

**THE CORPORATION OF
THE MUNICIPALITY OF STRATHROY-CARADOC
BY-LAW NO. 40-19**

**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. 18 to By-law 43-08, as amended, is hereby amended by changing from the 'Highway Commercial (C2-10)' to the site specific 'Highway Commercial (C2-12) Zone', and changing from the site-specific 'Highway Commercial (C2) Zone' to site-specific 'Highway Commercial (C2-13) Zone' those lands outlined in heavy solid lines and described as 'C2-10', 'C2-12' and 'C2-13' Schedule "A" attached hereto and forming part of this By-law, on lands legally described as RCP 370 PT LOT 23 RP 33R17015 PARTS 3 TO 9 and RCP 370 PT LOT 23 RP 33R17015 PARTS 11 TO 15 (geographic Town of Strathroy), Municipality of Strathroy Caradoc, in the County of Middlesex.
2. **THAT:** Subsection 11.5 (10) C2-10 (96 Carroll Street East) is hereby deleted and replaced with the following:
 - (10) **C2-10** (*96 Carroll Street East*)
 - a) **Defined Area:** C2-10 as shown on Schedule 'B', Map No. 18 to this By-law.
 - b) **Permitted Uses:** financial institution (which may include a drive-through) retail store (including all retail stores defined elsewhere in this By-law), professional offices, support offices, all other permitted uses of the C2 zone
 - c) **Special Provisions:**
 - i) Minimum floor area for Large Format Retail Store 464.5 m²
 - ii) Maximum number of Retail Store units 5
 - iii) Minimum floor area for per Retail Store 88 m²
 - iv) Maximum number of Financial Institutions 1
 - v) Minimum floor area for Financial Institution 280 m²
 - vi) Minimum floor area for Offices, Professional is 186 m²

d) **Lot Provisions:**

Notwithstanding provisions of Section 11.3 the following provisions apply:

- i) Maximum front yard depth shall be 11.3 m for the building closest to the front lot line
- ii) Minimum rear yard depth shall be 10 m

e) **Drive-Through Facilities:**

Notwithstanding provisions of Section 4.5(1) e), the drive-through stacking lanes for a Financial Institution shall accommodate a minimum length of 3 parking spaces behind the menu board.

f) **Landscaping, Planting and Parking Provisions:**

- i) Notwithstanding provisions of Section 4.15(1) b) and Section 11.4(1)a) and c), parking aisles, driveway and loading areas shall be permitted within the front yard of the lot.
- ii) Notwithstanding provisions of Section 11.4(1) b) maximum parking coverage shall be 53%

3. **THAT:** Subsection 11.5 is hereby amended with the addition of the following:

(12) **C2-12** (96 Carroll Street East)

- a) **Defined Area:** C2-12 as shown on Schedule 'B', Map No. 18 to this By-law.
- b) **Permitted Uses:** private park, and all other permitted uses of the C2 zone;
- c) **Lot and Special Provisions:**
 - i) Notwithstanding provisions of Section 11.3(2), front yard depth shall not apply;
 - ii) Notwithstanding provisions of Section 4.15(1) b) and Section 11.4(1)a) and c), parking aisles, driveway and loading areas shall be permitted within the front yard of the lot.
 - iii) Notwithstanding provisions of Section 11.4(1) parking shall not be more than 47%
 - iv) Notwithstanding provisions of Section 2.0 (113) the front lot line will be the closest lot line to Carroll Street East.

4. **THAT:** Subsection 11.5 is hereby amended with the addition of the following:

(13) **C2-13** (24605 Saxton Road)

- a) **Defined Area:** C2-13 as shown on Schedule 'B', Map No. 18 to this By-law.
- b) **Permitted Uses:**
 - i) Clinic
 - ii) Office, Professional
 - iii) Office, Support
 - iv) Retail Store, Pharmacy and
 - v) all other permitted uses of the C2 zone;

