

**THE CORPORATION OF
THE MUNICIPALITY OF STRATHROY-CARADOC
BY-LAW NO. 27-19**

**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. 13 to By-law 43-08, as amended, is hereby amended by changing from the Future Development (FD) Zone to a site-specific Medium Residential (R2-14) Zone those lands outlined in heavy solid lines and described as 'R2-14' on Schedule "A" attached hereto and forming part of this By-law, on lands legally described as Part 1 of Plan 33R-17367 Part of Lot 9, Concession 10 (geographic Town of Strathroy), Municipality of Strathroy Caradoc, in the County of Middlesex.
2. **THAT:** Subsection 6.5 is hereby amended with the addition of the following:
 - (14) **R2-14** (Ridge Street Extension to Park Street)
 - a) **Defined Area:** R2-14 as shown on Schedule 'A' to this By-law.
 - b) **Minimum Exterior Side Yard Setback:** 2.3 metres.
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 21st day of May 2019.**

Mayor

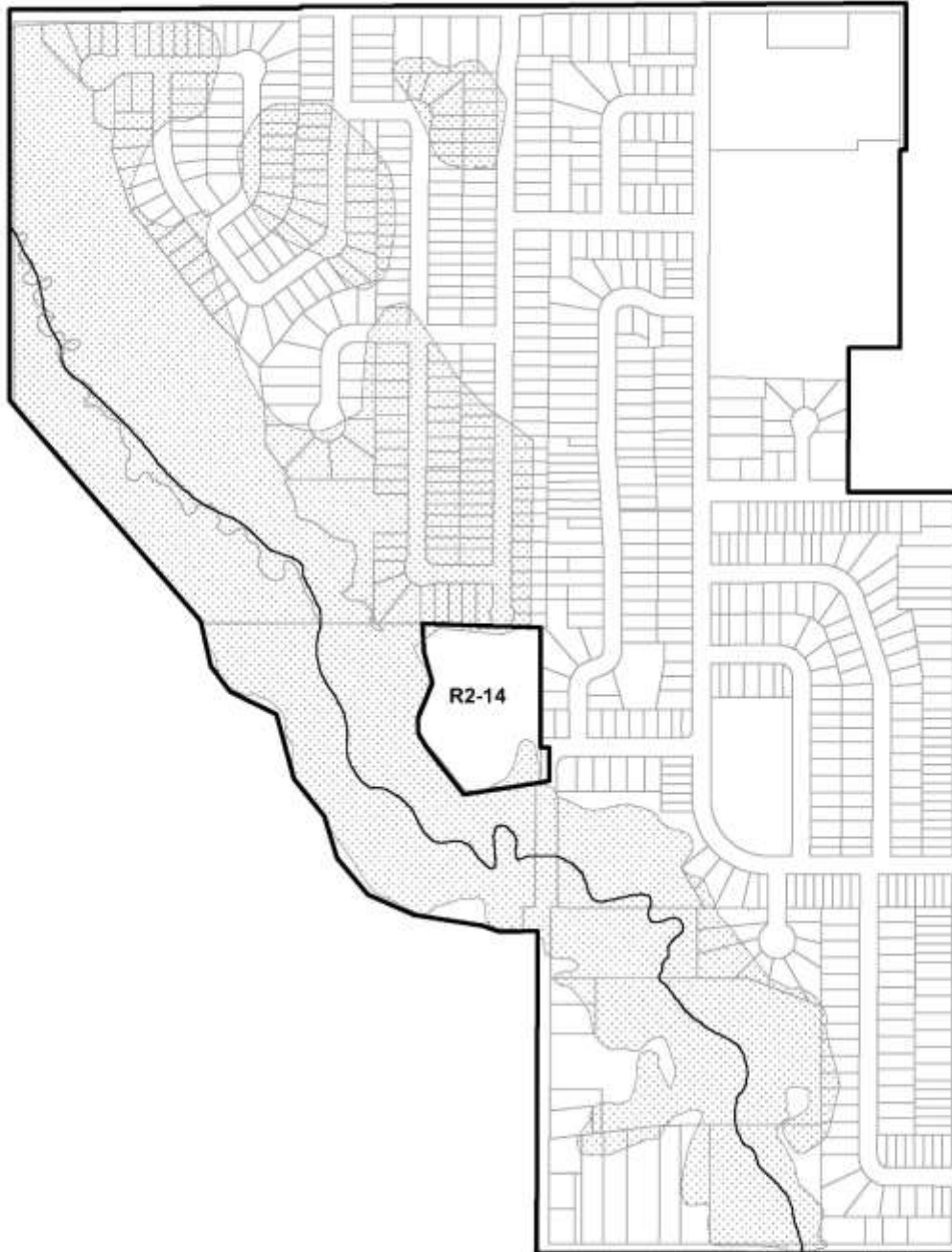
Clerk

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Purpose and Effect:

1. The purpose of the By-law 27-19 is to rezone the subject lands, being a 'Future Development (FD)' to site specific 'Medium Density Residential (R2-14) Zone' to facilitate a 22 lot residential subdivision that is to be draft approved by the County of Middlesex (File No.: 39T-SC1801). A public meeting was held regarding the proposed subdivision and zoning by-law amendment applications on April 15, 2019.
2. The effect of this is to rezone the lands into a 'Site-Specific Medium Density Residential (R2-14) Zone', to reflect the plan of subdivision lot configuration.
3. 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 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. 27-19



MUNICIPALITY OF STRATHROY-CARADOC

LEGEND

-  Natural Environment Overlay

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

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Metres

