

THE CORPORATION OF THE MUNICIPALITY OF STRATHROY-CARADOC

BY-LAW NO. 52-23

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 three 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 or that there will be no dwellings on the lot 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 'A', Map No. 16 to By-law 43-08, as amended, is hereby amended by changing from the 'Agricultural Only (A3) Zone' to a site-specific 'Agricultural Only (A3-8-T) Zone' those lands outlined in heavy solid lines and described as 'A3-8-T' on Schedule "A" attached hereto and forming part of this By-law, more particularly described as Range Concession 6 North Part Lot 14 (geographic Township of Caradoc), known municipally as 8157 Inadale Drive, Municipality of Strathroy-Caradoc, in the County of Middlesex.
2. **THAT:** Subsection 20.5, being the Exceptions of the Agricultural Only (A3) Zone, is hereby added as follows:
 - “(8) **A3-8-T** (8157 Inadale Drive)
 - a) **Defined Area:** A3-8-T as shown on Schedule 'A', Map No. 16 to this By-law.

- b) **Permitted Uses:** In addition to Section 20.2 of By-law No. 43-08, as amended, which restricts the permitted uses to agricultural uses, Forestry use, greenhouse commercial, greenhouse, farm, livestock facility, nursery, stable, wildlife preserve, winery, fruit farm and accessory uses on lands zoned “Agricultural Only (A3)”, four (4) bunkhouses for the housing of farm labour, and their families, who are employees of the owner or operator of a farm and may include a mobile home, or similar dwelling shall be permitted on the lands shown in heavy solid lines on Schedule “A” of this by-law.
- c) Bunkhouse dwellings:
 - a. The minimum lot area for a seasonal farm worker dwelling shall be 35 ha;
 - b. Bunkhouse dwelling may not be located in a front and /or the exterior side yards.
- d) **Time Period:** Notwithstanding any other provision of this By-law to the contrary, seasonal farm worker dwelling shall be permitted on those lands Zoned A3-8-T from August 8, 2023 to August 8, 2026, after which the bunkhouse dwelling(s) shall not be permitted.
- e) **Removal:** The bunkhouse dwelling(s) shall be removed or repurposed in conformity with Section 20.2 of By-law 43-08 at the conclusion of the three (3) year period.

3. **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 8th day of August, 2023.

Colin Grantham, Mayor

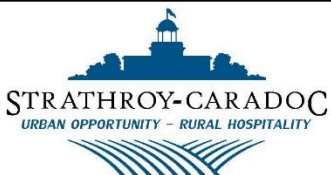
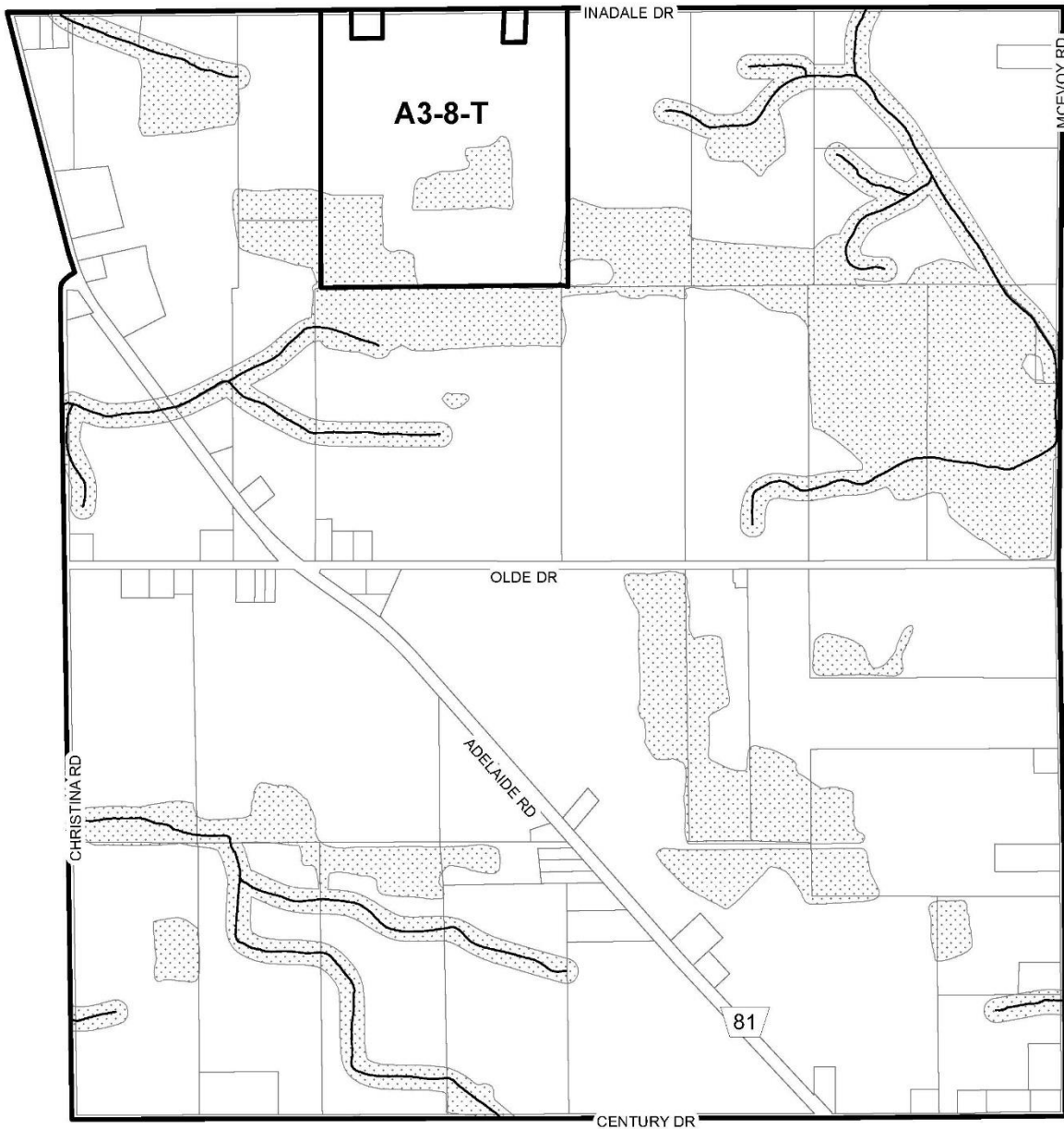
Jennifer Pereira, Acting Clerk

**THE CORPORATION OF
THE MUNICIPALITY OF STRATHROY-CARADOC
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Purpose and Effect:

1. The purpose of this rezoning is to rezone the subject lands from 'Agricultural Only (A3) Zone' to site-specific Site Specific 'Agricultural Only (A3-8-T) Zone' to permit four (4) bunkhouse dwellings on the subject lands for a temporary period of time, not to exceed three (3) years. The effect of the zone change is to permit the applicants to install four (4) bunkhouses that will be use for farm labour to live on site.
2. A temporary use agreement and security is required.
3. 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. 52-23



MUNICIPALITY OF STRATHROY-CARADOC

LEGEND

- Natural Environment Overlay

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

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