

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

BY-LAW NO. 60-21

**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 'A', Map No. 30 to By-law 43-08, as amended, is hereby amended by changing from the 'General Agricultural (A1) Zone' to the site specific 'General Agricultural (A1-19) Zone', for those lands outlined in heavy solid lines and described as 'A1-19', on Schedule "A" attached hereto and forming part of this By-law, on lands legally described as Concession 2 South Part Lot 21 (geographic Township of Caradoc), Municipality of Strathroy-Caradoc, in the County of Middlesex.
2. **THAT:** Schedule 'A', Map No. 30 to By-law 43-08, as amended, is hereby amended by changing from the 'General Agricultural (A1) Zone' to the site specific 'Rural Residential (R5-6) zone' for those lands outlined in heavy solid lines and described as 'R5-6', on Schedule "A" attached hereto and forming part of this By-law, on lands legally described as Concession 2 South Part Lot 21 (geographic Township of Caradoc), Municipality of Strathroy-Caradoc, in the County of Middlesex.
3. **THAT:** Subsection 9.5 (6) R5-6 Troops Road (Con 2 South Part of 21) is hereby added as follows:

(6) **R5-6** (*Troops Road (Con 2 South Part of 21)*)

a) **Defined Area:** R5-6 as shown on Schedule 'A', Map No. 30 to this By-law.

b) Lot Provisions:

- | | | |
|------|---|---------------------|
| i. | Minimum Lot Frontage | 33 m |
| ii. | Minimum Lot Area | 2000 m ² |
| iii. | Minimum north side width - Parcel 4 - 7.14 m to the side lot line OR 30 m from the lot line of a railway right-of-way, whichever is the greater. | |

4. **THAT:** Subsection 18.5 (19) A1-19 22661 Troops Road is hereby added as follows:

(19) **A1-19** (*22661 Troops Road*)

- a) **Defined Area:** A1-19 as shown on Schedule 'A', Map No. 30 to this By-law.

b) Lot Provisions:

- | | | |
|-----|----------------------|-------|
| i. | Minimum Lot Frontage | 90 m |
| ii. | Minimum Lot Area | 18 ha |

5. **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 15th day of November, 2021.

Mayor

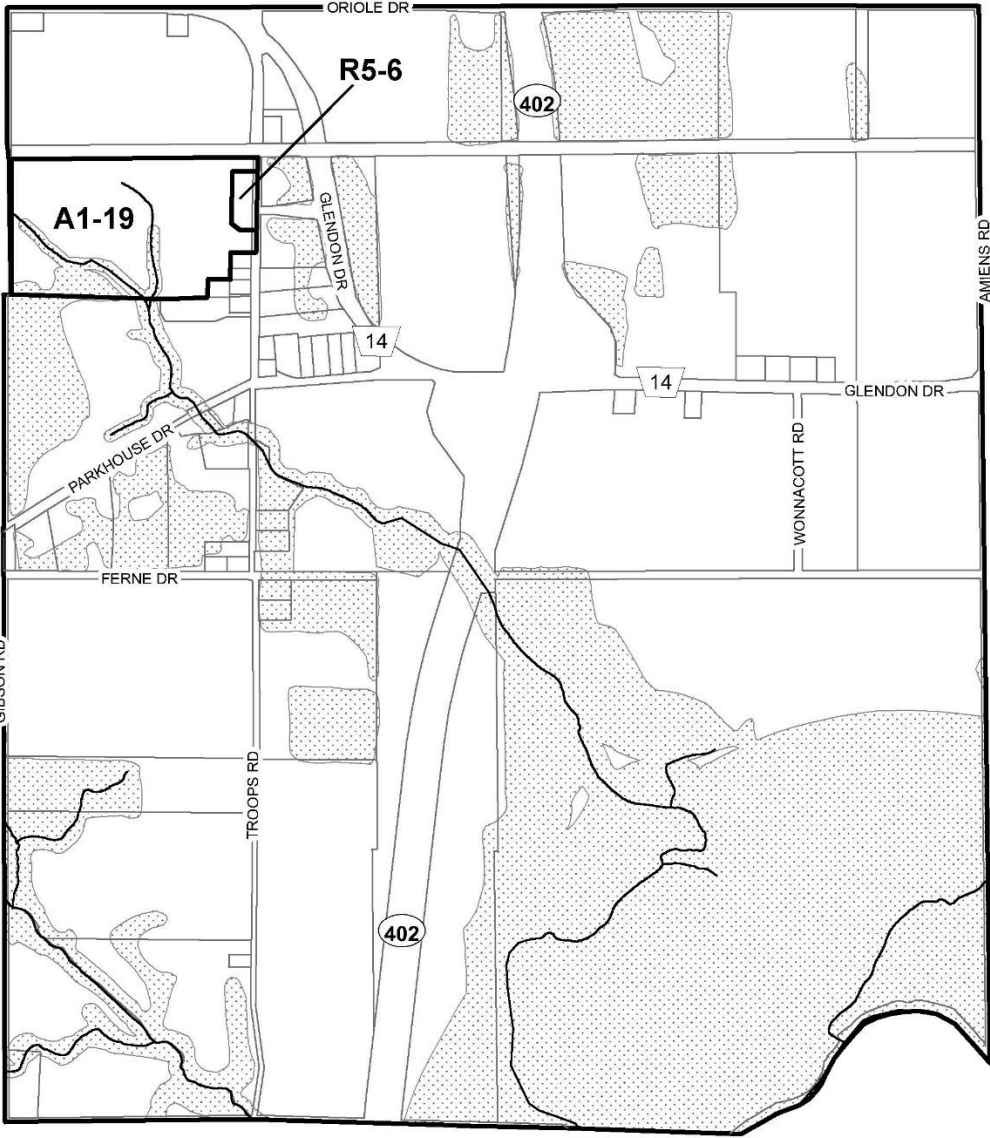
Clerk

**THE CORPORATION OF
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BY-LAW NO. 60-21**

Purpose and Effect:

1. The purpose and effect of this By-law is to rezone the subject lands current within the 'General Agricultural (A1) zone' to site-specific 'Rural Residential (R5-19) zone' to permit 4 single detached residential dwellings and rezone the remaining lands site-specific 'General Agricultural (A1-19) zone' to recognize the lot area and frontage deficiencies.
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. 60-21



LEGEND

 Natural Environment Overlay

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

MUNICIPALITY OF STRATHROY-CARADOC

1:15,000

0 150 300 600

Metres

