

**THE CORPORATION OF
THE MUNICIPALITY OF STRATHROY-CARADOC
BY-LAW NO. 24-21**

**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 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 'C', Map No. 3 to By-law 43-08, as amended, is hereby amended by changing from the 'Future Development (FD) Zone' and the site specific 'Future Development (FD-1) Zone' to the 'Low Density Residential (R1) Zone', for those lands outlined in heavy solid lines and described as 'R1', on Schedule "A" attached hereto and forming part of this By-law, on lands legally described as Plan 34M-6 Pt Lot 48, 57 and 69 RP 33R11554 Pt Part 1 (geographic former Township of Caradoc), Municipality of Strathroy Caradoc, in the County of Middlesex.
2. **THAT:** Schedule 'C', Map No. 3 to By-law 43-08, as amended, is hereby amended by changing from the 'Future Development (FD) Zone' and the site specific 'Future Development (FD-1) Zone' to the site specific 'Medium Density Residential (R2-17-H-5) Zone', for those lands outlined in heavy solid lines and described as 'R2-17-H-5', on Schedule "A" attached hereto and forming part of this By-law, on lands legally described as Plan 34M-6 Pt Lot 48, 57 and 69 RP 33R11554 Pt Part 1 (geographic former Township of Caradoc), Municipality of Strathroy Caradoc, in the County of Middlesex.
3. **THAT:** Schedule 'C', Map No. 3 to By-law 43-08, as amended, is hereby amended by changing from the 'Future Development (FD) Zone' to the site specific 'Medium Density Residential (R2-18-H-5) Zone', for those lands outlined in heavy solid lines and described as 'R2-18-H-5', on Schedule "A" attached hereto and forming part of this By-law, on lands legally described as Plan 34M-6 Pt Lot 48, 57 and 69 RP 33R11554 Pt Part 1 (geographic former Township of Caradoc), Municipality of Strathroy Caradoc, in the County of Middlesex.
4. **THAT:** Schedule 'C', Map No. 3 to By-law 43-08, as amended, is hereby amended by changing from the site specific 'Future Development (FD-1) Zone' to the 'Open Space (OS) Zone' for those lands outlined in heavy solid lines and described as 'OS' on Schedule "A" attached hereto and forming part of this By-law, on lands

legally described as Plan 34M-6 Pt Lot 48, 57 and 69 RP 33R11554 Pt Part 1 (geographic former Township of Caradoc), Municipality of Strathroy Caradoc, in the County of Middlesex.

5. **THAT:** Subsection 6.5 (17) R2-17 (Glendon Drive and Queen Street) is hereby added as follows:

(17) **R2-17-H-5** (*Glendon Drive and Queen Street*)

a) **Defined Area:** R2-17-H-5 as shown on Schedule 'C', Map No. 3 to this By-law.

b) **Permitted Uses:** Dwelling, Secondary Suite
Dwelling, Semi-detached
Dwelling, Single Detached

c) **Lot Provisions:**

- | | | |
|------|------------------------------------------------------------------------|--------------------|
| i) | Minimum Lot Area (Semi-detached/Linked) | 260 m ² |
| ii) | Minimum Lot Frontage for (Semi-detached/Linked) | 9.5 m |
| iii) | Minimum Exterior Side Yard Width to Habitable Portion of the Dwelling: | 3.0 m |
| v) | All other provisions in Section 6.3 and 6.4 continue to apply. | |

d) **Holding Provisions:**

Notwithstanding any other provision of this By-law, where the symbol 'H-5' appears on a zoning map, following the zone category 'R2-17', the permitted uses on those lands shall be only uses permitted and existing as of the passing of this By-law, unless this By-law has been amended to remove the relevant 'H-5' symbol.

e) **Hold Removal:**

Notwithstanding any other provision of this By-law, the 'H-5' Holding Provision shall only be removed from the lands shown in heavy solid lines on Schedule "A" of this by-law upon the registration on title a Subdivision Agreement between the property owner and the Municipality detailing the terms and conditions of the development to the satisfaction of the Municipality.

