

THE CORPORATION OF THE MUNICIPALITY OF STRATHROY-CARADOC

BY-LAW NO. 04-19

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;

AND WHEREAS Section 24(2) of the Planning Act, R.S.O. 1990 c.P.13 states that if Council has adopted an Official Plan amendment it may, before said amendment comes into effect, pass a by-law that does not conform to the Official Plan but will conform to the document if the amendment comes into effect;

AND WHEREAS Council adopted Official Plan Amendment No. 10 on January 21, 2019 via By-law No. 41-2019;

AND WHEREAS this By-law will conform with the Official Plan if Official Plan Amendment No. 10 to the Municipality of Strathroy-Caradoc Official Plan has been approved by the County of Middlesex;

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. 2 to By-law 43-08, as amended, is hereby amended by changing from the 'Future Development (FD) Zone' to a site-specific 'Light Industrial (M1-1-H-2) Zone' those lands outlined in heavy solid lines and described as 'M1-1-H-2' on Schedule "A" attached hereto and forming part of this By-law, on lands legally described as Part of Lot 14, Concession 10 (geographic Town of Strathroy), Municipality of Strathroy Caradoc, in the County of Middlesex.
2. **THAT:** Subsection 14.5, being the Exceptions to the Light Industrial (M1) Zone, is hereby amended with the addition of the following:

- “(1) M1-1-H-2 (Wright Street)
- this
- a) **Defined area:** M1-1-H-2 as shown on Schedule ‘B’ to Map No. 11 to By-law.
 - b) **Permitted Uses:** Notwithstanding the permitted uses listed in Section 14.2, the following uses shall also be permitted use in the M1-1 Zone:
 - i. Accessory sales of utility trailers
 - c) **Special Provisions:** Notwithstanding Section 14.4. 2) and 3), an Outside Display and Sales Area and Outside Storage shall be permitted within the Rear Yard of the Lot.
 - d) **Holding Provision:** Notwithstanding any other provision of this By-law, where the symbol ‘H-2’ appears on a zoning map, following the zone category ‘M1-1’, the permitted uses on those lands shall be only uses permitted within Section 26.2 of this By-law, unless this By-law has been amended to remove the relevant ‘H-2’ symbol.
 - e) **Removal of ‘H’:** Notwithstanding any other provision of this By-law, the ‘H-2’ Holding Provision shall only be removed from the lands shown in heavy solid lines on Schedule “A” of this by-law upon the approval and registration on title of a Site Plan Control Agreement detailing the terms and condition of the development, including the posting of financial security to the satisfaction of the Municipality.
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 January, 2019.

Mayor

Clerk

**THE CORPORATION OF
THE MUNICIPALITY OF STRATHROY-CARADOC
BY-LAW NO. 04-19**

Purpose and Effect:

1. The purpose and effect of the By-law 04-19 is to change the zoning of the subject property from the 'Future Development Zone' to a site-specific 'Light Industrial (M1-1-H-2) Zone' to permit, light industrial uses as well as an additional permitted use, associated on-site sales of utility trailers on the subject lands. The By-law will also permit Outside Display and Sales Area and Outside Storage. The Holding Zone Symbol will require that the applicant enter into a site plan control agreement with the Municipality prior to development.
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. According to the Planning Act, the approval of the rezoning does not come into effect until Amendment No. 10 to the Strathroy-Caradoc Official Plan has been approved by the County of Middlesex.
4. 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. 04-19



MUNICIPALITY OF STRATHROY-CARADOC

LEGEND

 Natural Environment Overlay

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

1:6,500

0 65 130 260

Metres

