

THE CORPORATION OF
THE MUNICIPALITY OF STRATHROY-CARADOC
BY-LAW NO. XX-26

**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:** Subsection 2.1(46) is hereby amended by revising the existing definition of “Dwelling, Apartment” and replacing it with the following:

(46) **Dwelling, Apartment** shall mean dwelling units contained within an apartment building.
2. **THAT:** Subsection 2.1(47) is hereby amended by revising the existing definition of “Dwelling, Linked” and replacing it with the following:

(47) “**Dwelling, Linked**”, shall mean 2 dwelling units designed and erected with a common footing or foundation wall and having a fire resistance rating of at least one hour dividing the individual basement or cellar units, notwithstanding the physical separation of the individual dwelling units above grade. No dwelling unit or units can be altered, modified or converted into a linked dwelling. For the purpose of this By-law, a linked dwelling shall be considered a semi-detached dwelling.
3. **THAT:** Subsection 2.1(50) is hereby amended by revising the existing definition of “Dwelling, Multi-Unit” and replacing it with the following:

(50) “**Dwelling, Multi-Unit**”, shall mean a dwelling unit within a building divided into two or more dwelling units, where each unit has an

independent entrance directly from the outside or through common vestibules, but excludes any other dwelling as may be defined herein. A single detached dwelling, semi-detached dwelling, or street townhouse dwelling with any number of Additional Residential Units is not considered a multiple unit dwelling.

4. **THAT:** Subsection 2.1(52) is hereby amended by revising the existing definition of “Dwelling, Secondary Suite” and replacing it with the following:

(52) “Dwelling, Secondary Suite” shall have the same meaning as Additional Residential Dwelling Unit.

5. **THAT:** Subsection 2.1(53) is hereby amended by revising the existing definition of “Dwelling, Semi-detached” and replacing it with the following:

(53) “**Dwelling, Semi-detached**”, means two dwelling units attached by a common wall, each of which has an independent entrance directly from the outside.

6. **THAT:** Subsection 2.1(55) is hereby amended by revising the existing definition of “Dwelling, Street Townhouse” and replacing it with the following:

(55) “**Dwelling, Street Townhouse**”, shall mean a minimum of 3 dwelling units attached by a common wall, each of which has an independent entrance and which shall have frontage on a public street.

7. **THAT:** Subsection 2.1(83) is hereby amended by revising the existing definition of “Grouped Housing” and replacing it with the following:

(83) “**Grouped Housing**”, shall mean 2 or more separate dwellings located on the same lot and is not considered to be a townhouse dwelling, semi-detached dwelling, or another dwelling with an additional residential unit for the purpose of this by-law.

8. **THAT:** Subsection 2.1(105) is hereby amended by revising the existing definition of “Lot” and replacing it with the following:

(105) “**Lot**”, shall mean a parcel or tract of land:

- a) which is the whole of a lot on a registered plan of subdivision, so long as such registered plan is not deemed, pursuant to the Planning Act, not to be a registered plan of subdivision; or
- b) which is all of the land held or owned under distinct and separate ownership from the ownership of the fee or equity of redemption in abutting land; or

- c) the description of which is the same as in a Deed or Transfer which has been given consent pursuant to the Planning Act; or
- d) is the whole remnant remaining to an owner or owners after a conveyance made with consent pursuant to the Planning Act; or
- e) is a vacant land condominium unit on a registered vacant land condominium plan; and

For the purposes of this definition, no parcel or tract of land ceases to be a lot by reason only of the fact that a part or parts of it has or had been conveyed to or acquired by the Municipality, His Majesty in Right of Ontario, or His Majesty in Right of Canada.

9. **THAT:** Subsection 2.1 is hereby amended with the addition of the following definitions:

(XX) **“Additional Residential Unit”** shall mean a self-contained dwelling unit that is subordinate to and located within the principal dwelling , or within one accessory building or structure on the same lot as the principal dwelling.

(XX) **“Affordable Housing”** shall mean:

- a) in the case of ownership housing, the least expensive of:
 - i. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
 - ii. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality;
- b) in the case of rental housing, the least expensive of:
 - i. a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
 - ii. a unit for which the rent is at or below the average market rent of a unit in the municipality.

