

**THE CORPORATION OF  
THE MUNICIPALITY OF STRATHROY-CARADOC  
BY-LAW NO. 56-19**

**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 39 of the Planning Act, R.S.O. 1990, authorizes municipalities to authorize the temporary use of land, buildings or structures for any purpose set therein that is otherwise prohibited by a Zoning By-Law;

**AND WHEREAS** a by-law authorizing a temporary use shall define the area to which it applies and specify the period of time for which the authorization shall be in effect, which shall not exceed two years from the day the by-law is passed;

**AND WHEREAS** the Official Plan of Strathroy-Caradoc requires the Municipality have reasonable assurances that the lands will be returned to their original state at the end of the temporary period;

**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. 12 to By-law 43-08, as amended, is hereby amended by changing from the Future Development (FD) Zone to a site-specific Future Development (FD-4-T) Zone those lands outlined in heavy solid lines and described as 'FD-4-T' on Schedule "A" attached hereto and forming part of this By-law, more particularly described as CON 5 SER PT LOT 22 PLAN 189 PT LOT 20 AND LOT 21 AND RP 33R12526 PART 1 AND PT PART 2 AND RP 33R13414 PART 2 (geographic Township of Caradoc), known municipally as 125 Metcalfe Street East, Municipality of Strathroy-Caradoc, in the County of Middlesex.
2. **THAT:** Subsection 26.5, being the Exceptions of the Future Development (FD) Zone, is hereby amended with the addition of the following:
  - "(4) **FD-4-T** (125 Metcalfe Street East)
    - a) **Defined Area:** FD-4-T as shown on Schedule 'B', Map No. 12 to this By-law.
    - b) **Permitted Uses:** Notwithstanding Section 26.2 of By-law No. 43-08, as amended, which restricts the permitted uses to Agricultural Uses, Existing Uses and Forestry Use on lands zoned "Future Development

(FD)", the following uses shall be permitted on the lands shown in heavy solid lines on Schedule "A" of the by-law as well:

- a. Office, Professional;
- b. Personal Care Establishment;
- c. Retail Store, Book & Music;
- d. Retail Store, Arts & Crafts;
- e. Retail Store, Duplication;
- f. Retail Store, Florist;
- g. Retail Store, Food;
- h. Retail Store, Gifts & Novelty;
- i. Retail Store, Home Decoration;
- j. Retail Store, Jewellery;
- k. Retail Store, Antique;
- l. Retail Store, Apparel & Accessories,
- m. Personal Service Establishment;
- n. Pet Grooming Establishment.

c) **Time Period:** Notwithstanding any other provision of this By-law to the contrary, the uses in Section 26.4 b) shall be permitted on those lands Zoned FD-4-T from September 16, 2019 to September 16, 2021, after which only Agricultural Uses, Existing Uses and Forestry Use shall be permitted.

d) **Removal:** Any commercial uses shall be removed in conformity with Section 26.2 of By-law 43-08 at the conclusion of the two (2) year period.

2. **THAT:** Subsection 2.1, being the definitions, is hereby amended with the addition of the following definition:

(157a) **"Pet Grooming Establishment"** shall mean a building or structure or part thereof, used or intended for the grooming of pets. It may include the following accessory uses; the sale of accessory items related to pets and minor medical procedures such as flea treatments but shall not include a Veterinary Clinic."

3. **THAT:** Subsection 4.23, being the parking regulations, is hereby amended with the addition of the following parking rate:

(52a) Pet Grooming Establishment requires a minimum of 1 parking space per 30 square metres of gross floor area.

4. **THAT:** this by-law shall come into force pursuant to Section 39 of the Planning Act, RSO 1990.

