

THE CORPORATION OF THE MUNICIPALITY OF STRATHROY-CARADOC

BY-LAW NO. 69-25

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;

AND WHEREAS Section 24(2) of the *Planning Act*, R.S.O. 1990 c.P.13 states that if Council has adopted an Official Plan amendment it may, before said amendment comes into effect, pass a by-law that does not conform to the Official Plan but will conform to the document if the amendment comes into effect;

AND WHEREAS Council adopted Official Plan Amendment No. 21 on June 2, 2025 via By-law No. 68-25;

AND WHEREAS this By-law will conform with the Official Plan if Official Plan Amendment No. 21 to the Municipality of Strathroy-Caradoc Official Plan has been approved by the County of Middlesex;

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 No. 43-08, as amended, is hereby amended by changing from the 'Highway Commercial (C2) Zone' and a site-specific 'Highway Commercial (C2-13) Zone' to a site-specific 'High Density Residential (R3-27-H-2) Zone' those lands outlined in heavy solid lines and described as 'R3-27-H-2' on Schedule "A" attached hereto and forming part of this By-law, on lands legally described as RCP 370 Part Lot 23 RP 33R17015 Parts 11 TO 15, Municipality of Strathroy Caradoc, in the County of Middlesex.
2. **THAT:** Subsection 7.5, being the Exceptions to the High Density Residential (R3) Zone, is hereby amended with the addition of the following:

“(27) R3-27-H-2 (24605 Saxton Road)

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

b) Lot Provisions:

- | | | |
|------|--|-----|
| i. | Minimum rear yard setback for apartment dwellings | 9 m |
| ii. | Minimum Landscape Open Space for townhouse dwellings | 21% |
| iii. | Minimum dwelling, apartment units | 160 |
| iv. | Minimum dwelling, townhouse units | 30 |
| v. | All other provisions of Section 7.3 shall continue to apply. | |

c) Special Provisions:

- i. Notwithstanding Section 4.2 (6) accessory building/structure – parking canopy shall not any closer than 0.5 m from a lot line;
- ii. Notwithstanding Section 4.12. (1) building height of apartment dwellings shall not exceed 34 m;
- iii. Notwithstanding Section 4.15 (2) a landscape strip adjacent to an R4 zone shall be used for no other purpose other than a planting; strip and fencing having a minimum width of 2.7 m measured perpendicularly to the said lot line and designed to have an ultimate height of 1.8 m above the elevation of the ground. The parking structure can encroach into this landscape strip up to 0.45m;
- iv. Notwithstanding Section 7.4. (1) (c) parking area shall not exceed 40%; and
- v. Notwithstanding Section 7.4 (2) accessory building/structure – parking canopy shall not exceed 32 m² floor area per dwelling unit.

d) Holding Provision: Notwithstanding any other provision of this By-law, where the symbol 'H-2' appears on a zoning map, following the zone category 'R3-27', the permitted uses on those lands shall be existing uses, unless this By-law has been amended to remove the relevant 'H-2' symbol.

e) Removal of 'H': 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.

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 2nd day of June, 2025.

Colin Grantham, Mayor

Jennifer Pereira, Clerk

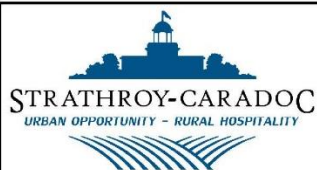
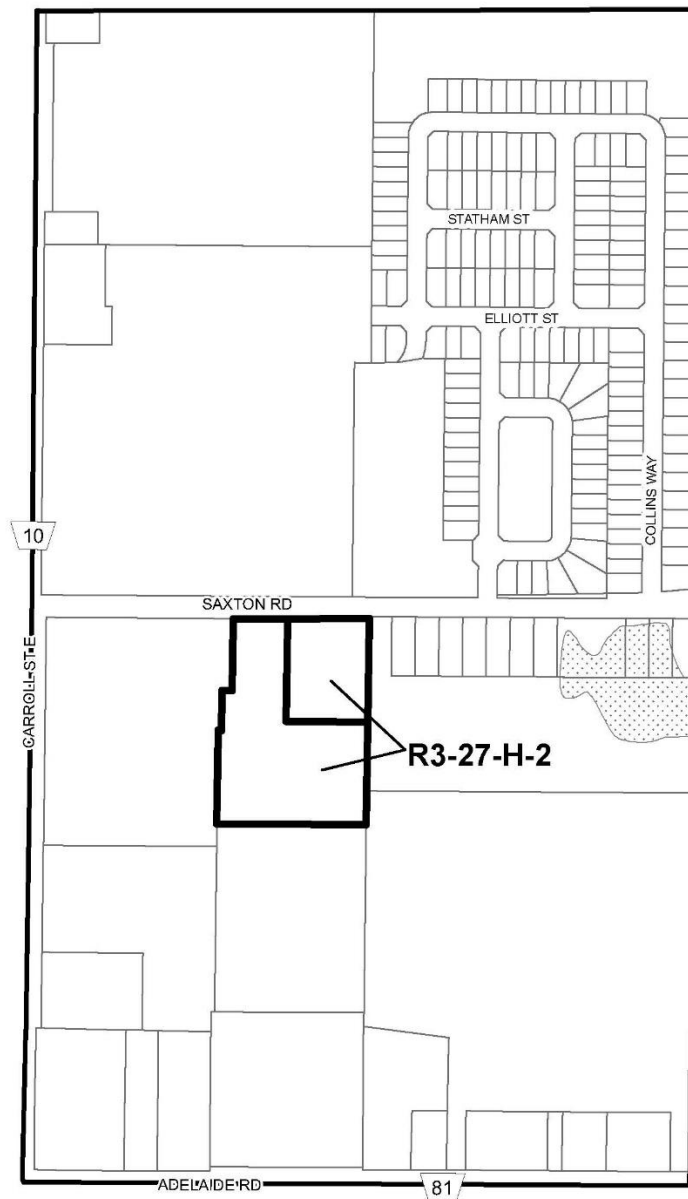
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Purpose and Effect:

1. The purpose and effect of this By-law is to change the zoning of the subject property from the 'Highway Commercial (C2) Zone' and a site-specific 'Highway Commercial (C2) Zone' to a site-specific 'High Density Residential (R3-27-H-2) Zone' to permit, 2 apartment buildings as well as townhouse dwellings on the subject lands. The Holding Zone Symbol will require that the applicant enter into a site plan control agreement with the Municipality prior to development.
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. According to the Planning Act, the approval of the rezoning does not come into effect until Amendment No. 21 to the Strathroy-Caradoc Official Plan has been approved by the County of Middlesex.
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. 69-25



MUNICIPALITY OF STRATHROY-CARADOC

LEGEND

 Natural Environment Overlay

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

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Metres

