

**THE CORPORATION OF
THE MUNICIPALITY OF STRATHROY-CARADOC
BY-LAW NO. 62-19**

**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 'A' attached hereto and forming part of this Bylaw, defines the area of lands affected by this by-law, more particularly the lands are described as Part of Lot 23, Range 1 being Lots 1 – 10 M-766, North of the Longwoods Road (geographic Township of Caradoc), Municipality of Strathroy- Caradoc, in the County of Middlesex.
2. **THAT:** Subsection 9.5 is hereby amended by deleting and replacing Subsection (5) b) as follows:

b) Lot Provisions

i. Minimum Lot Area	2,000 m ²
ii. Minimum Lot Frontage	26 m
iii. Minimum Front Yard Depth	9 m
iv. Maximum Front Yard Depth	12 m
v. Minimum Exterior Side Yard Depth	5 m
vi. Minimum Side Yard Width of any building or structure	3 m
vii. Minimum Rear Yard Depth	30 m
viii. Maximum Lot Coverage	15%
ix. Minimum Landscape Open Space	70%
x. Maximum Floor Area of any building or structure	430m ²

2. **THAT:** Notwithstanding the definition of Floor Area in section 2.1 (66) the maximum Floor area in this Subsection 5 b) x. shall include an attached garage.
3. **THAT:** Notwithstanding Section 4.2 (2) and (3) accessory structures must not exceed 80% of the ground floor area of the dwelling (calculation of floor area shall exclude any attached private garages) and side yard width for an accessory structure(s) shall be a minimum of 3 metres.
4. **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 October, 2019.

Mayor

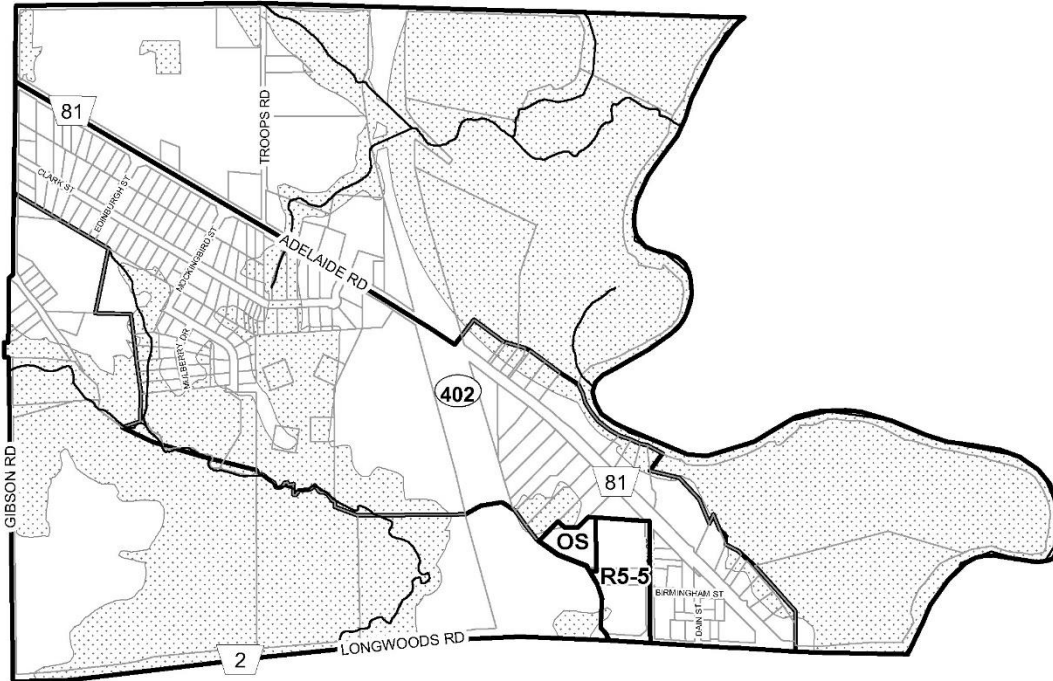
Clerk

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Purpose and Effect:

1. The purpose and effect of this By-law is to amend the site specific Rural Residential (R5-5) zone. This will allow for a reduced side yard setbacks from 6 to 3 metres, an increase in the maximum lot coverage from 10% to 15% and to establish a maximum Floor Area of 430m² for all buildings and structures.
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. 62-19



MUNICIPALITY OF STRATHROY-CARADOC

LEGEND

 Natural Environment Overlay

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

1:15,000

0 150 300 600



Metres