(XX) **“Apartment Building** – shall mean multiple dwelling units contained within a building, which shall have a common entrance directly from the outside, and may contain one or more permitted uses other than residential on the first floor.

(XX) **“Dwelling, Principal”** shall mean a single detached dwelling, semi-detached dwelling or street townhouse dwelling that serves as the principal residential use on a lot in both scale and function.

(XX) “**Downtown Area**” shall mean, for the purposes of calculating a reduced parking ratio for a residential use, the area designated Downtown Core on Schedule B1 and the area designated Commercial on Schedule B2 in the Official Plan for the Municipality of Strathroy-Caradoc, as may be amended from time to time.

10. THAT: Subsection 4.6(3), “Dwelling Units”, is hereby amended by removing provisions regarding “Dwelling Unit Area”.

11. THAT: Subsection 4.6(4), “Dwelling Units – Dwelling Units Per Lot”, is hereby replaced with the following:

4.6(4) Where a dwelling unit is a permitted use, a maximum of 1 dwelling unit per lot shall be permitted except in the case where a zone specifically. For greater clarity, no lot shall contain more than one principal dwelling type. The erection or use of more than one type of dwelling (e.g., single detached, semi-detached, townhouse, multiple dwelling) on the same lot is prohibited unless specifically permitted by this By-law.

12. THAT: Subsection 4.6(5), “Dwelling Units”, regarding Secondary Suites, is hereby amended by replacing it with the following:

Additional Residential Unit(s) – Lots With Full Municipal Services

1. An Additional Residential Unit shall be permitted on a lot with a principal dwelling in an area with full municipal water and sanitary services subject to the following regulations:

- i. A maximum of three Additional Residential Units shall be permitted per lot.
- ii. A maximum of two Additional Residential Units is permitted within one accessory structure.
- iii. Notwithstanding Section 5.3.2., 5.3.3., 6.3.2, 6.3.3., 7.3.2. and 7.3.3., an accessory building containing an Additional Residential Unit shall comply with the provisions below:
 - a. Minimum interior side yard: 1.2 m
 - b. Minimum rear yard: 1.2 m
 - c. Minimum exterior side yard: Same as underlying zone.
 - d. Minimum Separation distance: 2.0 metres from another building or structure which contains a residential unit;

- e. Notwithstanding the zone requirement for lot coverage, the maximum total lot coverage for lots with an Additional Residential Unit: 55%
- f. Maximum height: 7.0 m
- g. Shall not be located within a front or exterior side yard.
- h. Shall have access from a pathway and/or driveway that is unobstructed.

Additional Residential Units – Lots Without Full Municipal Services

- 1. An additional residential unit shall be permitted on a lot with a principal dwelling that is not fully serviced with both municipal water and wastewater services subject to the following regulations:
 - i. A maximum of two additional residential dwellings shall be permitted per lot.
 - ii. A maximum of one additional residential unit is permitted in an accessory structure.
 - iii. An accessory building containing the additional residential unit shall comply with the provisions below:
 - a. Maximum separation distance from principal dwelling: 30.0 m
 - b. Minimum interior side yard: 1.2 m
 - c. Minimum rear yard: 1.2 m
 - d. Minimum exterior side yard: Same as underlying zone.
 - e. Minimum Separation distance: 2.0 metres from another building or structure which contains a residential unit;
 - f. Maximum height: 7.0 m to the peak
 - g. total lot coverage for all buildings and structures, including detached additional residential units shall be in accordance with the underlying zone regulations
 - h. Shall not be located within a front or exterior side yard.
 - i. Shall have access from a pathway and/or driveway that is unobstructed.
 - j. Shall use the same driveway as the principal dwelling unit.
 - k. Where the principal dwelling has a ground floor area of 139 m² (1500 ft²) or less, the cumulative gross floor area of ARU's within accessory buildings shall not exceed 75% of the gross floor area of the principal dwelling. Where the principal dwelling has a ground floor area greater than 139 m² (1500 ft²), the cumulative gross floor area of ARU's within accessory buildings shall not exceed 75% of the gross floor area of the principal

dwelling to a maximum of 120 m² (1,300 ft²), whichever is lesser.