- c) **Lot Provisions:**
- i) The maximum front yard setback is 35 m to the closest building to the front lot line.
 - ii) The minimum rear yard setback is 14 m
- d) **Special Provisions:**
- i) Minimum floor area for Clinic 186 m²
 - ii) Minimum floor area for one (1) Clinic 139 m²
 - iii) Minimum floor area for Office, Professional 186 m²
 - iv) Maximum number of Pharmacy retail store one (1)
 - v) Notwithstanding provisions of Section 4.15(1)b) and Section 11.4(1)a), parking aisles, and driveways shall be permitted within the front yard of the lot.
 - vi) Notwithstanding provisions of Section 4.15(2) landscape strip adjacent to residential zone shall be a minimum of 1.05 metres for parking or drive aisles.
 - vii) Notwithstanding provisions of Section 11.4 c) parking, aisle, or driveway is permitted between a building and the street line
5. **THAT:** Despite any existing or future severance, partition, or division of the lot, the provisions of this By-law shall apply to the whole of the zone as if no severance, partition or division had occurred.
6. **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 15th day of July, 2019.

Mayor

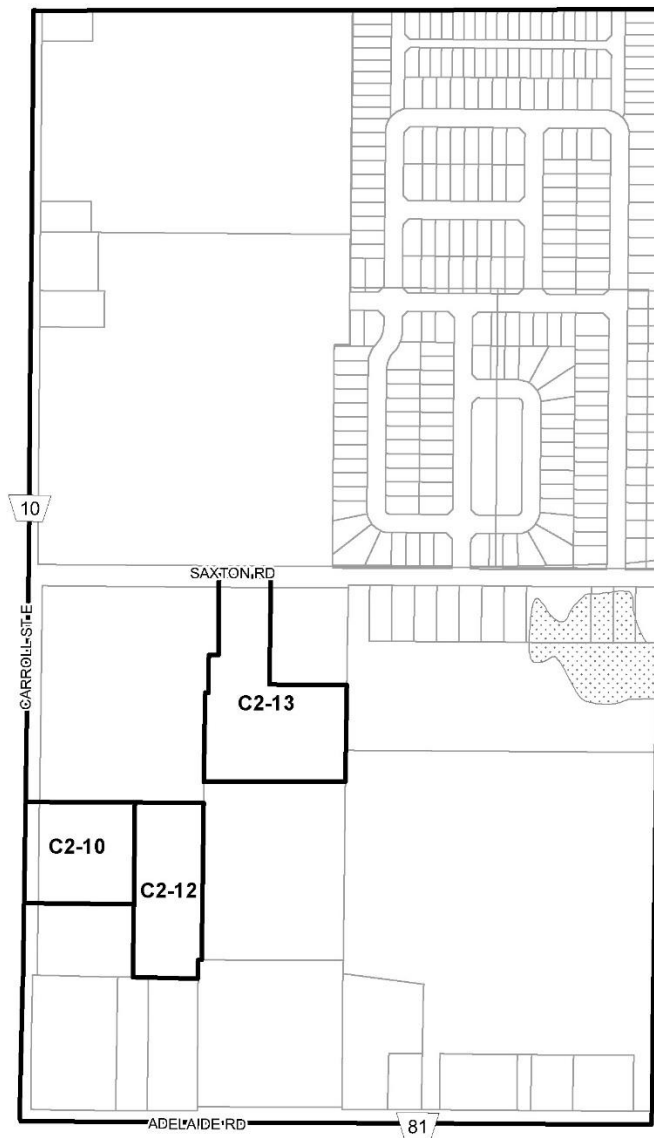
Clerk

**THE CORPORATION OF
THE MUNICIPALITY OF STRATHROY-CARADOC
BY-LAW NO. 40-19**

Purpose and Effect:

1. The purpose and effect of this By-law is to rezone the subject lands currently zoned site specific 'Highway Commercial (C2-10) Zone' to site specific 'Highway Commercial (C2-10) Zone' and to create the 'Highway Commercial (C2-12) Zone' and 'Highway Commercial (C2-13) Zone' to add Clinic Professional office and Support office to the permitted use as well as establish setbacks for the commercial buildings, landscaping and expanding the parking space coverage.
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. 40-19



MUNICIPALITY OF STRATHROY-CARADOC

LEGEND

 Natural Environment Overlay

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

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