

**THE CORPORATION OF  
THE MUNICIPALITY OF STRATHROY-CARADOC  
BY-LAW NO. 05-19**

**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 'B', Map No. 15 to By-law 43-08, as amended, is hereby amended by changing from the General Commercial (C1) Zone to a site-specific General Commercial (C1-7-H-2) Zone those lands outlined in heavy solid lines and described as 'C1-7-H-2' on Schedule "A" attached hereto and forming part of this By-law, more particularly described as Plan 299 Lot 2 to 4 Plan 265 Pt Lots 1 and 2 S English RP 34R1698 Parts 1 TO 5 (geographic Town of Strathroy), known at 105 and 119 Caradoc Street South, Municipality of Strathroy Caradoc, in the County of Middlesex.
2. **THAT:** Subsection 10.5, being the Exceptions of the General Commercial (C1) Zone, is hereby amended with the addition of the following:
  - "(6) **C1-7** (*105 and 119 Caradoc Street South*)
    - a) **Defined Area:** C1-7 as shown on Schedule 'B', Map No. 15 to this By-law.
    - b) **Permitted Uses:** In addition to the permitted uses listed in Subsection 10.2, the following uses are permitted:
      - i) Drive-through facilities.
      - ii) Section 10.2 a) shall not apply.
    - c) **Lot Provisions:**
      - i) Notwithstanding provisions of Section 10.3(3), the maximum front and exterior yard setback, shall not apply.
      - ii) Notwithstanding provisions of Section 10.3(5), minimum rear yard depth is 5.5 m.

- d) **Special Provisions**
  - i) Notwithstanding Section 10.4(1), the minimum building height shall not apply. For greater clarity the maximum is 15 m or 4 storeys.
- e) **Parking:**
  - i) The provisions of Section 10.4(2)(a) and 10.4(2)(c) shall not apply.
- f) **Landscaping:**
  - i) The provisions of Section 4.15 (1)(b) shall not apply.
  - ii) Notwithstanding Section 4.15 (2), the minimum landscape width is 2 m measured perpendicularly to lot line adjacent to residential.
- g) **Holding Provision:** Notwithstanding any other provision of this By-law, where the symbol 'H-2' appears on a zoning map, following the zone symbol 'C1-6', the permitted uses on those lands shall be only the existing uses as of January 21, 2019 unless this By-law has been amended to remove the relevant 'H-2' symbol.
- h) **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 conditions of the development, including the positing of financial security, to the satisfaction of the Municipality.

4. **THAT:** this by-law shall come into force pursuant to Sections 34(21) of the Planning Act, RSO 1990.

**Read a FIRST, SECOND AND THIRD TIME AND FINALLY PASSED IN OPEN COUNCIL this 21<sup>st</sup> day of January, 2019**

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Mayor

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Clerk

**THE CORPORATION OF  
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**Purpose and effect:**

1. The purpose and effect of this By-law is to rezone the subject lands to a site-specific 'General Commercial (C1-7-H-2) Zone' to permit drive-through facility in addition to uses permitted under the parent 'C1' Zone. The 'H' symbol may be removed after a site plan agreement is entered into.
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 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. 05-19



MUNICIPALITY OF STRATHROY-CARADOC

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

