

**THE CORPORATION OF THE MUNICIPALITY OF STRATHROY-CARADOC**

**BY-LAW NO. 68-25**

**A BY-LAW TO ADOPT AMENDMENT NO. 21 TO THE OFFICIAL PLAN OF THE  
MUNICIPALITY OF STRATHROY-CARADOC**

**WHEREAS** under Section 17 of the *Planning Act*, R.S.O. 1990, c.P. 13, authorizes municipalities to adopt official plans and amendments thereto;

**AND WHEREAS** under Section 22 of the *Planning Act*, R.S.O. 1990, c.P. 13, permits persons or public bodies to request Council to amend its Official Plan;

**AND WHEREAS** the requirements for the giving notice and the holding of a public meeting of this amendment have been met;

**AND WHEREAS** the Council of the Corporation of the Municipality of Strathroy-Caradoc deems it advisable to amend the Official Plan 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:** Amendment No. 21 to the Official Plan of the Municipality of Strathroy-Caradoc consisting of the attached text and schedules is hereby adopted.
2. **THAT:** the Clerk is hereby authorized to make application to the County of Middlesex for approval of Amendment No. 21 to the Official Plan of the Municipality of Strathroy-Caradoc.
3. **THAT:** this By-law shall come into force and take effect on the day of the final passing thereof.

**Read a FIRST, SECOND AND THIRD TIME AND FINALLY PASSED IN OPEN  
COUNCIL this 2<sup>nd</sup> day of June 2025.**

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Colin Grantham, Mayor

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Jennifer Pereira, Clerk

**AMENDMENT NO. 21**  
**TO THE OFFICIAL PLAN OF**  
**THE MUNICIPALITY OF STRATHROY-CARADOC**

**LOCATION:**            **24605 SAXTON ROAD**  
                             **Legally described RCP 370 PT LOT 23 RP 33R17015**  
                             **PARTS 11 TO 15, Municipality of Strathroy-Caradoc.**

**DATE:**                **June 2, 2025**

**APPROVAL**  
**AUTHORITY:**       **County of Middlesex**

## **PART A – THE PREAMBLE**

### **1.0 PURPOSE AND EFFECT**

The purpose and effect of the Official Plan Amendment is to re-designate the subject lands from 'Commercial' to 'Residential' to permit residential uses on the subject lands.

### **2.0 LOCATION**

The Amendment applies to the subject lands, being RCP 370 PT LOT 23 RP 33R17015 PARTS 11 TO 15, Municipality of Strathroy-Caradoc.

### **3.0 BASIS OF THE AMENDMENT**

The subject lands are located within a fully serviced Settlement Area as defined by the Provincial Policy Statement and identified by the County of Middlesex Official Plan. Locally, the lands are located within the 'Commercial' designation of the Strathroy-Caradoc Official Plan. The lands are located within the 'Highway Commercial (C2) zone' and a site specific 'Highway Commercial (C2-13) zone' of the Strathroy-Caradoc Zoning By-law.

The Provincial Planning Statement 2024, the County of Middlesex Official Plan and the Strathroy-Caradoc Official Plan all support comprehensive and coordinated development of lands within fully serviced settlement areas. To this end, the Strathroy-Caradoc Official Plan identifies areas within Strathroy with designations ranging from residential to industrial to community facilities, this ensures that the needs of the entire community have been accommodated. The 'Commercial' designation on these lands was applied to address a need for a Commercial corridor along Adelaide Road and Carroll Street East as well as "big box" mall that was planned comprehensively as Strathroy Crossings. Middlesex County has commissioned a report as part of County Official Plan Review (COP 4) to respond to the Provincial Planning Statement 2024. The review is titled, "Growth Analysis Update -Middlesex County" by Watson and Associates which confirms the need for more residential lands in the Strathroy settlement area. This also confirmed that Strathroy-Caradoc commercial will grow. The removal of the subject lands reduce this surplus of commercial designated lands, leaving a minimal surplus remaining.

Strathroy is a settlement area within the Municipality that is planned to accommodate urban growth in Strathroy-Caradoc and permits a range of residential forms including medium and high-density development. New residential development should aim to provide for a variety of dwelling types to meet the varying needs of the current and future residents of the Municipality.

Medium to high density residential dwellings are contemplated for the long-term supply of housing within urban areas. The greater density developments are to be located on arterial and collector streets that can accommodate the traffic generated from the style of housing.

Based on the foregoing, this Amendment to the Official Plan would be consistent with the policies of the Provincial Planning Statement 2024, County of Middlesex Official Plan, and Municipality of Strathroy-Caradoc Official Plan.

## **PART B – THE AMENDMENT**

All of this part of the document entitled Part B – The Amendment, consisting of the following text, constitutes Amendment No. 21 to the Municipality of Strathroy-Caradoc Official Plan.

### **Details of the Amendment:**

The Official Plan of the Municipality of Strathroy-Caradoc is hereby amended as follows:

1. By amending Schedule 'B Land Use & Transportation Plan Settlement Area of Strathroy' of the Official Plan by changing the designation of the lands having an area of approximately 3.14 ha (7.76 ac) and described legally as RCP 370 Part Lot 23 RP 33R17015 Parts 11 to 15 and shown on Schedule 'A' attached hereto Amendment No. 21 from 'Commercial' to 'Residential'.

## Schedule "A"

