

THE CORPORATION OF THE MUNICIPALITY OF STRATHROY-CARADOC

BY-LAW NO. 27-26

A BY-LAW TO AMEND BY-LAW NO. 43-08, BEING THE COMPREHENSIVE ZONING BY-LAW OF THE MUNICIPALITY OF STRATHROY-CARADOC

WHEREAS the *Municipal Act, 2001, S.O. 2001, c. 25, Section 5(1)*, as amended, provides that the powers of a municipal corporation are to be exercised by its Council;

AND WHEREAS the *Municipal Act, 2001, S.O. 2001, c. 25, Section 5(3)*, as amended, provides that a municipal power, including a municipality's capacity rights, powers and privileges under section 9; shall be exercised by by-law;

AND 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. 9 to By-law No. 43-08, as amended, is hereby amended by changing from the Low Density Residential (R1) zone to a site-specific Medium Density Residential (R2-33) Zone those lands outlined in heavy solid lines and described as 'R2-33' on Schedule "A" attached hereto and forming part of this By-law, more particularly described as Plan 217 Part Lots 15,16 Misc Plan 609 Parts 1 and 2, known municipally as 295 and 297 Metcalfe Street East, Municipality of Strathroy-Caradoc, in the County of Middlesex.
2. **THAT:** Subsection 6.5, being the Exceptions of the Medium Density Residential (R2) Zone, is hereby amended with the addition of the following:

“(34) **R2-34** (295 and 297 Metcalfe Street East):

- a) **Defined Area:** R2-34 as shown on Schedule 'B', Map No. 9 to this By-law.
- b) **Lot Provisions**
 - a. Minimum Front Yard and Exterior Side Yard Width
2.0 m
- c) **Setbacks & Separation Distances**
 - a. Notwithstanding Section 4.29 (3) the setback from the centerline of a County road and building or structure shall be 18 metres.
- d) **Special Provisions**
 - a. Parking Coverage shall not exceed 25%

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 7th day of April 2026.

Colin Grantham, Mayor

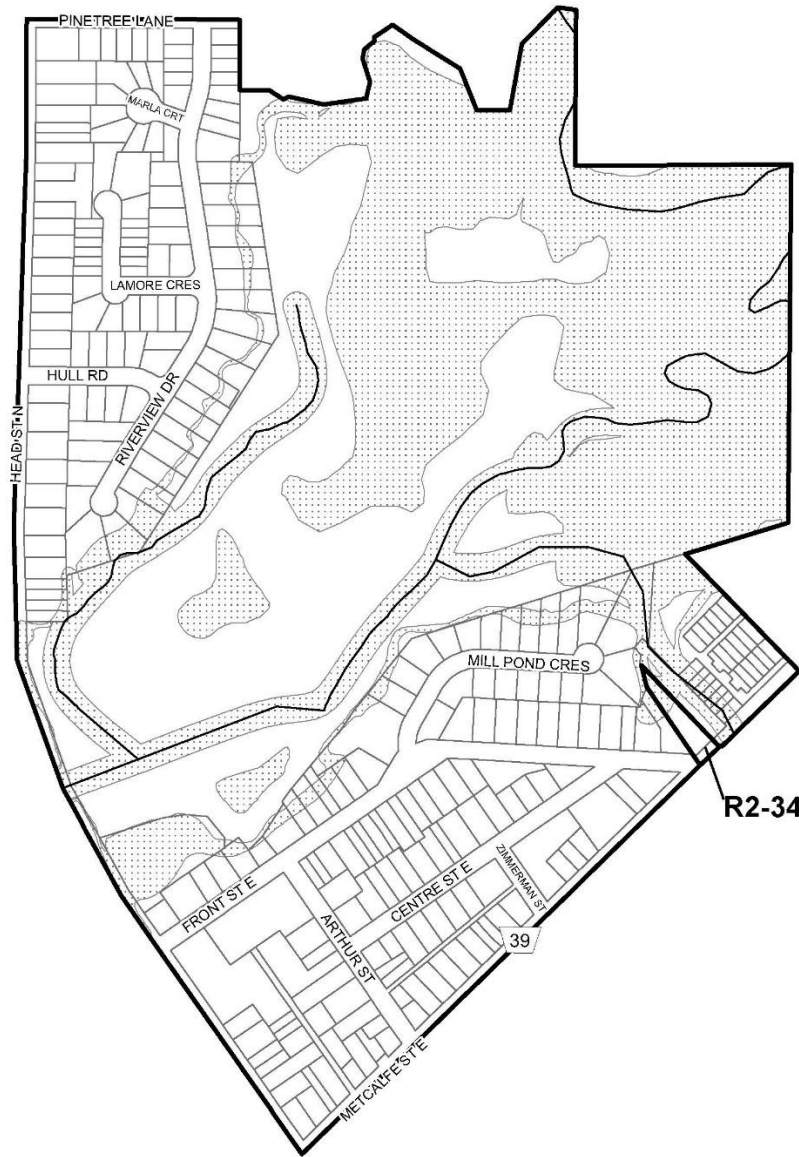
Jennifer Pereira, Clerk

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Purpose and Effect:

1. The purpose of this rezoning is to rezone the subject lands from Low Density Residential (R1) Zone to site-specific Medium Density Residential (R2-34) Zone to allow for the proposed multiple unit dwelling redevelopment with 6 dwelling units.
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.
4. This by-law will come into force on the day it is approved by the Municipality of Strathroy-Caradoc.
5. This by-law amends Comprehensive Zoning By-law 43-08. The location of the lands affected by this amendment is shown on the attached Schedules "A".

SCHEDULE "A" TO BY-LAW NO. 27-26



MUNICIPALITY OF STRATHROY-CARADOC

LEGEND

-  Natural Environment Overlay

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

1:6,500

0 65 130 260



Metres

