

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

**BY-LAW NO. 110-25**

**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 to include these lands into the area of this by-law, 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. 3 to By-law 43-08, as amended, is hereby amended adding these lands in to the Map No. 3 and by zoning the lands site specific 'High Density Residential (R3-29) Zone', for those lands outlined in heavy solid lines and described as 'R3-29', on Schedule "A" attached hereto and forming part of this By-law, on lands legally described as Adelaide Con 3 SER W Part Lot 22 RP 33R-19421 Part 3, Municipality of Strathroy-Caradoc, in the County of Middlesex.
  
2. **THAT:** Subsection 7.5 (16) R3-16-H-2 Darcy Drive is hereby added as follows:  
  
(16) **R3-29** (494 Darcy Drive)  
  
a) **Defined Area:** R3-19 as shown on Schedule 'B', Map No. 3 to this By-law.  
  
b) **Lot Provisions:**
  - i) Minimum distance between dwelling blocks 4.0 m
  - ii) All other provisions in Section 7.3 continue to apply.
  
- c) **Special Provisions:**
  - i) Maximum of 30 parking spaces may be located between the public street and closest dwelling
  - ii) Maximum Parking Area (of lot coverage) 37%

- iii) All other provisions in Sections 4 and 7.4 continue to apply except as otherwise prescribed below.

d) **Parking and Driveways:**

- i) Notwithstanding 4.23 (6) Parking Aisle to parking spaces shall be a minimum width of 6.7 metres with each parking space having a depth of 5.5 metres.
- ii) Notwithstanding 4.23 (13), minimum visitor parking for a multiple unit or townhouses shall be 0.137 sp per unit

- 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

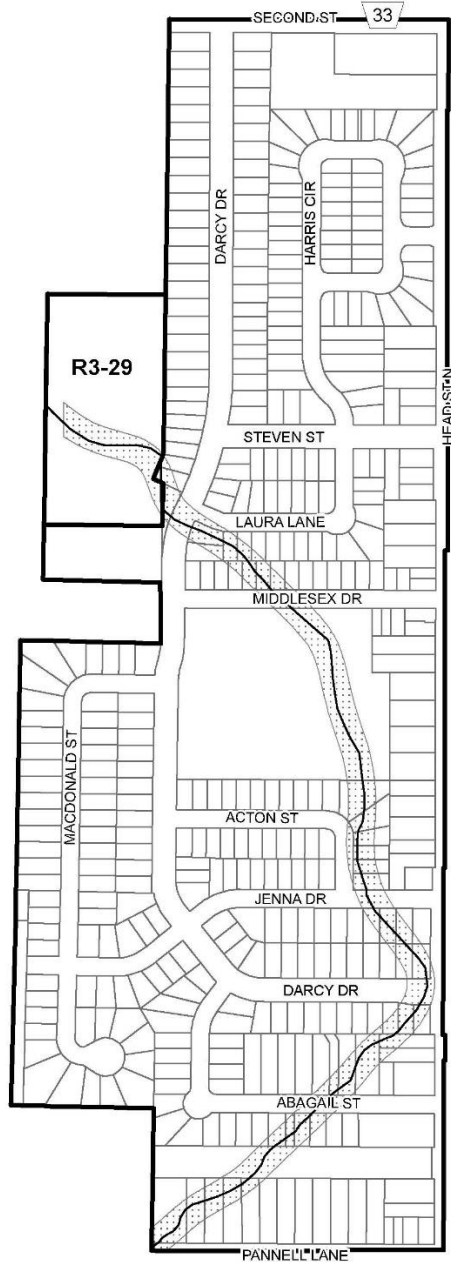
# THE CORPORATION OF THE MUNICIPALITY OF STRATHROY-CARADOC

## BY-LAW NO. 110-25

### **Purpose and Effect:**


1. The purpose and effect of this By-law is to zone the subject lands site specific 'High Density Residential (R3-29) zone' to permit a multiple unit residential building.
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. 110-25**



**MUNICIPALITY OF STRATHROY-CARADOC**

**LEGEND**

 Natural Environment Overlay

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

1:6,500

