

THE CORPORATION OF THE MUNICIPALITY OF STRATHROY-CARADOC

BY-LAW NO. 108-25

A BY-LAW TO ADOPT AMENDMENT NO. 22 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. 22 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. 22 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 6th day of October 2025.

Colin Grantham, Mayor

Jennifer Pereira, Clerk

AMENDMENT NO. 22
TO THE OFFICIAL PLAN OF
THE MUNICIPALITY OF STRATHROY-CARADOC

LOCATION: CON 4 SER PT LOT 22 and PLAN M28 LOT 18,
Municipality of Strathroy-Caradoc.

DATE: October 6, 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 remove the subject lands from the hazard land overlay from the site.

2.0 LOCATION

The Amendment applies to the subject lands, being, CON 4 SER PT LOT 22 and PLAN M28 LOT 18, Municipality of Strathroy-Caradoc, 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 Planning Statement and identified by the County of Middlesex Official Plan. Locally, the lands are located within the ‘Residential’ designation of the Strathroy-Caradoc Official Plan. The lands are located within the ‘Low Density Residential (R1) Zone’ of the Strathroy-Caradoc Zoning By-law however, a concurrent rezoning has been submitted that would rezone to “Site Specific High Density Residential (R3-28) zone”.

The Provincial Policy Statement, the County of Middlesex Official Plan and the Strathroy-Caradoc Official Plan all support comprehensive and coordinated infill 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 applicants for this file prepared a flood assessment report that refined the floodplain. The delineation was based on the results of the Flood Hazard Assessment and under existing conditions, the subject property is found to be located outside the flood hazard. The Geotechnical Investigation assessed the erosion hazard limit and determined that the existing slope is stable, and that development should be set back a minimum of 6 metres from the existing top of bank. The St. Clair Region Conservation Authority is satisfied with the proposed flood hazard line.

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. 22 to the Municipality of Strathroy-Caradoc Official Plan.

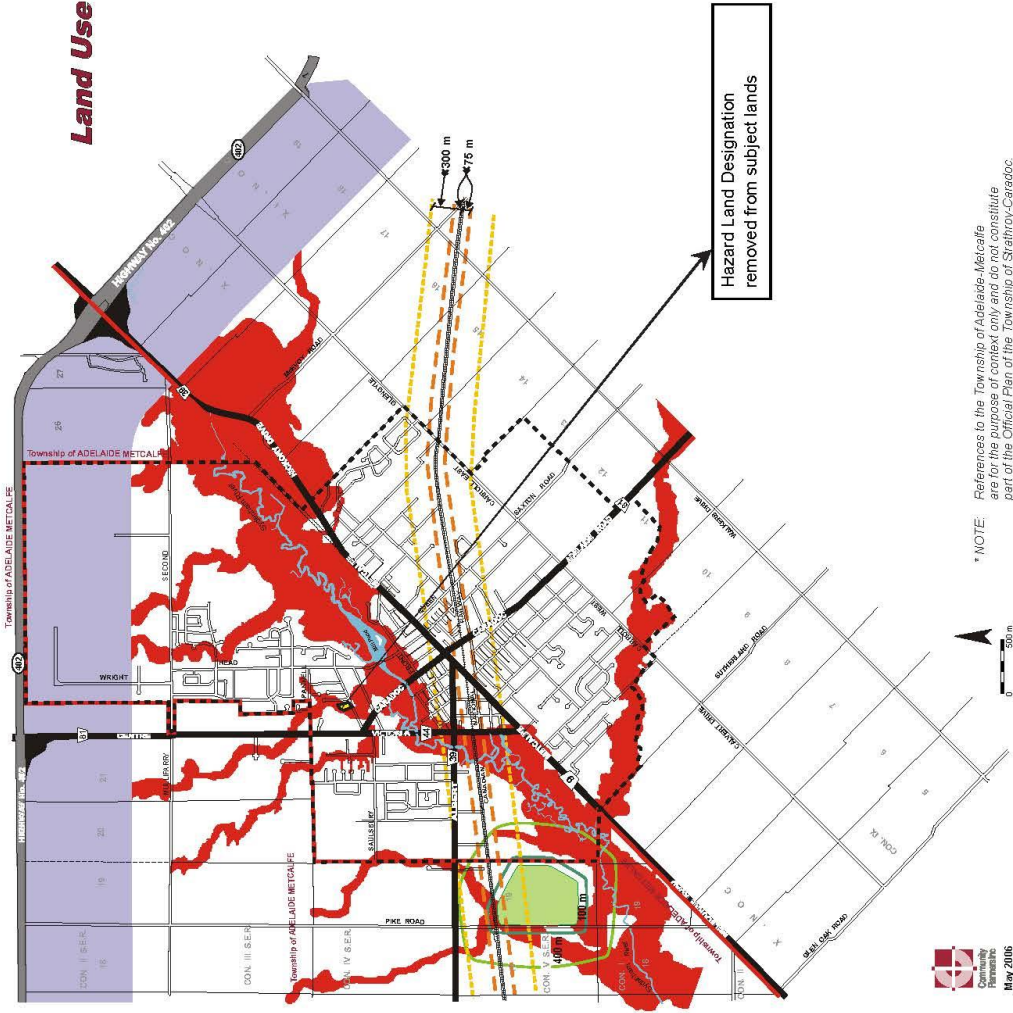
Details of the Amendment:

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

1. By amending “Schedule K – Land Use & Development Sensitivity Areas” of the Official Plan, by removing the Hazard designation as it applies to lands, being CON 4 SER PT LOT 22 and PLAN M28 LOT 18, (currently 101 Hull Road and 6 Locke Heights), Municipality of Strathroy-Caradoc as shown on Schedule ‘A’ attached hereto.

Schedule "A"

SCHEDULE 'K' Land Use & Development Sensitivity Areas Settlement Area of Strathroy



- HAZARD LAND
- RAILWAY
- 30 m - NOISE / SAFETY BERM
- 75 m - VIBRATION SENSITIVITY AREA
- 300 m - NOISE SENSITIVITY AREA
- FREEWAY
- 1 km NOISE SENSITIVITY AREA
- SEWAGE TREATMENT PLANT
- 100 m ODOUR SENSITIVITY AREA
- 400 m ODOUR SENSITIVITY AREA
- MUNICIPAL BOUNDARY
- SETTLEMENT AREA BOUNDARY
- COUNTY ROAD
- PROVINCIAL HIGHWAY

* NOTE: References to the Township of Adelaide Metcalfe area for the purpose of context only do not constitute part of the Official Plan of the Township of Strathroy-Caradoc