- I. the conversion of a principal dwelling on a lot to an additional residential unit as a means to construct a larger dwelling on the lot is permitted, subject to the following:
 - a. The existing dwelling shall have a Ground Floor Area not exceeding 140m² (1,500 ft²) at the time of application for a permit under the Building Code Act.
 - b. A new principal dwelling may be constructed on the same lot, provided that its Gross Floor Area does not exceed 200 percent of the Ground Floor Area of the existing dwelling to be converted to an additional residential unit;
 - c. The proposal shall demonstrate that the existing dwelling is capable of being converted to an additional residential unit in compliance with the Building Code, Fire Code and all other Provincial, County, and Municipal standards.
- m. Appropriate servicing and capacity must be available to the satisfaction of the Municipality of Strathroy-Caradoc. The colocation of water and wastewater services is preferred. Where colocation of services is not feasible, a nitrate study from a qualified professional shall be submitted to confirm nitrate levels from the second system will not exceed acceptable levels, in accordance with provincial guidelines. A well and septic evaluation from a qualified professional shall be required to demonstrate that the on-site water supply and septic system are adequate to serve the ARU, to the satisfaction of the Municipality of Strathroy-Caradoc.

13. THAT: Subsection 4.23, “Parking Regulations – Secondary Suite”, is hereby replaced with the following off-street parking regulation:

(20h) Additional Residential Unit	1.0 space per dwelling unit, spaces may be tandem
-----------------------------------	--

14. THAT: Subsection 4.23, “Parking Regulations”, is hereby amended with the addition of the following off-street parking regulation:

(20x) Dwelling, Affordable Housing	0.5 spaces per dwelling unit
------------------------------------	---------------------------------

15. THAT: Subsection 4.23 “Parking Regulations”, is hereby amended with the addition of the following:

(20) Parking Ratios for the Downtown Area Notwithstanding Subsection 4.26 (1) of this By-law, where a residential use is permitted in the

Downtown Area, as defined in Section 2 of this By-law, the number of required parking spaces associated with the residential use, except single detached dwellings, are a minimum of one (1) parking space per dwelling unit, plus the required visitor parking in accordance with this By-law. Single detached dwellings are required to have a minimum two (2) parking space per dwelling unit, plus the required visitor parking in accordance with this By-law.

16. THAT: Subsection 4.23(8), “Parking Regulations”, is hereby amended with the addition of the following parking location regulation:

- c) Notwithstanding clause a), parking in the R2 and R3 Zone may be located on a separate lot provided that said lot is within 150 m of the lot to which the parking is to apply, and that the owner of both lots enter into an agreement with the Municipality of Strathroy-Caradoc to be registered against the title of both lots, guaranteeing that the land required for parking by this By-law shall continue to be so used only for such purpose until the owner provides alternate parking in conformity with this By-law.

17. THAT: Subsection 5.2 pertaining to use and building provisions for the Low Density Residential (R1) Zone is hereby amended with the addition of the following permitted uses and buildings:

- 2) Dwelling, Semi-detached (1 unit)
- 3) Dwelling, Group Home – Type I
- 4) Dwelling, Semi-detached (2 units)
- 5) Dwelling, Townhouse (maximum 4 units)
- 6) Dwelling, Street Townhouse (maximum 4 units)
- 7) Dwelling, Multi-unit (up to 4 units)
- 8) Dwelling, Additional Residential Unit to a permitted Principal Dwelling (in accordance with Section [ARU Provisions])

18. THAT: Subsection 5.3 pertaining to lot provisions for the Low Density Residential (R1) Zone is hereby amended by revising the existing table of applicable provisions and replacing it with the following:

Provision	Lots on Full Municipal Services				Lots Without Municipal Sewer Service
	Single Detached	Semi-Detached	Townhouse and Street Townhouse	Multi-Unit	
(1) Minimum Lot Area	400 m ²	250 m ² / unit	180 m ² / unit	150 m ²	930 m ²

