

**THE CORPORATION OF  
THE MUNICIPALITY OF STRATHROY-CARADOC  
BY-LAW NO. 08-20**

**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 'B', Map No. 4 to By-law 43-08, as amended, is hereby amended by changing from the Future Development (FD) Zone to a site-specific Low Density Residential (R1-17-H-5) Zone, Environmental Protection (EP) Zone and Open Space (OS) Zone those lands outlined in heavy solid lines and described as 'R1-17-H', 'EP' and 'OS' on Schedule "A" attached hereto and forming part of this By-law, on lands legally described as Part Lot 24, Concession 3 (geographic Town of Strathroy), Municipality of Strathroy- Caradoc, in the County of Middlesex.
2. **THAT:** Subsection 5.5 is hereby amended by adding Subsection (17) as follows:
  - a) **Defined Area**

R1-17 as shown on Schedule 'B', Map No. 4 to this By-law.
  - b) **Lot Provisions**
    - i. Minimum Lot Frontage 14.5 m
    - ii. Minimum East Side Yard Width of any building  
or structure on Lot 15 of Plan 39T-SC1303 2.1 m
    - iii. Section 4.34 –Yard Encroachments shall not apply  
to the east side yard of Lot 15 in Plan 39T-SC1303
3. **THAT:** Notwithstanding any other provision of this Bylaw a Holding Provision being included, where the symbol 'H-5' appears on a zoning map, following the zone symbol 'R5-5' the permitted uses on the lands shall be only the existing uses as of February 3, 2020 unless this Bylaw has been amended to remove the relevant 'H-5'
4. Removal of 'H': Notwithstanding any other provision of this Bylaw, the 'H-5' Holding Provision shall only be removed from the lands shown in heavy solid lines on Schedule 'A' of this bylaw upon a subdivision agreement being entered into with the Municipality for the affected lands.

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 3<sup>rd</sup> day of February, 2020.**

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Mayor

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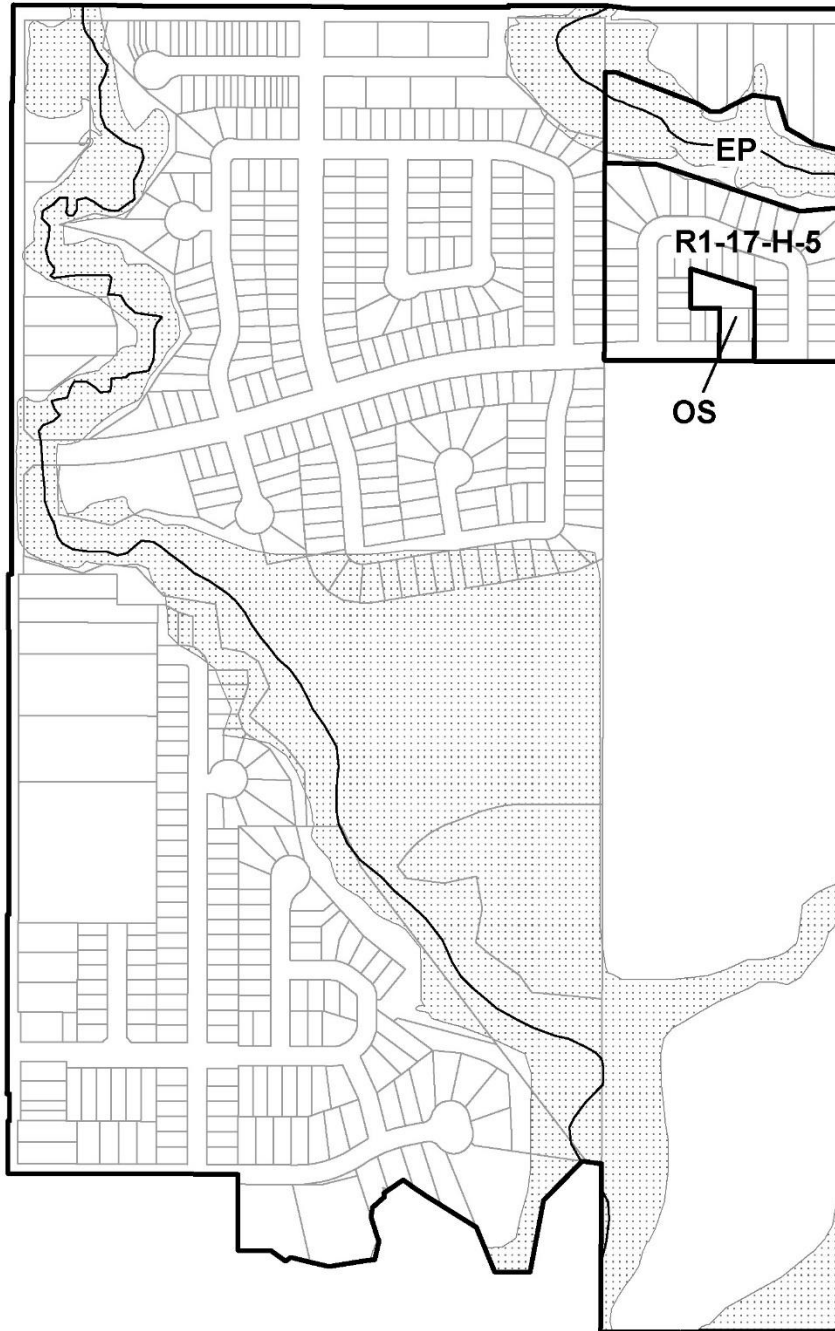
Clerk

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BY-LAW NO. 08-20**

**Purpose and Effect:**

1. The purpose of the By-law 08-20 is to rezone the subject lands, being a 'Future Development (FD)' to site specific 'Low Density Residential (R1-17) Zone', 'Environmental Protection (EP) Zone' and 'Open Space (OS) Zone' to facilitate a 43 lot residential subdivision that is to be considered by the County of Middlesex (File No.: 39T-SC1303). A public meeting was held regarding the proposed subdivision and zoning by-law amendment applications on December 16, 2019 and August 12, 2013.
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.
5. 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. 08-20



MUNICIPALITY OF STRATHROY-CARADOC

LEGEND

 Natural Environment Overlay

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

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