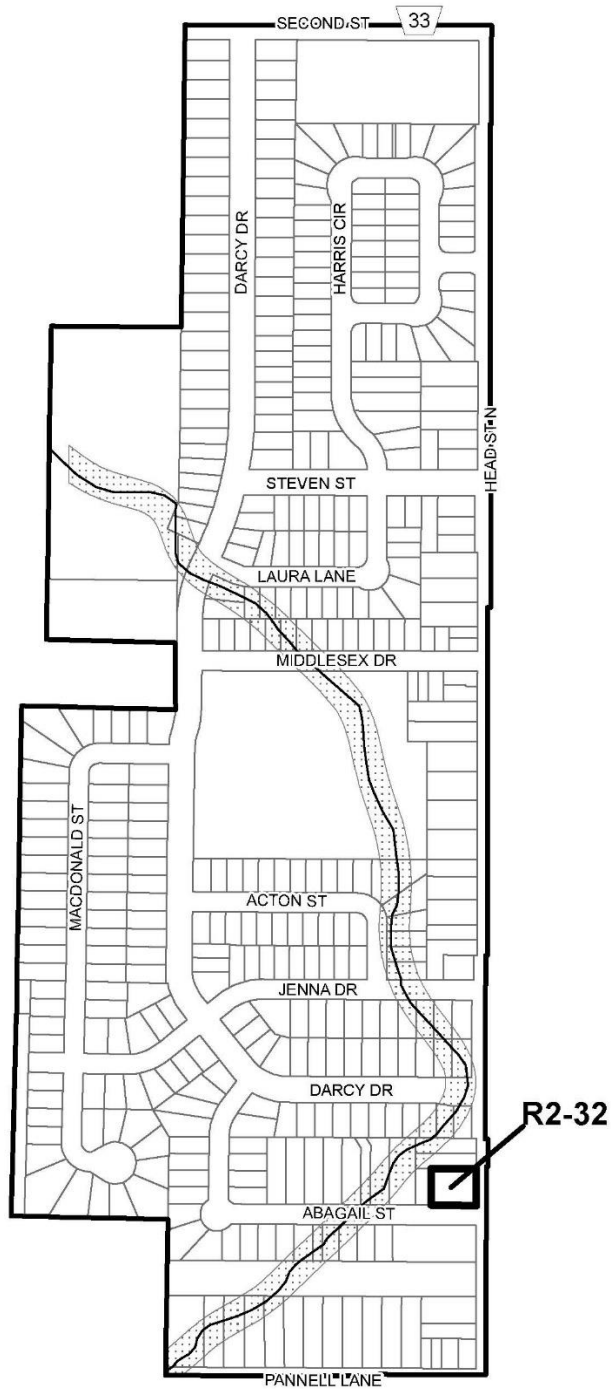
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Purpose and Effect:

1. The purpose of the Zoning By-law amendment application is to rezone the property to allow for two 4-unit dwelling townhouse blocks. The property was within the Low Density Residential (R1) zone to recognize the existing single detached dwelling on the property.
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. 71-25



LEGEND

 Natural Environment Overlay

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

MUNICIPALITY OF STRATHROY-CARADOC

1:6,500

0 65 130 260

Metres

