

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

**BY-LAW NO. 109-25**

**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. 8 to By-law 43-08, as amended, is hereby amended by changing from Low Density Residential (R1) Zone to Environmental Protection Zone those lands outlined in heavy solid lines and described as 'EP' on Schedule "A" and a site-specific High Density Residential (R3-28) Zone those lands outlined in heavy solid lines and described as 'R3-28' on Schedule "A" attached hereto and forming part of this By-law, on lands legally described as Concession 4 SER Part Lot 22 and Plan M28 Lot 18, Municipality of Strathroy Caradoc, in the County of Middlesex.
2. **THAT:** Subsection 6.5 is hereby amended with the addition of the following:

'(29) **R3-28** (101 Hull Road and 6 Locke Heights)

a) **Defined Area:**

R3-28 as shown on Schedule 'B' Map No. 8 this By-law.

b) **Lot Provisions:**

- |      |   |        |
|------|---|--------|
| i.   | Minimum Lot Frontage (Locke Heights)                                | 19.0 m |
| ii.  | Minimum Rear Yard   | 4.0 m  |
| iii. | Minimum Setback to top of slope                                     | 6.0 m  |
| iv.  | Minimum Setback to the adjacent Environmental Protection (EP) zone. | 0.0 m  |

c) **Special Provisions:**

- i. Covered decks and porches shall be separated a minimum 1.6 m from another covered deck or porch.

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 6<sup>th</sup> day of October 2025.**

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Colin Grantham, Mayor

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Jennifer Pereira, Clerk

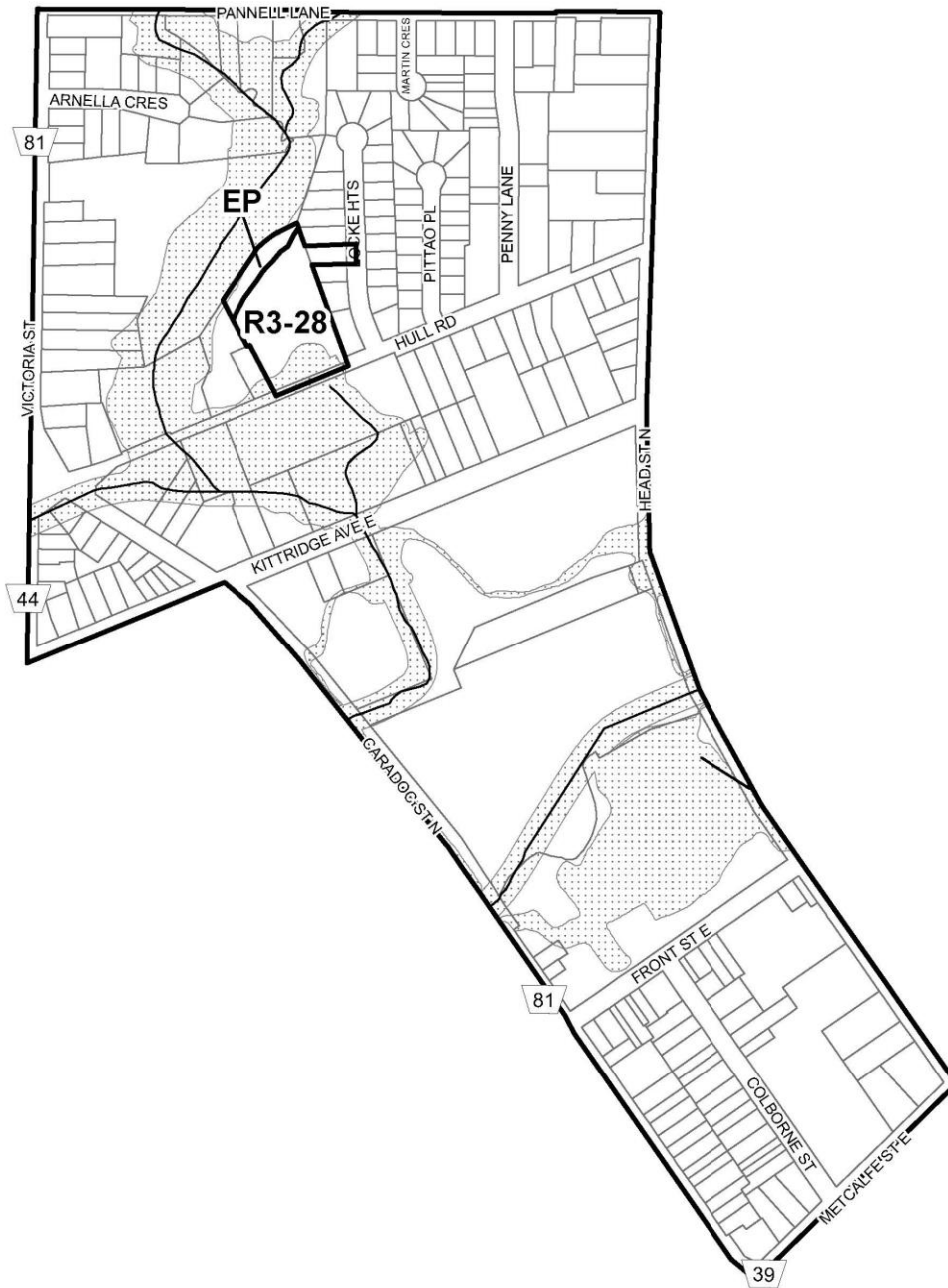
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## BY-LAW NO. 109-25

### Purpose and Effect:


1. The purpose and effect of this By-law is to zone the subject lands site specific 'High Density Residential (R3-28) zone' to permit a townhouses. The purpose of this application is to rezone the subject lands from the Low Density Residential (R1) Zone to a site specific 'High Density Residential (R3-28) Zone' and Environmental Protection (EP) zone.
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 Comprehensive 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. 109-25**



**MUNICIPALITY OF STRATHROY-CARADOC**

**LEGEND**

-  Natural Environment Overlay

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

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