**Read a FIRST, SECOND AND THIRD TIME AND FINALLY PASSED IN OPEN COUNCIL this 16<sup>th</sup> day of September, 2019.**

---

Mayor

---

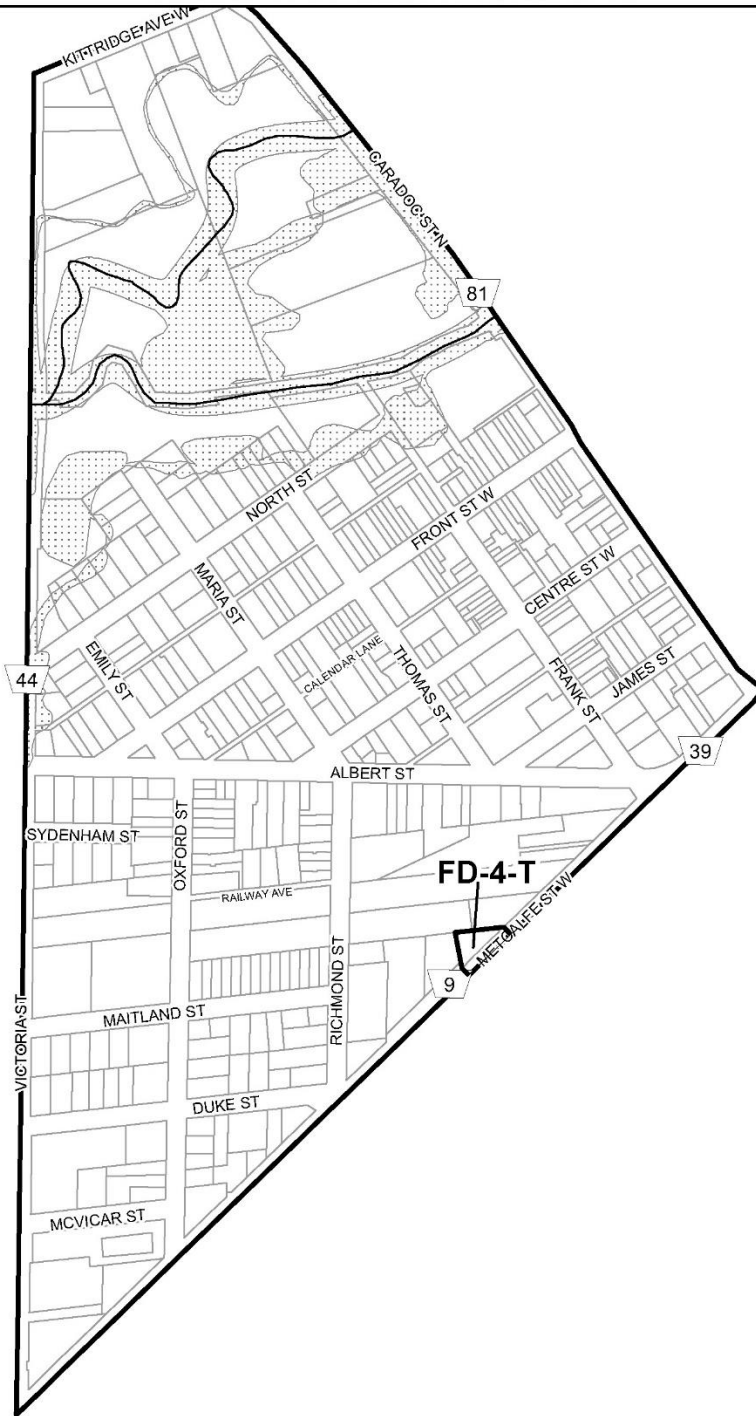
Clerk

**THE CORPORATION OF  
THE MUNICIPALITY OF STRATHROY-CARADOC  
BY-LAW NO. 56-19**

**Purpose and Effect:**


1. The purpose of this rezoning is to rezone the subject lands from Future Development (FD) zone to site-specific Future Development (FD-4-T) zone to permit commercial uses on the subject lands for a temporary period of time, not to exceed two (2) year. The effect of the zone change is to permit the applicants to lease the existing building for commercial uses. The building has been vacant for more than 24 months.
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.
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. 56-19**



**MUNICIPALITY OF STRATHROY-CARADOC**

**LEGEND**

-  Natural Environment Overlay

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

