

**THE CORPORATION OF
THE MUNICIPALITY OF STRATHROY-CARADOC
BY-LAW NO. 35-19**

**BEING A BY-LAW TO REMOVE THE HOLDING (H) SYMBOL FROM CERTAIN
LANDS LOCATED IN THE MUNICIPALITY OF STRATHROY-CARADOC AND
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 36 of the Planning Act, R.S.O. 1990, c.P. 13, permits municipalities to place a holding symbol on lands to prevent their development until certain conditions and requirements have been met;

AND WHEREAS the conditions and requirements placed on the subject lands have been met;

AND WHEREAS the Council of the Corporation of the Municipality of Strathroy-Caradoc deems it advisable to pass a by-law under Section 36 of the Planning Act, R.S.O. 1990, c.P. 13;

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 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. 7 to By-law No. 43-08, as amended, is hereby amended by changing from the 'Low Density Residential Holding (R1-H)' to 'Low Density Residential (R1)' those lands outlined in heavy solid lines and described as "R1" on the Schedule 'A' attached hereto and forming part of this By-law, on lands described as being Part of Lot 18, Concession 1, geographic Township of Caradoc, in the Municipality of Strathroy-Caradoc.
2. **THAT:** Section 1. of this by-law shall come into force pursuant to Section 36 of the Planning Act, R.S.O. 1990.
3. **THAT:** Subsection 5.5. of By-law 43-08 being the Exceptions of the Low Density Residential (R1) Zone, is hereby amended with the addition of the following:
 - “(15) **R1-15** (*Lot 52, 53, 72, 73, 84, and 99 on 33M-662, South Creek*)
 - a) **Defined Area:** R1-15 as shown on Schedule 'C', Map No. 7 to this By-law.

b) Lot Provisions:

i. Minimum Exterior Side Yard 3 m

4. **THAT:** Schedule 'C', Map No. 7 to By-law 43-08, as amended, is hereby amended by changing from the 'Low Density Residential (R1) Zone' to a 'Site Specific Low Density Residential (R1-15) Zone' those lands outlined in heavy solid lines and described as "R1-15" on Schedule 'A', attached hereto and forming part of this By-law, on lands legally described as Lot 52, 53, 72, 73, 84, and 99 on 33M-662, South Creek Subdivision, Mt. Brydges in Municipality of Strathroy-Caradoc, in the County of Middlesex.
5. **THAT:** Sections 3 and 4 as well as Schedule 'A' of 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 17th day of June, 2019.

Mayor

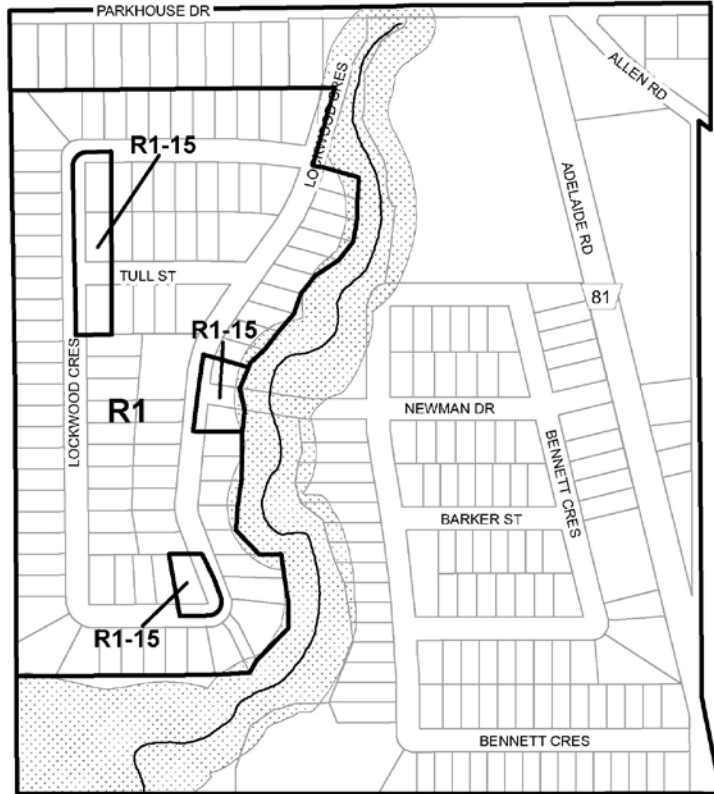
Clerk

**THE CORPORATION OF
THE MUNICIPALITY OF STRATHROY-CARADOC
BY-LAW NO. 35-19**


Purpose and Effect:

1. The purpose and effect of By-law No. 35-19 is to:
 - a. remove the 'H' Holding Zone Symbol from the subject lands in order to facilitate their development for single-detached dwellings; and
 - b. rezone the subject lands from the 'Low Density Residential (R1) Zone' to a site-specific 'Low Density Residential (R1-15) Zone' to permit a minimum exterior side yard of 3 m. The effect of this by-law is to provide a wider building envelope on the subject lands. In addition, it provides clarity to the uses of the lands containing the storm water management facility and the ravine.
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 Comprehensive Zoning By-law 43-08. The location of the lands affected by this amendment is shown on Schedule 'A'.

SCHEDULE "A" TO BY-LAW NO. 35-19



MUNICIPALITY OF STRATHROY-CARADOC

LEGEND
 Natural Environment Overlay
 For further information, please contact the Conservation Authority having jurisdiction.