6. **THAT:** Subsection 6.5 (18) R2-18 (Glendon Drive and Queen Street) is hereby added as follows:

(11) **R2-18-H-5** (*Glendon Drive and Queen Street*)

a) **Defined Area:** R2-18-H-5 as shown on Schedule 'C', Map No. 3 to this By-law.

b) **Lot Provisions:**

- | | | |
|------|-------------------------------------------|--------------------|
| i) | Minimum Lot Area per unit (Townhouse) | 200 m ² |
| ii) | Minimum Lot Frontage per unit (Townhouse) | 6.7 m |
| iii) | Minimum Exterior Side Yard width | 3.0 m |
| iv) | Minimum Side Yard Width | 1.2 m |

- v) Maximum Lot Coverage (Townhouse) 55%
- vii) All other provisions in Section 6.3 and 6.4 continue to apply.

d) Holding Provisions:

Notwithstanding any other provision of this By-law, where the symbol 'H-5' appears on a zoning map, following the zone category 'R2-18', the permitted uses on those lands shall be only uses permitted and existing as of the passing of this By-law, unless this By-law has been amended to remove the relevant 'H-5' symbol.

e) Hold Removal:

Notwithstanding any other provision of this By-law, the 'H-5' Holding Provision shall only be removed from the lands shown in heavy solid lines on Schedule "A" of this by-law upon the registration on title a Subdivision Agreement between the property owner and the Municipality detailing the terms and conditions of the development to the satisfaction of the Municipality.

7. **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 19th day of April, 2021.

Mayor

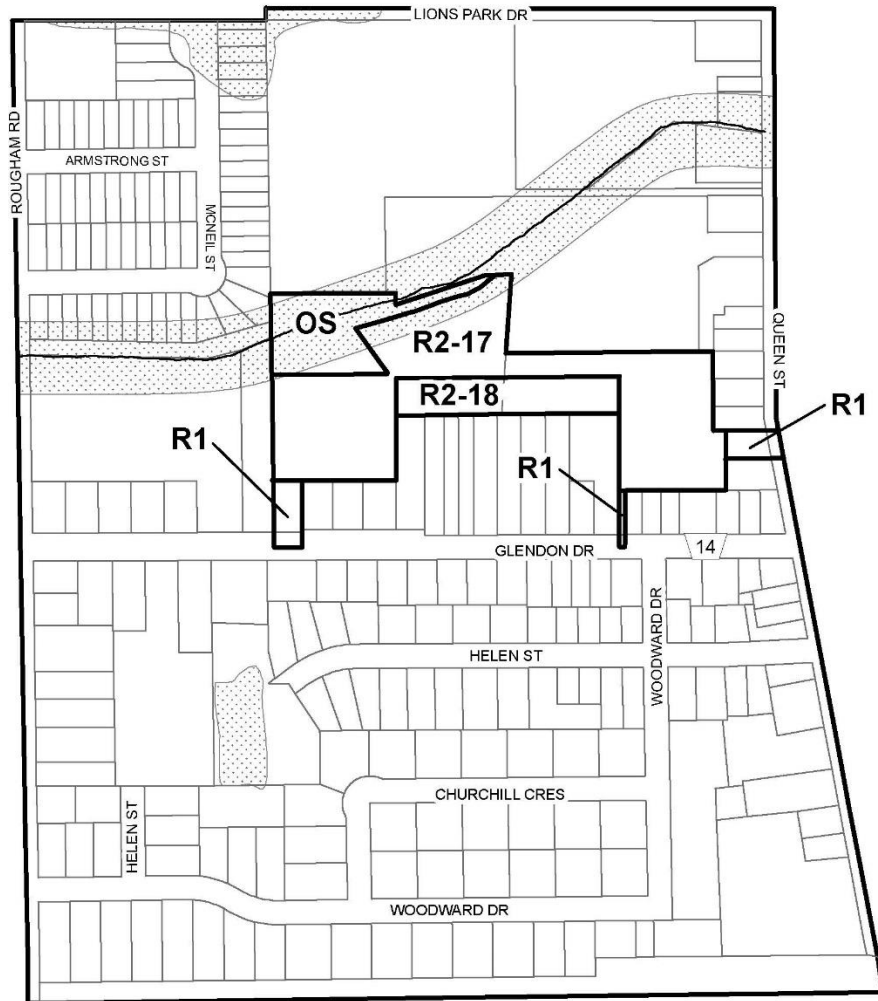
Clerk

**THE CORPORATION OF
THE MUNICIPALITY OF STRATHROY-CARADOC
BY-LAW NO. 24-21**


Purpose and Effect:

1. The purpose and effect of this By-law is to rezone the subject lands currently within the 'Future Development (FD) zone' and the site specific Future Development (FD) zone' to site specific 'Medium Density Residential (R2-17-H-5) Zone' for 28 future residential lots, the site specific 'Medium Density Residential (R2-18-H-5) for a multiple residential block, and 'Open Space (OS) zone' for the stormwater management facilities all within a plan of subdivision. The Hold provision is added to the residential zones (R2-17 and R2-18) to ensure the subdivision agreement between the property owner and the Municipality is completed.
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. 24-2021



LEGEND

 Natural Environment Overlay

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

MUNICIPALITY OF STRATHROY-CARADOC

1:5,000

0 50 100 200

Metres

