

**THE CORPORATION OF
THE MUNICIPALITY OF STRATHROY-CARADOC
BY-LAW NO. 08-19**

**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 'C', Map No. 3 to By-law 43-08, as amended, is hereby amended by changing from the site specific 'Future Development (FD-3) Zone' to a site-specific Low Density Residential (R1-15-H-5) Zone', site-specific Low Density Residential (R1-16-H-5) Zone', and 'Open Space (OS) Zone' on Schedule 'A' attached hereto and forming part of this By-law, more particularly described as Part of Lot 60, Registrar's Compiled Plan No. 34M-6, Village of Mt. Brydges, (geographic Township of Caradoc), Municipality of Strathroy-Caradoc, in the County of Middlesex.

2. **THAT:** Subsection 5.5, being the Exceptions of the Low Density Residential (R1) Zone, is hereby amended with the addition of the following:

“(15) **R1-15** (*Rougham Road*)

a) **Defined Area:** R1-15 as shown on Schedule 'C', Map No. 3 to this By-law.

b) **Lot Provisions**

i.	Minimum Lot Area	440 m ²
ii.	Minimum Lot Frontage	12 m
iii.	Minimum Exterior Side Yard Depth	2.5 m

3. **THAT:** Subsection 5.5, being the Exceptions of the Low Density Residential (R1) Zone, is hereby amended with the addition of the following:

“(16) **R1-16** (*Lot 15 39-SC1704 - Rougham Road*)

a) **Defined Area:** R1-16 as shown on Schedule 'C', Map No. 3 to this By-law.

b) **Lot Provisions**

iv.	Minimum Lot Area	440 m ²
v.	Minimum Lot Frontage	12 m
vi.	Minimum Side Yard Depth-west side	4 m

3. Holding Provision: Notwithstanding any other provision of this By-law, where the symbol 'H-5' appears on a zoning map, following the zone symbol 'R1-15' and 'R1-16' the permitted uses on the lands shall be only the existing uses as of February 4, 2019 unless this By-law has been amended to remove the relevant 'H-5'
4. Removal of 'H': Notwithstanding any other provision of this By-law, the 'H-5' Holding Provision shall only be removed from the lands shown in heavy solid lines on Schedule 'A' of this by-law 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 4th day of February 2019.

Mayor

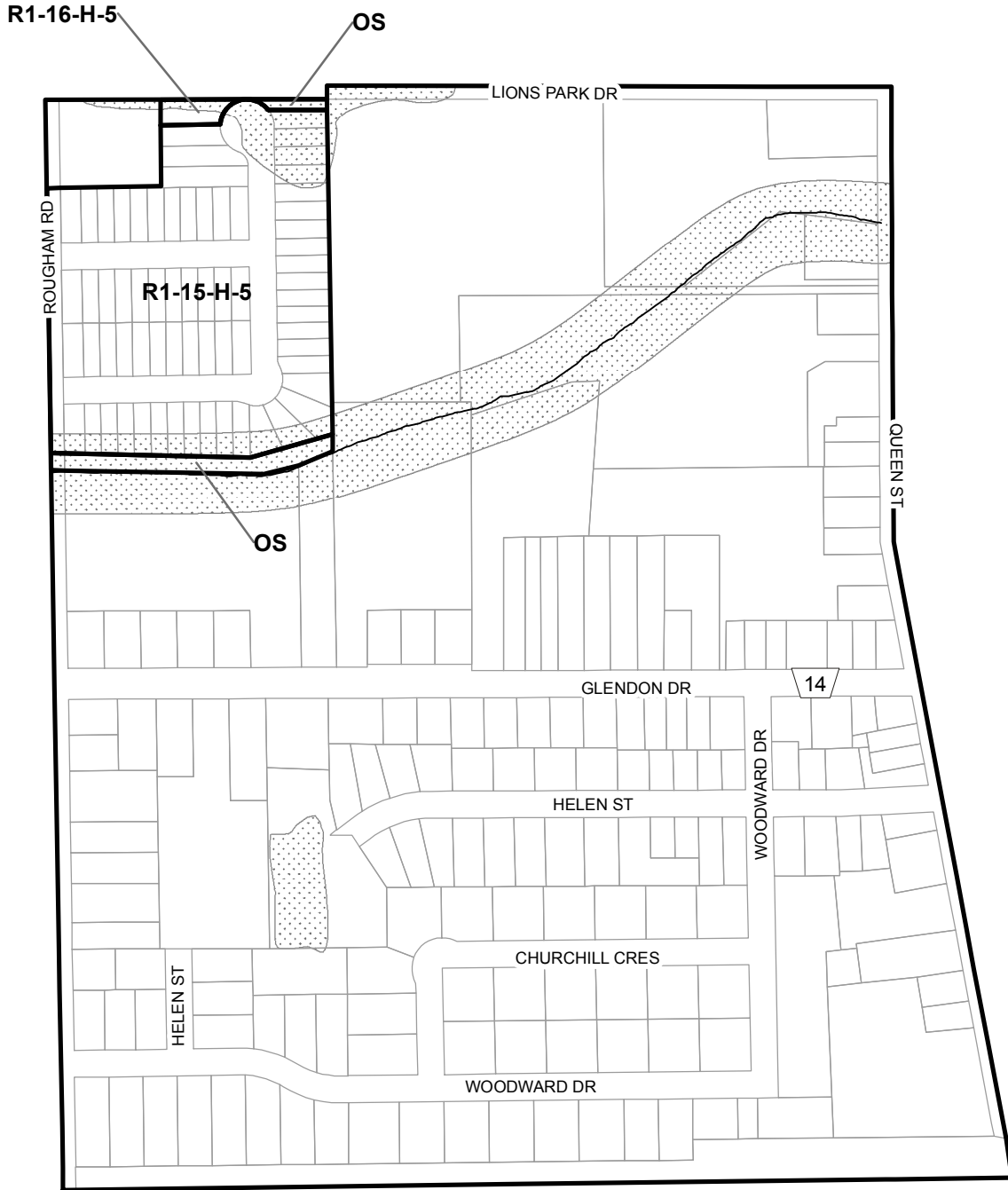
Clerk

**THE CORPORATION OF
THE MUNICIPALITY OF STRATHROY-CARADOC
BY-LAW NO. 08-19**

Purpose and Effect:


1. The purpose of By-law 08-19 is to amend the existing zoning of the subject lands, being a site specific 'Future Development (FD-3) Zone' to a site-specific Low Density Residential (R1-15-H-5) Zone', a site-specific Low Density Residential (R1-16-H-5) Zone', and the 'Open Space (OS) Zone' to facilitate a 67 lot residential subdivision that has been draft approved by the County of Middlesex (File No.: 39T-SC1704). A public meeting was held regarding the proposed subdivision and zoning by-law amendment application on May 7, 2018.
2. The effect of By-law 08-19 is to rezone a portion of the lands into a site-specific Low Density Residential (R1-15-H-5) Zone', a site-specific Low Density Residential (R1-16-H-5) Zone', and the 'Open Space (OS) Zone', to reflect the plan of subdivision lot configuration.
3. The 'H-2' Holding Symbol is only to be removed after the owner enters into a Subdivision Agreement with the Municipality.
4. 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 Comprehensive 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. 08-19



MUNICIPALITY OF STRATHROY-CARADOC

LEGEND

-  Natural Environment Overlay

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

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