

**THE CORPORATION OF
THE MUNICIPALITY OF STRATHROY-CARADOC
BY-LAW NO. 03-19**

**A BY-LAW TO ADOPT AMENDMENT NO. 10 TO THE OFFICIAL PLAN OF
THE MUNICIPALITY OF STRATHROY-CARADOC**

WHEREAS under Section 17 of the Planning Act, R.S.O. 1990, c.P. 13, authorizes municipalities to adopt official plans and amendments thereto;

WHEREAS under Section 22 of the Planning Act, R.S.O. 1990, c.P. 13, permits persons or public bodies to request council to amend its official plan;

AND WHEREAS the requirements for the giving notice and the holding of a public meeting of this amendment have been met;

AND WHEREAS the Council of the Corporation of the Municipality of Strathroy-Caradoc deems it advisable to amend the Official Plan 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:** Amendment No. 10 to the Official Plan of the Municipality of Strathroy-Caradoc consisting of the attached text and Schedule 'A' is hereby adopted.
2. **THAT:** the Clerk is hereby authorized to make application to the County of Middlesex for approval of Amendment No. 10 to the Official Plan of the Municipality of Strathroy-Caradoc.
3. **THAT:** this By-law shall come into force and take effect on the day of the final passing thereof.

Read a FIRST, SECOND AND THIRD TIME AND FINALLY PASSED IN OPEN COUNCIL this 21st day of January 2019.

Mayor

Clerk

**AMENDMENT NO. 10
TO THE
OFFICIAL PLAN
OF THE
MUNICIPALITY OF STRATHROY-CARADOC**

**LOCATION: Part Lot 24, Concession 2, SER being
Part 2 on Plan 33R20093
(geographic Town of Strathroy)
Municipality of Strathroy-Caradoc**

DATE: January 21, 2019

**APPROVAL
AUTHORITY: County of Middlesex**

PART A - THE PREAMBLE

1.0 PURPOSE AND EFFECT

The purpose and effect of the Official Plan Amendment is to redesignate the subject lands from 'Industrial' to 'Industrial – Special Policy Area No. 6' to facilitate development of a utility trailer assembly business and add the permission for on-site sales and storage of the utility trailers.

2.0 LOCATION

The subject lands are situated in the Molnar Industrial Park in the north end of Strathroy adjacent to Highway 402. More specifically, the property is located at the northwest corner of Wright Street and Adair Blvd. The subject lands have an area of approximately 6.96 hectares and a frontage of approximately 250.9 metres along the north side of Wright Street. The vacant parcel has full municipal services available. The adjacent land uses, are industrial in nature in varying stages of development to the west, south and east. Directly to the north is Highway 402 which is the settlement area boundary and the municipal boundary with the Township of Adelaide Metcalfe. Beyond this to the north is agricultural area.

3.0 BASIS OF THE AMENDMENT

This Amendment is consistent with the Provincial Policy Statement and is in conformity with the County of Middlesex Official Plan and the Municipality of Strathroy-Caradoc Official Plan. The foregoing policy documents support the creation of employment uses within fully serviced settlement area which efficiently use land, resources and are appropriate for the efficient use of existing infrastructure. The subject lands are fully serviced and are proposed to accommodate an employment use in the form of a utility trailer assembly business with associated on-site sales and storage of the utility trailers.

Based on the foregoing, this Amendment is consistent with the Provincial Policy Statement and in conformity with the County of Middlesex Official Plan.

PART B - THE AMENDMENT

All of this part of the Amendment entitled 'Part B - The Amendment', including the attached Schedule 'A', constitutes Amendment No. 10 to the Official Plan of the Municipality of Strathroy-Caradoc.

DETAILS OF THE AMENDMENT

The Official Plan of the Municipality of Strathroy-Caradoc is hereby amended:

- (i) by amending Section 3.3.4 of the Official Plan with the addition of the following:

"3.3.4.18 Special Policy Area No. 6 – Bluewater Trailers Lands

The lands identified as "Special Policy Area No. 6" as shown on Schedule "B", notwithstanding the Industrial designation may also be used for retail sales and storage of utility trailers."

- (ii) by amending Schedule 'B' of the Official Plan by changing the designation of lands described as Part Lot 24, Concession 2, SER being Part 2 on Plan 33R20093 (geographic Town of Strathroy), Municipality of Strathroy-Caradoc in the County of Middlesex, as shown on Schedule 'A' attached hereto to Amendment No. 10 from 'Industrial' to 'Industrial – Special Policy Area No. 6'.

SCHEDULE "A"

AMENDMENT NO. 10 OF THE OFFICIAL PLAN OF THE MUNICIPALITY OF STRATHROY-CARADOC



Township of
ADELADE METCALFE

HWY#402-W

HWY#402-E

WRIGHT ST

ADAIR BLVD

REDESIGNATE FROM
'INDUSTRIAL' TO
'INDUSTRIAL-SPECIAL
POLICY AREA No. 6'

LAND USE DESIGNATIONS

- Industrial
- Community Facilities
- Open Space

ROAD DESIGNATIONS

- Local