Provision	Lots on Full Municipal Services				Lots Without Municipal Sewer Service
	Single Detached	Semi-Detached	Townhouse and Street Townhouse	Multi-Unit	
(2) Minimum Lot Frontage	12.0 m	7.0 m / unit	Street Townhouse: 6.0 m / unit Townhouse: 20.0 m	20.0 m	23.0 m
(3) Minimum Front Yard Depth / Exterior Side Yard Width*	5.0 m	5.0 m	5.0 m	5.0 m	7.0 m
(4) Minimum Side Yard Width*	1.2 m	1.2 m	1.2 m	1.2 m	2.0 m
(5) Minimum Rear Yard Depth	7.0 m	7.0 m	7.0 m	7.0 m	10.0 m
(6) Maximum Lot Coverage	45%	45%	45%	45%	35%
(7) Minimum Landscaped Open Space	40%	40%	40%	40%	40%
(8) Maximum Height	10.5 m	10.5 m	10.5 m	10.5 m	10.5 m

* Where no private garage is attached, the minimum width shall be 1.2 m / 2 m on one side of the dwelling and a minimum of 3 m on the other side of the dwelling.

19. THAT: Subsection 6.2 pertaining to use and building provisions for the Medium Density Residential (R2) Zone is hereby amended by revising the existing permitted uses and buildings with the following:

- 1) Dwelling, Linked
- 2) Dwelling, Multi-Unit (maximum 10 units)
- 3) Dwelling, Semi-Detached
- 4) Dwelling, Single Detached
- 5) Dwelling, Townhouse (maximum 10 units)
- 6) Group Home – Type 1 (in a single detached dwelling only)
- 7) Dwelling, Street Townhouse (maximum 10 units)
- 8) Dwelling, Additional Residential Unit to a permitted Principal Dwelling (in accordance with Section [ARU Provisions])

20. THAT: Subsection 6.3 pertaining to lot provisions for the Medium Density Residential (R2) Zone is hereby amended by revising the existing table of applicable provisions and replacing it with the following:

Provision	Single Detached	Semi-Detached / Linked	Townhouse/ Street Townhouse	Multi-Unit
(1) Minimum Lot Area	350 m ²	200 m ² / unit	165 m ² / unit	100 m ²

(2)	Minimum Lot Frontage	11.0 m	7.0 m / unit	Street Townhouse: 5.5 m / unit Townhouse: 20 m	20 m
(3)	Minimum Front Yard Depth / Exterior Side Yard Width	5.0 m	5.0 m	5.0 m	5.0 m
(4)	Minimum Side Yard Width*	1.2 m	1.2 m*	1.2 m*	2.0 m*
(5)	Minimum Rear Yard Depth	7.0 m	7.0 m	7.0 m	8.0 m**
(6)	Maximum Lot Coverage	45%	45%	45%	45%
(7)	Minimum Landscaped Open Space	30%	30%	30%	30%
(8)	Maximum Height	10.5 m	10.5 m	12.0 m	14.0 m

* No side yard shall be required for semi-detached / multi-unit / townhouse dwellings between the common walls dividing dwelling units. Additionally, the minimum above grade separation for main walls of linked dwelling units shall be 1.2 m with a right-of-way to each abutting property in effect between the linked dwellings and 2.4 m where no right-of-way exists. Where no private garage is attached to a single detached dwelling, the minimum width shall be 1.2 m on one side of the dwelling and a minimum of 3 m on the other side of the dwelling.

** No rear yard shall be required on the side where two dwelling units are attached by a common wall extending along the rear lot line separating such lots

*** common wall with adjacent units in the same development are subject to a 0 m setback

21. THAT: Subsection 6.4 pertaining to special provisions for the Medium Density Residential (R2) Zone is hereby amended by revising 6.4 (1) a respecting parking space location as follows:

a) All parking spaces shall be located in a private garage, or in a driveway, or in a parking lot, or in an interior side or rear yard.

22. THAT: Subsection 6.4 pertaining to special provisions for the Medium Density Residential (R2) Zone is hereby amended by revising 6.4 (1) c respecting parking lot coverage as follows:

c) Parking shall not exceed 30% of lot coverage.

23. THAT: Subsection 6.4 pertaining to special provisions for the Medium Density Residential (R2) Zone is hereby amended by revising 6.4 (2) respecting amenity area as follows:

(2) Amenity Area

Every lot containing more than 4 dwelling units shall have amenity areas. The minimum size of the amenity area shall be 10 m² per dwelling unit. Amenity area can be provided as indoor amenity space, outdoor amenity space, or a combination of both, and includes both private amenity space and minimum of 25% common amenity space.

24. THAT Subsection 7.2 pertaining to use and building provisions for the High Density Residential (R3) Zone is hereby amended with the addition of the following permitted uses and buildings:

- 1) Dwelling, Apartment
- 2) Dwelling, Multiple-unit
- 3) Dwelling, Townhouse
- 4) Grouped Housing
- 5) Long Term Care Facility
- 6) Dwelling, Street Townhouse
- 7) Dwelling, Additional Residential Unit to a permitted Principal Dwelling

25. THAT: Subsection 7.3 pertaining to lot provisions for the High Density Residential (R3) Zone is hereby amended by revising the existing table of applicable provisions and replacing it with the following:

	Provision	Townhouse/ Street Townhouse	Multi-Unit	Apartment	Grouped Housing	Long Term Care Facility
(1)	Minimum Lot Area	145 m ²	90 m ² / unit	90 m ² / unit	N/A	100 m ² for first 10 units & 15 m ² for each unit thereafter
(2)	Minimum Lot Frontage	5.5 m / unit	25.0 m	25.0 m	25.0 m	25.0 m
(3)	Minimum Front Yard Depth / Exterior Side Yard Width*	4.5 m	6.0 m	6.0 m	7.0 m	4.5 m
(4)	Minimum Side Yard Width	2.0 m	2.0 m	3.0 m	3.0 m	3.0 m
(5)	Minimum Rear Yard Depth	7.0 m	8.0 m	9.0 m	9.0 m**	9.0 m
(6)	Maximum Lot Coverage	45%	45%	45%	45%	45%
(7)	Minimum Landscaped Open Space	25%	25%	25%	25%	35%
(8)	Maximum Height	12.0 m	20.0 m	20.0 m	15.0 m	15.0 m

* No side yard width shall be required on the side where two dwelling units are attached by a common wall extending along the side lot line separating such lots.

** No rear yard shall be required on the side where two dwelling units are attached by a common wall extending along the rear lot line separating such lots

26. THAT: Subsection 7.4 pertaining to special provisions for the High Density Residential (R3) Zone is hereby amended by revising 7.4 (1) a) respecting parking space location as follows:

a) All parking spaces shall be located in a private garage, or in a driveway, or in a parking lot, or in an interior side or rear yard.

27. THAT: Subsection 7.4 pertaining to special provisions for the High Density Residential (R3) Zone is hereby amended by revising 7.4 (1) v) respecting parking space location as follows:

c) Parking shall not exceed 35% of lot coverage.

28. THAT: Subsection 7.4 pertaining to special provisions for the High Density Residential (R3) Zone is hereby amended by revising 7.4 (2) respecting amenity area as follows:

(3) Amenity Area

Every lot containing more than 4 dwelling units shall have amenity areas. The minimum size of the amenity area shall be 10 m² per dwelling unit. Amenity area can be provided as indoor amenity space, outdoor amenity space, or a combination of both, and includes both private amenity space and a minimum of 25% common amenity space.

29. THAT Subsections 9.2, 18.2 and 19.2 pertaining to use for the Rural Residential (R5), General Agricultural (A1) and Agricultural Small Holdings (A2) Zones is hereby amended to delete “Dwelling, Secondary Suite” and replacing it with Dwelling, Additional Residential Unit to a permitted Principal Dwelling to the list of permitted uses.

30. 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 XXth day of _____ 2025.

Colin Grantham, Mayor

Jennifer Pereira, Clerk

DRAFT